

PLAT IDENTIFICATION SHEET

Reception #: 8708097

Number of pages: 1

Date: 03/20/87

Name: WOODLAND
CROSSING

MISCELLANEOUS COMMENTS:

PRELIMINARY P.U.D. SITE PLAN

WOODLANDS CROSSING

APPLICANTS

MOORE AND COMPANY
390 Grant Street
Denver, CO, 80203

James P. Thompson
James P. Thompson

ASH & COMPANY
19 Wilcox Street
Castle Rock, CO, 80104

Donna L. Ash
Donna L. Ash

PROJECT REPRESENTATIVE

ASH & COMPANY
19 Wilcox Street
Castle Rock, CO, 80104

Donna L. Ash
Donna L. Ash

OWNERS

PARCELS 1 & 2
VELMA CALLAWAY
2266 East Highway 86
Castle Rock, CO, 80104

Velma Callaway
Velma Callaway

PARCEL 3
DONALD L. & JO ANN McCALL
2296 East Highway 86
Castle Rock, CO, 80104

Donald L. McCall
Donald L. McCall

Jo Ann McCall
Jo Ann McCall

PARCEL 4
Terra Associates, Ltd

Don H. Schuetz
Terra Associates, Ltd

EXISTING ZONING

PARCELS 1 & 3 RR - RURAL RESIDENTIAL
PARCEL 2 B - BUSINESS

PROPOSED ZONING

PARCELS 1, 2 & 3 - P.U.D.

ACCESS

PROPOSED AS SHOWN

SITE AREA SUMMARY

NEIGHBORHOOD BUSINESS CENTER 10,599 acres
LOW DENSITY MULTI-FAMILY RESIDENTIAL 4,923
Gross Density: 10 d.u./acre
Net Density: 12 d.u./acre
DEDICATED OPEN SPACE 4,128
ROAD R.O.W. 1,833
TOTAL ACRES 21,483 acres

CITY APPROVALS

Reviewed this 6th day of January, 1987,
by the Planning Commission of the Town of
Castle Rock.

