

# PRELIMINARY PD SITE PLAN

## EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF DOUGLAS, STATE OF COLORADO

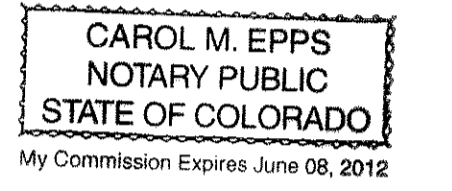
### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD IN THE TOWN OF CASTLE ROCK.

BY Richard W. Lichtenheld, President  
 EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK, A COLORADO NON-PROFIT CORPORATION  
 SIGNED THIS 14<sup>th</sup> DAY OF August, 2009  
 NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF August, 2009 BY  
Richard W. Lichtenheld  
President AS  
 EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL  
Carol M. Epps  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 6-8-12



### LIENHOLDER SUBORDINATION CERTIFICATE

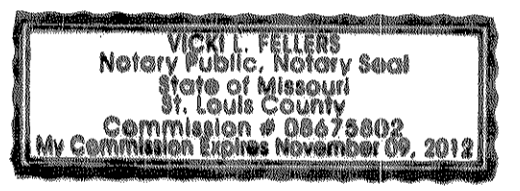
THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED, BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON JANUARY 22, 2009 IN BOOK 1957 AT PAGE 1634, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY James D. Rihaneck  
 LUTHERAN CHURCH EXTENSION FUND—MISSOURI SYNOD  
 SIGNED THIS 4<sup>th</sup> DAY OF August, 2009  
 NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4<sup>th</sup> DAY OF August, 2009 BY  
James D. Rihaneck  
James D. Rihaneck AS  
 LUTHERAN CHURCH EXTENSION FUND—MISSOURI SYNOD

WITNESS MY HAND AND OFFICIAL SEAL  
Vicki L. Fellers  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES November 9, 2012



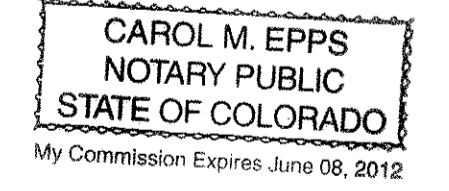
### TITLE CERTIFICATION

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Co., 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 14<sup>th</sup> DAY OF August, 2009 BY  
SB  
 AUTHORIZED REPRESENTATIVE  
Land Title Guarantees Co.  
 TITLE INSURANCE COMPANY

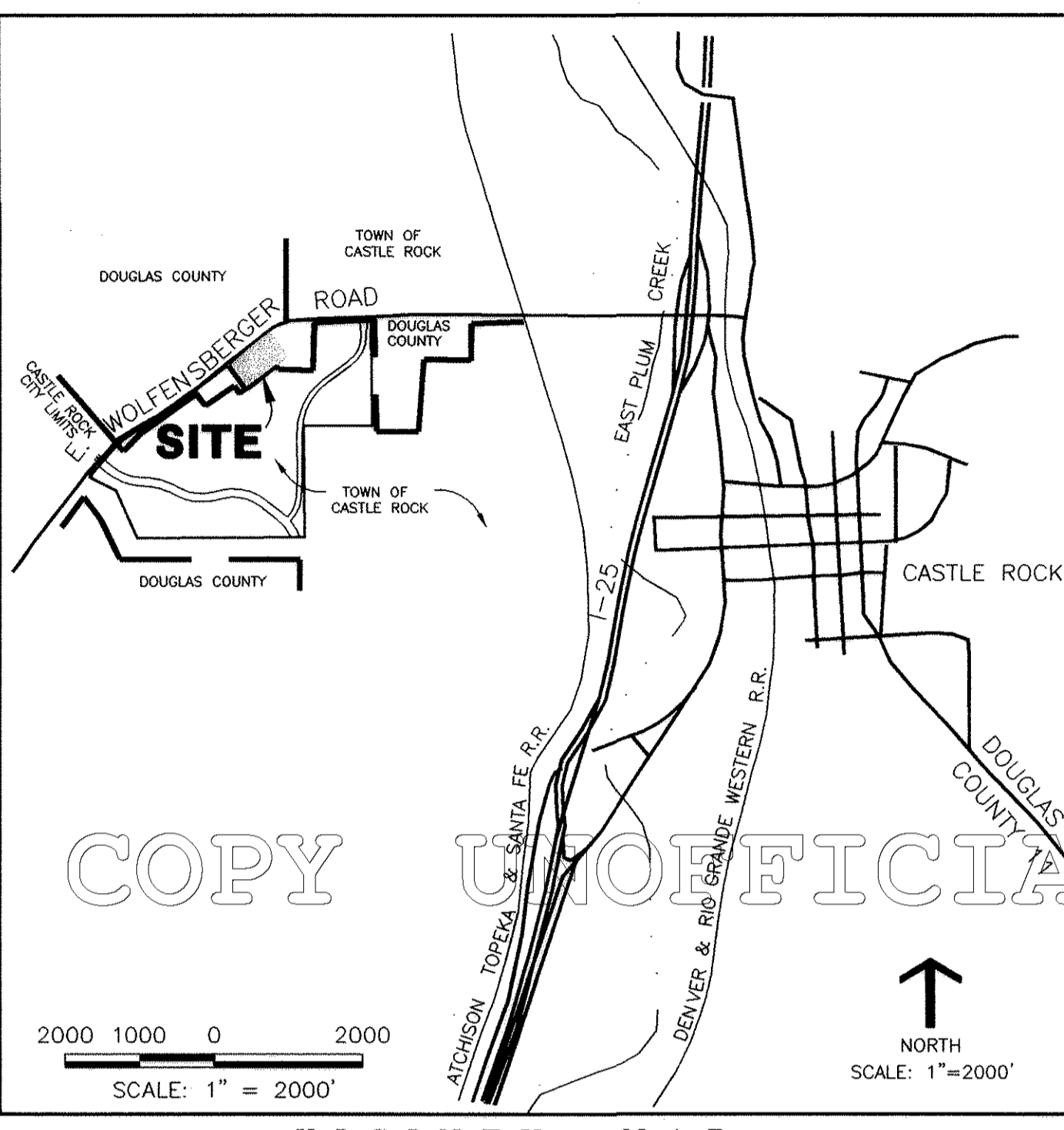
NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF August, 2009 BY  
SCOTT BENNETT  
 WITNESS MY HAND AND OFFICIAL SEAL