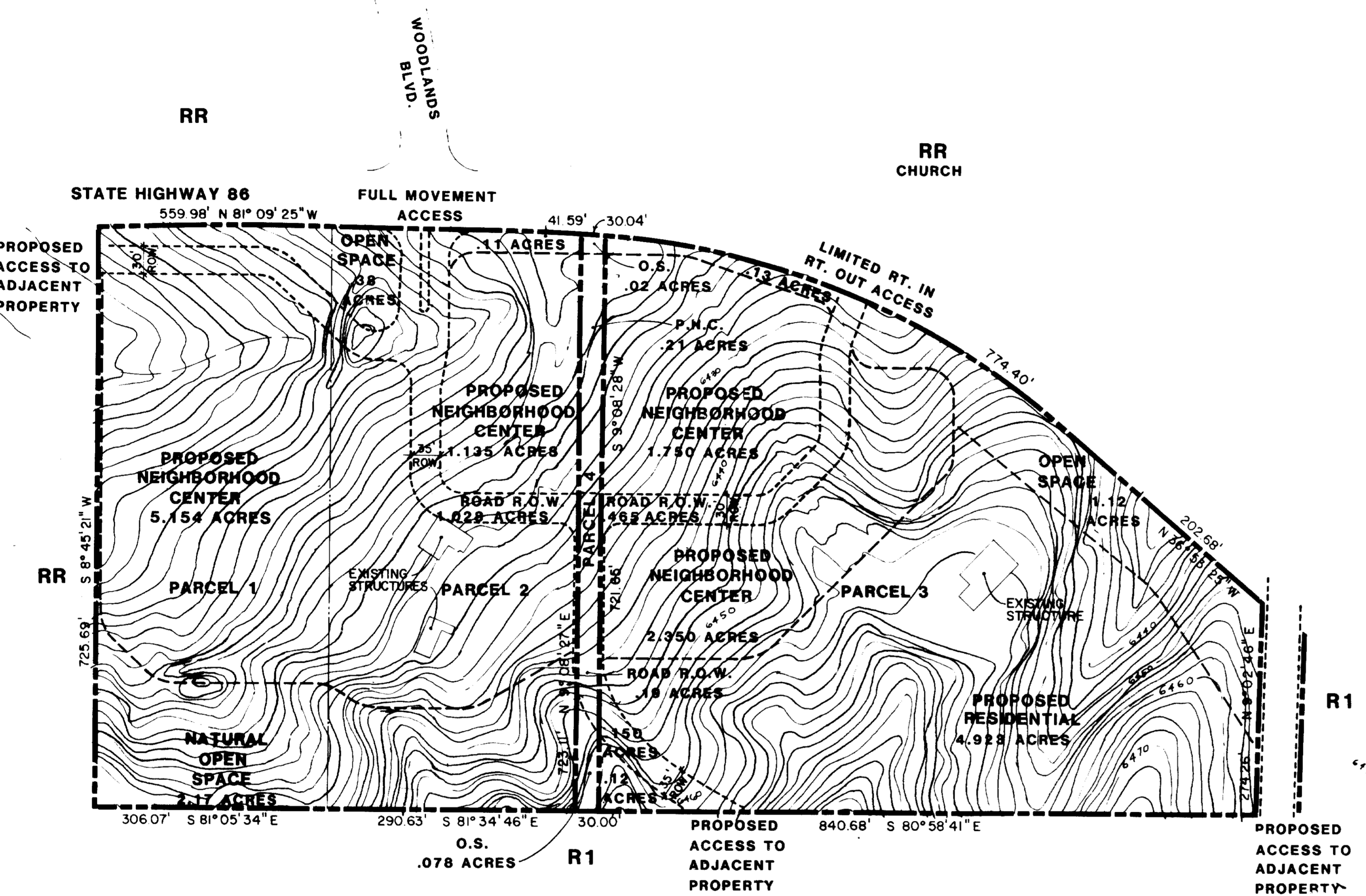
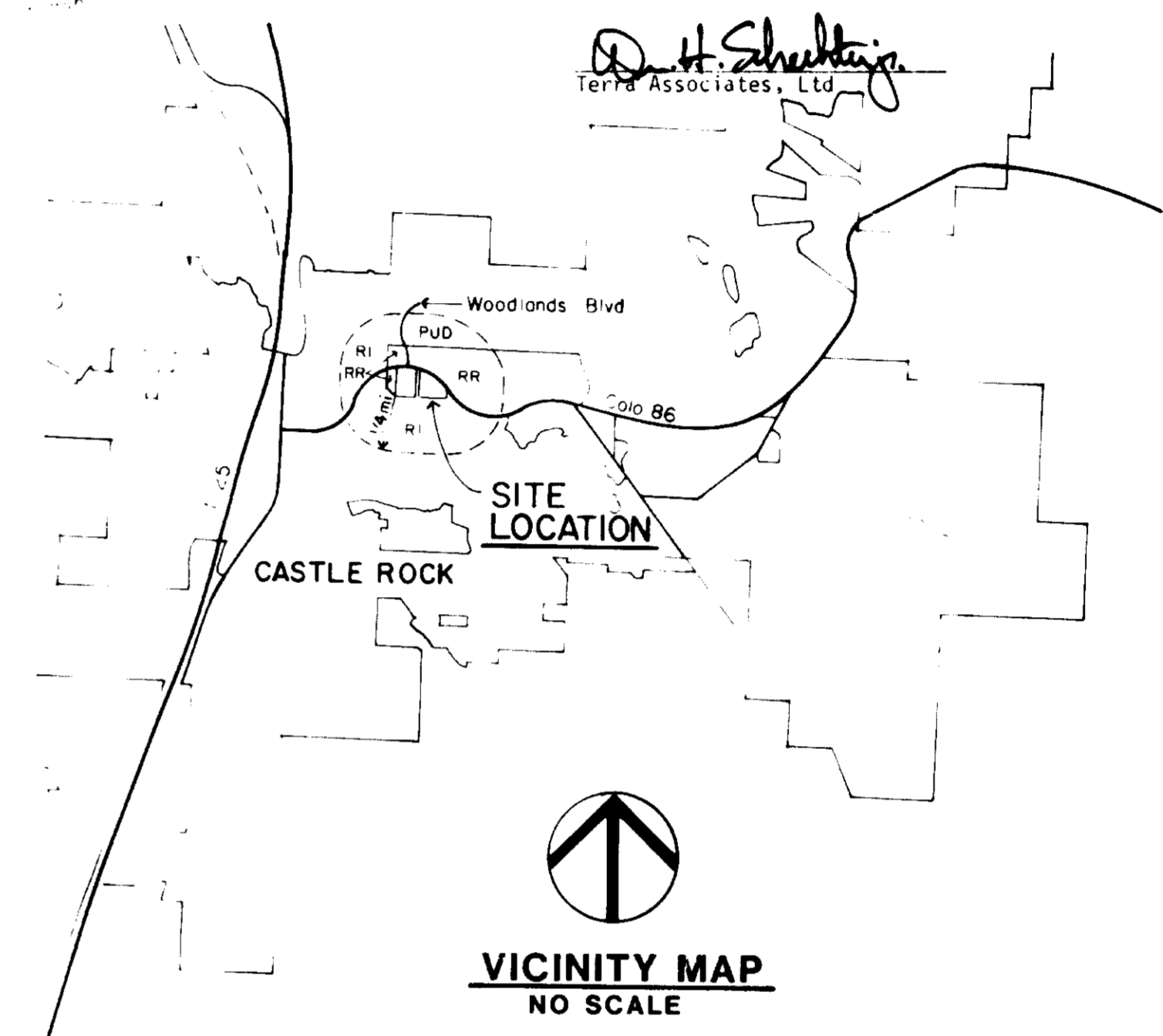
ATTEST:
Phyllis Brown Town Clerk
Tom Reagan Chairman

Approved this 8th day of January, 1987,
by the Board of Trustees of the Town of
Castle Rock.

ATTEST:
Phyllis Brown Town Clerk
May Kennedy Mayor

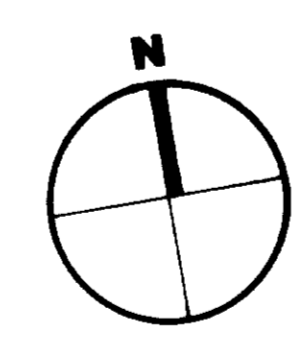
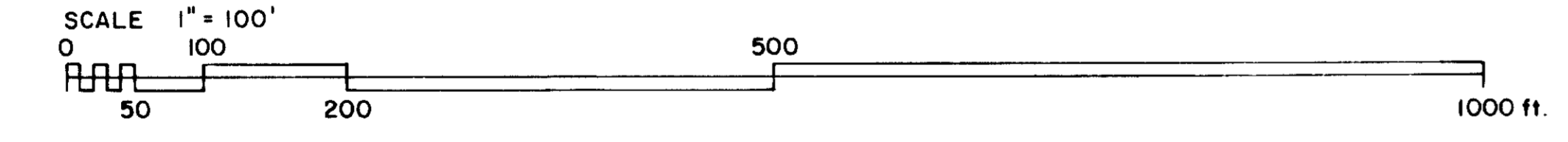
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this Preliminary Planned
Unit Development Site Plan was filed in my office
on this 20th day of March, 1987, A.D.,
at 2:30 o'clock P.M. and was recorded per
Record Number 115097.
Rita A. Taylor
Clerk & Recorder



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WOODLANDS CROSSING



PROPERTY DESCRIPTION - PARCELS 1&2

(Callaway Tract)
A tract of land situated in the South 1/4 of the Southwest 1/4 of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the Southeast corner of said South 1/4 of the Southwest 1/4, and considering the South line of said South 1/4 of the Southwest 1/4, to bear S 89°49'31"W with all bearings contained herein relative thereto; Thence S 89°49'31"W along said South line a distance of 1621.29 feet; Thence N 9°08'27"E a distance of 228.62 feet to the true point of beginning;
Thence N 9°08'27"E a distance of 723.11 feet to the South Right of Way line of State Highway No. 86;
Thence Westerly along said South Right of Way line along the arc of a curve to the left a distance of 41.59 feet, said curve has a radius of 1095.04 feet and a central angle of 2°10'34", to a point of tangent;
Thence N 81°09'25"W along said South Right of Way line and along said tangent a distance of 559.98 feet;
Thence S 8°45'21"W a distance of 725.69 feet;
Thence S 81°05'34"E a distance of 306.07 feet;
Thence S 81°34'46"E a distance of 290.63 feet to the point of beginning; Containing 9.977 acres, more or less.