Carol M. Epps  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 6-8-12



### PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASS OF BEARINGS:  
 THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR S88°54'13"W A DISTANCE OF 2623.58 FEET. MONUMENTED BY A 3-1/4" ALUMINUM CAP LS 25629 AT THE SOUTHWEST CORNER AND A 2 1/2" ALUMINUM CAP LS 25629 AT THE SOUTH ONE-QUARTER CORNER.  
 COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3;  
 THENCE N56°38' 18"W A DISTANCE OF 820.00 FEET, TO THE POINT OF BEGINNING;  
 THENCE N36°52'41"W A DISTANCE OF 340.00 FEET, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD;  
 THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N50°10'13"E A DISTANCE OF 640.85 FEET;  
 THENCE S36°52'41"E A DISTANCE OF 373.00 FEET;  
 THENCE S53°07'18"W A DISTANCE OF 640.00 FEET, TO THE POINT OF BEGINNING.  
 CONTAINING AN AREA OF 228,161 SQUARE FEET OR 5.238 ACRES.



### OWNER/APPLICANT

EPIPHANY EVANGELICAL LUTHERAN CHURCH  
 550 WOLFENBERGER ROAD  
 CASTLE ROCK, CO 80104  
 CONTACT: RICHARD LICHTENHELD

### ENGINEER

JR ENGINEERING  
 7200 S. ALTON WAY, SUITE C100  
 CENTENNIAL, COLORADO 80112  
 CONTACT: KURTIS WILLIAMS

### MORTGAGEES/LIENHOLDERS

LUTHERAN CHURCH EXTENSION FUND—MISSOURI SYNOD

### DEVELOPER

EPIPHANY EVANGELICAL LUTHERAN CHURCH  
 550 WOLFENBERGER ROAD  
 CASTLE ROCK, CO 80104  
 CONTACT: JIM HENDRICKS

### LAND SURVEYOR

JR ENGINEERING  
 7200 S. ALTON WAY, SUITE C100  
 CENTENNIAL, COLORADO 80112  
 CONTACT: JAMES RIHANEK

### SHEET INDEX

- COVER SHEET, NOTES, APPROVALS AND LEGAL
- PRELIMINARY PD SITE PLAN

### BENCHMARK:

DC 3010030 = DOUGLAS COUNTY CONTROL MONUMENT LOCATED 0.1 MILES NORTH OF WOLFENBERGER & COACHLINE ROAD ON THE WEST SIDE OF COACHLINE ROAD AT INLET, BEING A 3-1/4" ALUMINUM CAP ELEVATION = 6394.90 NAVD 88.