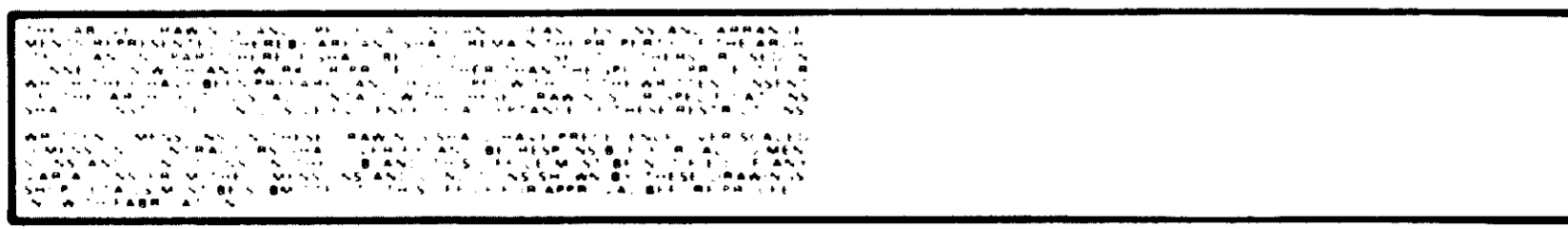
PROPERTY DESCRIPTION - PARCEL 3

(McCall Tract)
A tract of land situated in the South 1/4 of the Southwest 1/4 of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the Southeast corner of said South 1/4 of the Southwest 1/4, and considering the South line of said South 1/4 of the Southwest 1/4, to bear S 89°49'31"W with all bearings contained herein relative thereto; Thence S 89°49'31"W along said South line a distance of 1590.83 feet; Thence N 9°08'28"E a distance of 223.76 feet to the true point of beginning;
Thence S 80°58'41"E a distance of 840.68 feet;
Thence N 9°02'46"E a distance of 274.26 feet to the South Right of Way line of State Highway 86;
Thence N 36°53'25"W along said South Right of Way line a distance of 202.68 feet to a point of curve;
Thence Northwesterly along said South Right of Way line and along the arc of a curve to the left a distance of 774.40 feet, said curve has a radius of 1095.04 feet and a central angle of 40°31'08";
Thence S 9°03'28"E a distance of 721.65 feet to the point of beginning; Containing 11.003 acres, more or less.

PROPERTY DESCRIPTION - PARCEL 4

(Terra Associates, Ltd. Tract)
A tract of land situated in the South 1/4 of the Southwest 1/4 of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the Southeast corner of said South 1/4 of the Southwest 1/4, and considering the South line of said South 1/4 of the Southwest 1/4, to bear S 89°49'31"W with all bearings contained herein relative thereto; Thence S 89°49'31"W along said South line a distance of 1590.83 feet; Thence N 9°08'28"E a distance of 223.76 feet to the true point of beginning;
Thence N 9°08'28"E a distance of 721.65 feet to the South Right of Way line of State Highway 86;
Thence Westerly along said South Right of Way line along the arc of a curve to the left a distance of 27.34 feet, said curve has a radius of 1095.04 feet, a central angle of 1°34'10" and a chord that bears N 78°11'57"W a distance of 30.04 feet;
Thence S 9°01'27"W a distance of 723.11 feet;
Thence S 80°59'12"E a distance of 30.00 feet to the point of beginning; Containing 0.498 acres, more or less.

CERTIFICATE OF SURVEY:
This is to certify that on November 13, 1986, a survey was made under my direct supervision of the herein described property, Douglas County, Colorado, and that this plat accurately represents said survey.
Steel pins were set as indicated herein.
Signed _____
Professional Land Surveyor



MILLARD ARCHULETA
EDDY PAYNTER ASSOCIATES
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN
5405 STOCKDALE HIGHWAY BAKERSFIELD CALIFORNIA 93309 (805) 832-1105

DATE	REVISION

DATE	ISSUED

DRAWN BY	CAN
DATE	NOV 14, 1986
JOB NO	D8622-27
CHECKED BY	

PRELIMINARY P.U.D. SITE PLAN
WOODLANDS CROSSING
CASTLE ROCK COLORADO



ORDINANCE NO. 87-02

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(WOODLANDS CROSSING - PARCEL 1 AND PARCEL 2)
(Callaway)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of 9.977 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "land") is changed from Zoning Classification R-R (Rural Residence District) and B (Business

8703267 - 01/30/87 15:48 - BETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 1/ 10
B0698 - P0047 - \$30.00

District) to Zoning Classification PD (Planned Development District).

SECTION I.

DEFINITIONS

1.1 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include unenclosed patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

1.2 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

1.3 Off-street Parking. Parking located in areas other than on public streets, or private streets which are utilized by more than one dwelling unit. Such off-street parking may be either enclosed or unenclosed.

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B0698 - P0048 - \$30.00

1.4 Parking Space. One parking space as defined by the zoning ordinances of the Town of Castle Rock.

SECTION II.

GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "Woodlands Crossing - West Portion Planned Development Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of three (3) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Acreage</u>
Neighborhood Business (NB)	6.289
Dedicated Open Space (DUA)	2.66
Roads	1.028
TOTAL ACREAGE	9.977

SECTION III.

INTEGRATED BUSINESS USE AREA (IB AREA)

3.1 Permitted Uses.

- (a) Retail stores.
- (b) Personal service establishments.
- (c) Financial institutions.
- (d) Indoor places of public assembly, entertainment and recreation.
- (e) Offices professional and commercial.
- (f) Automotive repair and service facilities.

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B0698 - P0049 - \$30.00

- (g) Parking lots and parking structures.
- (h) Public buildings.
- (i) Religious institutions.
- (j) Restaurants, lounges and fast food establishments.

3.2 Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

3.3 Maximum Building Heights. 35 feet.

3.4 Minimum Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

3.5 Minimum Setbacks, Maximum Buildable Slopes. See Section VII. hereunder.

SECTION IV.

DEDICATED USE AREA (DUA AREA)

4.1 Permitted Uses.

- (a) Parks, playgrounds and picnic areas.
- (b) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (c) Facilities for the acquisition, treatment and storage of water.
- (d) Facilities for the collection, treatment and disposal of sewage.

4.2 Maximum Building Heights 35 feet

4.3 Minimum Off Street Parking. To be determined/as per final site plan.

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B0698 - P0050 - 4/ 10

4.4 Minimum Setbacks, Maximum Buildable Slopes. See Section VII. hereunder.

SECTION V.

USES PERMITTED IN PRIVATE OPEN SPACE AREAS

5.1 Uses Permitted in Private Open Space Areas:

- (a) Landscaping.
- (b) Passive and/or active recreation and facilities.
- (c) Gardens.
- (d) Community centers.
- (e) Facilities for the acquisition, treatment and storage of water.
- (f) Facilities for the collection, treatment and disposal of sewage.

SECTION VI.

ACCESSORY USES PERMITTED IN ALL USE AREAS

6.1 Uses Permitted in All Use Areas.

- (a) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces and lakes, to include reuse water reservoirs.
- (e) Fences.
- (f) Apartment, townhouse and condominium units to be utilized as models and/or sales and information offices; provided the unit so utilized is a permitted use in the

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use area where it is located. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.

- (g) Mobile sales and information units in any residential or commercial use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first residential or commercial structure within such area without the express approval of the Board of Trustees.

6.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION VII.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.

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B0698 - P0052 - 6/ 10

SECTION VIII.

SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

8.1 Following the approval of this Ordinance, the owners of tracts within the land described in Exhibit "A" attached hereto shall present final site plans 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 issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

8.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"(Pursuant to Town of Castle Rock Ordinance No. 83-16, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.)"

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SECTION IX.

TRANSITIONAL USE

9.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the land described in Exhibit "A" attached hereto, which has not been subjected to a final plat or site plan, may be used for agricultural purposes until approval of a final plat or site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

9.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section shall have no application within the area described above until a final plat or site plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit such agricultural use in areas for which no final plat or site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

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 owner and/or Town.

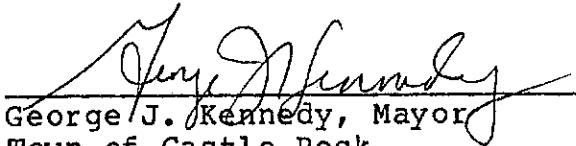
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SECTION X.

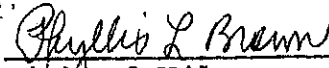
SEVERABILITY OF PROVISIONS

10.1 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.

Passed and adopted this 22nd day of January, 1987, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for and 1 against.


George J. Kennedy, Mayor
Town of Castle Rock

ATTEST:


Richard Wilson,
Town Clerk

Publication Date: 2-21-87

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B0698 - P0055 - \$30.00

EXHIBIT "A"

A tract of land situated in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Commencing at the Southeast corner of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and considering the South line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ to bear S 89°49'31"W with all bearings contained herein relative thereto;
Thence S 89°49'31"W along said South line a distance of 1621.28 feet;
Thence N 9°08'27"E a distance of 228.62 feet to the true point of beginning;
Thence N 9°08'27"E a distance of 723.11 feet to the South Right of Way line of State Highway No. 86;
Thence Westerly along said South Right of Way line along the arc of a curve to the left a distance of 41.59 feet, said curve has a radius of 1095.04 feet and a central angle of 2°10'34", to a point of tangent;
Thence N 81°09'25"W along said South Right of Way line and along said tangent a distance of 559.98 feet;
Thence S 8°45'21"W a distance of 725.69 feet;
Thence S 81°05'34"E a distance of 306.07 feet;
Thence S 81°34'46"E a distance of 290.63 feet to the point of beginning;
Containing 9.977 acres, more or less.