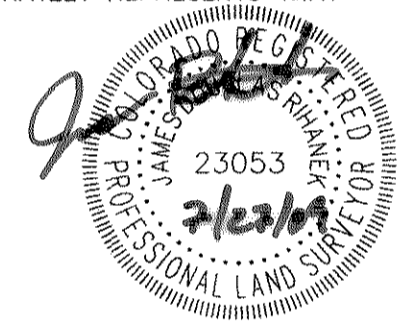
### FEMA NOTE

NO FEMA-MAPPED FLOODPLAINS ARE DESIGNATED WITHIN THE PROPERTY BOUNDARIES.

### SURVEYOR'S CERTIFICATE

I, JAMES D. RIHANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

JAMES D. RIHANEK, PROFESSIONAL LAND SURVEYOR  
 COLORADO NO. 23053  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



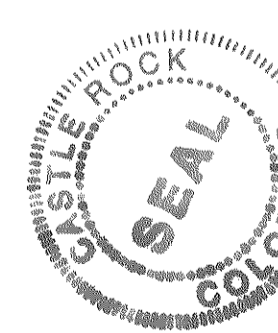
### TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:  
 THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9<sup>th</sup> DAY OF OCT, 2009.

Barbara J. Deak  
 CHAIR  
Barbara J. Deak  
 DIRECTOR OF DEVELOPMENT SERVICES

B. TOWN COUNCIL APPROVAL  
 THE PRELIMINARY PD SITE PLAN FOR THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14<sup>th</sup> DAY OF Aug, 2009.

James D. Rihaneck  
 MAYOR  
Sally A. Muir  
 TOWN CLERK



### CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 3:42 O'CLOCK P.M. ON THE 14<sup>th</sup> DAY OF DECEMBER, 2009.  
 RECEPTION NO. 2009094621

BY Christina Davis DePuy  
 DEPUTY CLERK AND RECORDER



PRELIMINARY PD SITE PLAN  
 EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

SHEET 1 OF 2



7200 S. Alton Way, Suite C100, Centennial, CO 80112  
 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

LAND USE SUMMARY			
LAND USE	ACRES	% TOTAL	PERMITTED USES
CH	3.78	72%	CHURCH, CHURCH RELATED EDUCATIONAL FACILITIES, PRE-SCHOOL, PARSONAGES, ADMINISTRATIVE OFFICES, TEMPORARY MODULAR EXPANSION, AND PONDS (INCLUDING STORM DETENTION), RECREATIONAL FACILITIES, UTILITIES, STREETS
OSP	1.06	20%	OPEN SPACE, FLOOD PLAIN, PARKS & PLAYGROUNDS, PICNIC AREAS, UTILITIES, STREETS
ROW	0.40	8%	RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF CASTLE ROCK
TOTAL	5.24	100%	SEE ABOVE

\* REFER TO THE ZONING REGULATION DOCUMENTS FOR EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PLANNED DEVELOPMENT