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B0698 - P0056 - \$30.00

ORDINANCE NO. 87-03

AN ORDINANCE AMENDING THE
 ZONING DISTRICT MAP OF
 THE TOWN OF CASTLE ROCK, COLORADO
 (WOODLANDS CROSSING - PARCEL 3)
 (McCall)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of 11.008 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "land") is changed from Zoning Classification R-R (Rural Residence District) to Zoning Classification PD (Planned Development District).

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 B0698 - P0098 - \$36.00

SECTION I.

DEFINITIONS

1.1 Apartment Units. Dwelling units which are not individually owned, but rented or leased to the occupants thereof.

1.2 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include unenclosed patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

1.3 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

1.4 Condominium Units. Dwelling units in which individual ownership is limited to finite space (air space) within a structure. Condominium unit owners will not individually own land underneath such units. All common elements or facilities including the land are owned in undivided interest, in common, by individual unit owners.

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1.5 Off-street Parking. Parking located in areas other than on public streets, or private streets which are utilized by more than one dwelling unit. Such off-street parking may be either enclosed or unenclosed.

1.6 Parking Space. One parking space as defined by the zoning ordinances of the Town of Castle Rock.

1.7 Townhome Units. Dwelling units which share common walls or abutting walls. Townhome unit owners will own the land beneath such units and may own land surrounding such units, provided, however, that common, undivided ownership of certain common elements or facilities is also permitted.

SECTION II.

GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "Woodlands Crossing - East Portion Planned Development Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of four (4) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Acreage</u>
Low Density Multi Family (LMF)	4.923
Neighborhood Business (NB)	4.1
Dedicated Open Space (DUA)	1.37
Roads	.615
TOTAL ACREAGE	11.008

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2.2 Residential Areas, [Low Density Multi Family (LMF)] shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, none of which shall be credited to the public land dedication requirement. All such private open space which is to be held as common open space shall be perpetually protected by appropriate protective covenants and title to such common open space shall be held by non-profit corporate entities which shall bear the responsibility of maintaining and controlling such private common open space.

SECTION III.

PERMITTED DENSITIES

It is the intent of this Ordinance to permit the development of 54 dwelling units within the residential area upon the land. In no event shall the total number of residential dwelling units exceed 54 dwelling units.

SECTION IV.

LOW DENSITY MULTI FAMILY USE AREAS (LMF AREAS)

4.1 Permitted Uses.

- (a) Townhome units, garages and accessory structures.
- (b) Condominium units, garages and accessory structures.
- (c) Apartment units, garages and accessory structures.
- (d) Detached single family detached units, garages and accessory structures.
- (e) Private community centers and private indoor or outdoor recreational facilities.
- (f) Religious institutions, day care centers.

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4.2 Permitted Densities. Maximum average density of 10 dwelling units per acre within each individual use area. Provided however, that in the event detached dwelling units as set forth in Subsection (d) above are permitted maximum average density shall not exceed 6 dwelling units per acre within each individual use area.

4.3 Maximum Building Heights. The maximum building height which may be constructed by right shall be 35 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 50 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

4.4 Minimum Off Street Parking. Two parking spaces per dwelling unit.

4.5 Minimum Setbacks, Maximum Buildable Slopes. See Section IX. hereunder.

SECTION V.

INTEGRATED BUSINESS USE AREA (IB AREA)

5.1 Permitted Uses.

- (a) Retail stores.
- (b) Personal service establishments.
- (c) Financial institutions.

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B0698 - P0102 - \$36.00

- (d) Indoor places of public assembly, entertainment and recreation.
- (e) Offices professional and commercial.
- (f) Automotive repair and service facilities.
- (g) Parking lots and parking structures.
- (h) Public buildings.
- (i) Religious institutions.
- (j) Restaurants, lounges and fast food establishments.

5.2 Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

5.3 Maximum Building Heights. 35 feet.

5.4 Minimum Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

5.5 Minimum Setbacks, Maximum Buildable Slopes. See Section IX. hereunder.

SECTION VI.

DEDICATED USE AREA (DUA AREA)

6.1 Permitted Uses.

- (a) Parks, playgrounds and picnic areas.
- (b) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (c) Facilities for the acquisition, treatment and storage of water.
- (d) Facilities for the collection, treatment and disposal of sewage.