### PD ZONING REGULATIONS - LAND USE 'CH'

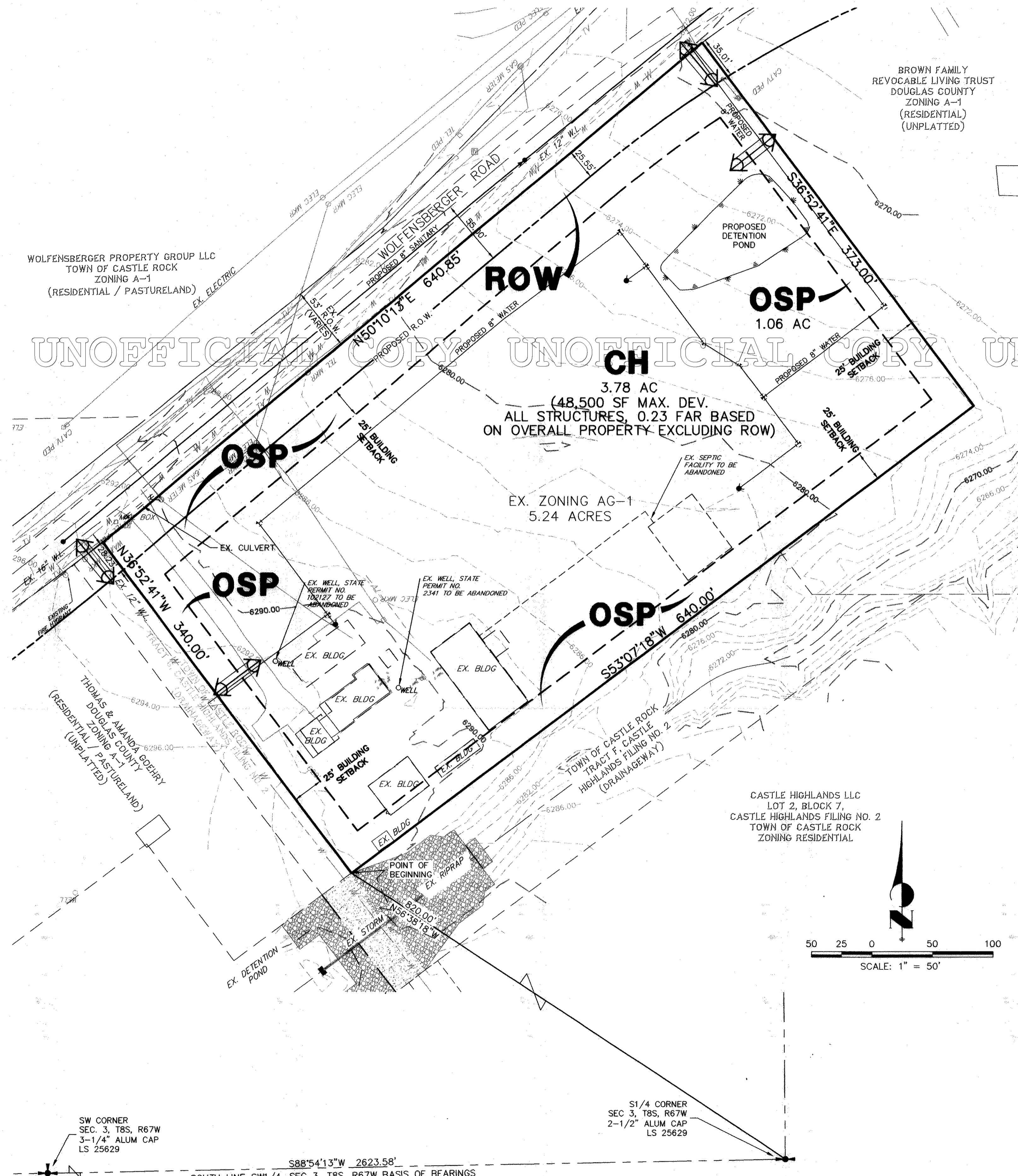
REFER TO THE ZONING REGULATIONS DOCUMENT FOR "EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PLANNED DEVELOPMENT" FOR ENTIRE REG'S.	
MAXIMUM LEVEL OF DEVELOPMENT (INCLUDES EXISTING FACILITIES)	48,500 SF
PARSONAGE	1 RESIDENCE WITH A MAXIMUM 3,000 SF
FLOOR AREA RATIO (FAR)	0.23 FAR
BUILDING HEIGHT (EXCLUDING SPIRE)	35 FEET
SPIRE HEIGHT	15 FEET ABOVE BUILDING HEIGHT
BUILDING SETBACK*	25 FEET
WOLFENBERGER ROAD SETBACK*	25 FEET
PARKING SETBACK*	25 FEET
* ALL SETBACKS MEASURED FROM EXTERNAL PD BOUNDARY	
PARKING REQUIREMENT	1 STALL/3 FIXED SEATS WITHIN MAIN SANCTUARY
ACCESSIBLE PARKING REQUIREMENT	SHALL COMPLY WITH TOWN OF CASTLE ROCK ACCESSIBLE CODE

# PRELIMINARY PD SITE PLAN

## EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

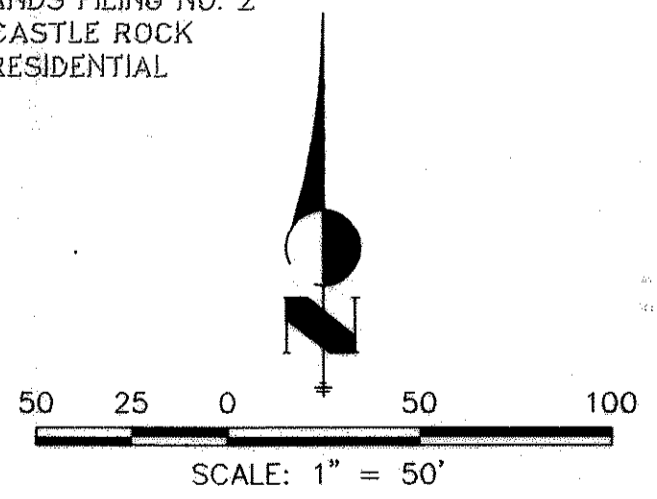
PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO