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 B0698 - P0103 - \$36.00

6.2 Maximum Building Heights 35 feet

6.3 Minimum Off Street Parking. To be determined/as per final site plan.

6.4 Minimum Setbacks, Maximum Buildable Slopes. See Section IX. hereunder.

SECTION VII.

USES PERMITTED IN PRIVATE OPEN SPACE AREAS

7.1 Uses Permitted in Private Open Space Areas:

- (a) Landscaping.
- (b) Passive and/or active recreation and facilities.
- (c) Gardens.
- (d) Community centers.
- (e) Facilities for the acquisition, treatment and storage of water.
- (f) Facilities for the collection, treatment and disposal of sewage.

SECTION VIII.

ACCESSORY USES PERMITTED IN ALL USE AREAS

8.1 Uses Permitted in All Use Areas.

- (a) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces and lakes, to include reuse water reservoirs.

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B0698 - P0104 - \$36.00

- (e) Fences.
- (f) Apartment, townhouse and condominium units to be utilized 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. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.
- (g) Mobile sales and information units in any residential or commercial use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first residential or commercial structure within such area without the express approval of the Board of Trustees.

8.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION IX.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific

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criteria for the establishment of minimum setbacks and maximum buildable slopes.

SECTION X.

SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

10.1 Following the approval of this Ordinance, the owners of tracts within the land described in Exhibit "A" attached hereto shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

10.2 No structural building permit will issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

10.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"(Pursuant to Town of Castle Rock Ordinance No. 83-16, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.)"

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SECTION XI.

TRANSITIONAL USE

11.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the land described in Exhibit "A" attached hereto, which has not been subjected to a final plat or site plan, may be used for agricultural purposes until approval of a final plat or site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

11.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section shall have no application within the area described above until a final plat or site plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit such agricultural use in areas for which no final plat or site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

11.3 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 owner and/or Town.

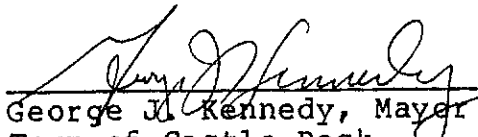
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SECTION XII.

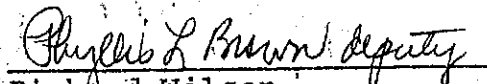
SEVERABILITY OF PROVISIONS

12.1 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.

Passed and adopted this 22nd day of January, 1987, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for and 1 against.


George J. Kennedy, Mayor
Town of Castle Rock

ATTEST:


Richard Wilson,
Town Clerk

Publication date: 2-21-87

8703270 - 01/30/87 15:53 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 11/ 12
B0698 - P0108 - \$36.00

EXHIBIT "A"

A tract of land situated in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Commencing at the Southeast corner of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and considering the South line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ to bear S 89°49'31"W with all bearings contained herein relative thereto;
Thence S 89°49'31"W along said South line a distance of 1590.88 feet;
Thence N 9°08'28"E a distance of 223.76 feet to the true point of beginning;
Thence S 80°58'41"E a distance of 840.68 feet;
Thence N 9°02'46"E a distance of 274.26 feet to the South Right of Way line of State Highway No. 86;
Thence N 36°53'25"W along said South Right of Way line a distance of 202.68 feet to a point of curve;
Thence Northwesterly along said South Right of Way line and along the arc of a curve to the left a distance of 774.40 feet, said curve has a radius of 1095.04 feet and a central angle of 40°31'08";
Thence S 9°08'28"W a distance of 721.65 feet to the point of beginning;
Containing 11.008 acres, more or less.

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ORDINANCE NO. 87-04

AN ORDINANCE AMENDING THE
 ZONING DISTRICT MAP OF
 THE TOWN OF CASTLE ROCK, COLORADO
 (WOODLANDS CROSSING - PARCEL 4)
 (Terra Associates)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of .498 acres, described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "land") is changed from Zoning

Classification R-1 (Residential 1 District) to Zoning Classification PD (Planned Development District).

SECTION I.

DEFINITIONS

1.1 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include unenclosed patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

1.2 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

1.3 Off-street Parking. Parking located in areas other than on public streets, or private streets which are utilized by more than one dwelling unit. Such off-street parking may be either enclosed or unenclosed.

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1.4 Parking Space. One parking space as defined by the zoning ordinances of the Town of Castle Rock.

SECTION II.

GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "Woodlands Crossing - West Portion Planned Development Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of three (3) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Acreage</u>
Neighborhood Business (NB)	.21
Dedicated Open Space (DUA)	.098
Roads	.19
TOTAL ACREAGE	.498

SECTION III.

INTEGRATED BUSINESS USE AREA (IB AREA)

3.1 Permitted Uses.

- (a) Retail stores.
- (b) Personal service establishments.
- (c) Financial institutions.
- (d) Indoor places of public assembly, entertainment and recreation.
- (e) Offices professional and commercial.
- (f) Automotive repair and service facilities.

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- (g) Parking lots and parking structures.
- (h) Public buildings.
- (i) Religious institutions.
- (j) Restaurants, lounges and fast food establishments.

3.2 Maximum permitted building ground coverage of 35% of net acreage of building site exclusive of dedicated roadways.

3.3 Maximum Building Heights. 35 feet.

3.4 Minimum Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

3.5 Minimum Setbacks, Maximum Buildable Slopes. See Section VII. hereunder.

SECTION IV.

DEDICATED USE AREA (DUA AREA)

4.1 Permitted Uses.

- (a) Parks, playgrounds and picnic areas.
- (b) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (c) Facilities for the acquisition, treatment and storage of water.
- (d) Facilities for the collection, treatment and disposal of sewage.

4.2 Maximum Building Heights 35 feet

4.3 Minimum Off Street Parking. To be determined/as per final site plan.

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4.4 Minimum Setbacks, Maximum Buildable Slopes. See Section VII. hereunder.

SECTION V.

USES PERMITTED IN PRIVATE OPEN SPACE AREAS

5.1 Uses Permitted in Private Open Space Areas:

- (a) Landscaping.
- (b) Passive and/or active recreation and facilities.
- (c) Gardens.
- (d) Community centers.
- (e) Facilities for the acquisition, treatment and storage of water.
- (f) Facilities for the collection, treatment and disposal of sewage.

SECTION VI.

ACCESSORY USES PERMITTED IN ALL USE AREAS

6.1 Uses Permitted in All Use Areas.

- (a) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces and lakes, to include reuse water reservoirs.
- (e) Fences.
- (f) Apartment, townhouse and condominium units to be utilized 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. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.

- (g) Mobile sales and information units in any residential or commercial use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first residential or commercial structure within such area without the express approval of the Board of Trustees.

6.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION VII.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.

SECTION VIII.

SUBMISSION OF FINAL PLANNED UNIT
DEVELOPMENT PLANS AND/OR PLATS

8.1 Following the approval of this Ordinance, the owners of tracts within the land described in Exhibit "A" attached hereto shall present final site plans 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 issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

8.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"(Pursuant to Town of Castle Rock Ordinance No. 83-16, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.)"

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SECTION IX.

TRANSITIONAL USE

9.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the land described in Exhibit "A" attached hereto, which has not been subjected to a final plat or site plan, may be used for agricultural purposes until approval of a final plat or site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

9.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section shall have no application within the area described above until a final plat or site plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit such agricultural use in areas for which no final plat or site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

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 owner and/or Town.

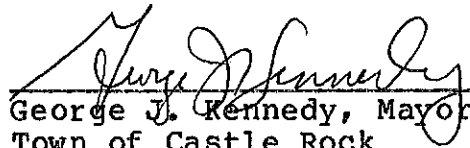
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B0698 - P0117 - \$30.00

SECTION X.


SEVERABILITY OF PROVISIONS

10.1 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.

Passed and adopted this 22nd day of January, 1987, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for and 1 against.


George J. Kennedy, Mayor
Town of Castle Rock

ATTEST:


Richard Wilson,
Town Clerk

Publication Date: 2-21-87

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B0698 - P0118 - \$30.00

EXHIBIT "A"

A tract of land situated in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Commencing at the Southeast corner of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and considering the South line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ to bear S 89°49'31"W with all bearings contained herein relative thereto;
Thence S 89°49'31"W along said South line a distance of 1590.88 feet;
Thence N 9°08'28"E a distance of 223.76 feet to the true point of beginning;
Thence N 9°08'28"E a distance of 721.66 feet to the South Right of Way line of State Highway No. 86;
Thence Westerly along said South Right of Way line along the arc of a curve to the left a distance of 30.04 feet, said curve has a radius of 1095.04 feet, a central angle of 1°34'18" and a chord that bears N 78°11'42"W a distance of 30.04 feet;
Thence S 9°08'27"W a distance of 723.11 feet;
Thence S 80°59'12"E a distance of 30.00 feet to the point of beginning;
Containing 0.498 acres, more or less.

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