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**LEGEND**

- EXISTING WATER LINE
- EXISTING SANITARY LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- SITE BOUNDARY
- EXISTING CONTOURS
- PROPOSED DETENTION POND
- PROPOSED SETBACK
- LAND USE DESIGNATION (CHURCH AND RELATED USES)
- APPROXIMATE ACCESS LOCATION



PRELIMINARY PD SITE PLAN  
EPIPHANY EVANGELICAL LUTHERAN  
CHURCH OF CASTLE ROCK  
SHEET 2 OF 2



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ORDINANCE NO. 2009 - 13

12  
61-  
AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING  
THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK  
PRELIMINARY PLANNED DEVELOPMENT SITE PLAN AND PLANNED  
DEVELOPMENT ZONING REGULATIONS

WHEREAS, Epiphany Evangelical Lutheran Church of Castle Rock (Applicant) has requested PD Planned Development zoning of the parcel described in *Exhibit 1* (Property); and

WHEREAS, Applicant has requested approval of the "Epiphany Evangelical Lutheran Church of Castle Rock PD Zoning Regulations" as described in the attached *Exhibit 2* as the same affect the Property (Zoning Regulations); and

WHEREAS, Applicant has requested approval of "Epiphany Evangelical Lutheran Church of Castle Rock Preliminary PD Site Plan" (Site Plan);

WHEREAS, the Site Plan is consistent with the Town's Vision 2020, the Comprehensive Master Plan, and the Town of Castle Rock/Douglas County Land Use Intergovernmental Agreement; 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. Zoning Approval.** The Property is rezoned to PD (Planned Development District) and the Town's Zoning District Map is amended accordingly. The Epiphany Evangelical Lutheran Church of Castle Rock PD Zoning Regulations in the form attached as *Exhibit 2* and the Epiphany Evangelical Lutheran Church of Castle Rock Preliminary PD Site Plan are hereby approved, subject to the following conditions:

1. All staff comments shall be addressed prior to recordation.

**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.


**APPROVED ON FIRST READING** this 28th day of April, 2009 by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED** this 19th day of May, 2009, by the Town Council of the Town of Castle Rock by a vote of 6 for and 0 against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

  
Sally A. Misare, Town Clerk

  
Randy A. Reed, Mayor

Approved as to form:

Approved as to content:

  
Robert J. Slentz, Town Attorney

  
Bill Detweiler, Director of Development Services

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**EXHIBIT 1**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR S 88°54'13"W A DISTANCE OF 2623.58 FEET. MONUMENTED BY A 3-1/4" ALUMINUM CAP LS 25629 AT THE SOUTHWEST CORNER AND A 2 1/2 ALUMINUM CAP LS 25629 AT THE SOUTH ONE-QUARTER CORNER.

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COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3;

THENCE N 56°38'18"W A DISTANCE OF 820.00 FEET, TO THE POINT OF SAID BEGINNING;

THENCE N 36°52'41"W A DISTANCE OF 340.00 FEET, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOLFENSBERGER ROAD;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N 50°10'13"E A DISTANCE OF 640.85 FEET;

THENCE S 36°52'41"E A DISTANCE OF 373.00 FEET;

THENCE S 53°07'18"W A DISTANCE OF 640.00 FEET, TO THE POINT OF BEGINNING.

**EXHIBIT 2**

**ZONING REGULATIONS**

**EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK  
PLANNED DEVELOPMENT**

**UNOFFICIAL COPY**

Prepared for:

**Epiphany Evangelical Lutheran  
Church of Castle Rock  
550 E. Wolfensberger Road  
Castle Rock, Colorado 80109**

Prepared by:

**JR Engineering, LLC  
6020 Greenwood Plaza Blvd.  
Greenwood Village, CO 80111  
(303) 740-9393**

June 2009  
Job No. 4636.10

**Zoning Regulations  
For  
Epiphany Evangelical Lutheran Church of Castle Rock Planned Development**

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Figure 1 - Conceptual Architectural Elevation

**A. General Provisions**

1. Adoption / Authorization. The Town Council has adopted the Epiphany Evangelical Lutheran Church of Castle 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 Epiphany Evangelical Lutheran Church of Castle 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 platting and development within the established Use Areas is the *maximum* allowed for development. This includes all facilities within the designated use area, ie: church, parsonage, pre-school and temporary modular expansions.
4. Relationship to Town Regulations. The provisions of this Preliminary PD Site Plan and Zoning Regulations shall govern development of the Epiphany Evangelical Lutheran Church of Castle Rock PD, provided however, the relevant provisions of the Castle Rock Municipal Code, as the same may be amended from time to time, are also applicable to the Preliminary PD Site Plan and Zoning Regulations and in the event of a conflict, the provisions of the Municipal Code shall prevail. New or revised Town Regulations may be applied to any portion of the Epiphany Evangelical Lutheran Church of Castle Rock PD that is subject to an approved Final PD Site Plan only to the extent that such new or revised Town Regulations do not conflict with the development, site, and building standards and parameters approved with such Final PD Site Plan.
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 the development 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 of \_\_\_\_\_ month, 200\_\_, 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:

1.) **Building Height**

The vertical distance from the average finished grade (not including berming of grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof of the structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above the roof level are not to be considered in determining building height. Church spires shall be limited to no more than 15 feet above the building.

2.) Building Setbacks

The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections or eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond one lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate the setback.

3.) Site

Shall refer to the Epiphany Evangelical Lutheran Church of Castle Rock Planned Development(PD) as described by the Preliminary PD Site Plan and its associated documents that have been approved by the Town of Castle Rock of the County of Douglas, Colorado, a copy of which is attached as Exhibit A and incorporated herein by reference.

4.) Site Plan or Preliminary PD Site Plan

The plan for development on the Epiphany Evangelical Lutheran Church of Castle Rock PD that has been approved by the Town of Castle Rock of the County of Douglas, a copy of which is attached as Exhibit B and incorporated herein by reference.

5.) Temporary Construction Trailers

Temporary construction trailers may be manufactured or portable structures placed on a development site for the duration of the construction period of a phase or phases of a project and will be removed from the site after construction is complete.

6.) Church related educational facilities

Church educational facilities to accommodate functions that are commonly associated with the church, which include children and youth sunday school, adult bible classes, confirmation classes and other church related functions. This explicitly does not include a Christian Day School for K-8 or High School; however, a pre-school is an allowed use.

**D. Overall Project Standards**

The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including 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:

1. Church and Related Uses Development Standards.

- a. Maximum Building Height 35 feet excluding spire
- b. Maximum Spire Height 15 feet above building height
- c. Parking shall be provided at a rate of one space per 3 seats in the main sanctuary. Occasional overnight parking for church related activities and tour buses shall be permitted.

2. Temporary Uses

Construction offices and material storage shall be permitted during, and for a 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		3.78	72.1%
OSP	Church and Related Uses 48,500 square feet	1.06	20.2%
ROW		0.40	7.7%
Total		5.24	100.0%

F. Use Area Regulations

1. Church and Related Uses - CH

a. Development Regulations

- 1) Maximum Building Height -- 35 feet excluding spire
- 2) Maximum Spire Height - 15 feet above building height
- 3) Maximum Floor Area Ratio is 0.23, based on the overall property excluding the ROW(4.84 acres), with a maximum building coverage of 48,500 square feet.
- 4) Parking shall be provided at a rate of one space per 3 seats in the main sanctuary while providing occasional overnight parking for church related tour buses
- 5) Setbacks - to be established at Final PD Site Plan. However, no proposed building shall be constructed closer than 25 feet to the external PD boundary and 25 feet to the Wolfensberger Road ROW. No proposed parking shall be located closer than 25 feet from the external PD boundary.
- 6) Existing structures located within the PD boundary are not subject to these regulations. Any potential modifications proposed to the existing structure will need to be evaluated at that time.

b. Permitted Uses

- 1) Church
- 2) Church related educational facilities
- 3) Pre-School subject to licensing requirements of the State to be open to the public.
- 4) Parsonages
- 5) Ministry related administrative offices.

- 6) Temporary modular facilities
- 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 and drives
- 11) Temporary Construction Trailers
- 12) Columbarium subject to licensing requirements of the State.

2. Open Space Private - OSP

a. Development Regulations

- 1.) Maximum Building Height -- 15'.
- 2.) Building setbacks -- 5'.

b. Permitted Uses

- 1.) Open Space
- 2.) Flood Plain and Detention Ponds.
- 3.) Parks, playgrounds and picnic areas
- 4.) Utilities and appurtenant facilities including but not limited to water and sewer, electric service, gas service, telephone and cable services, and drainage facilities.
- 5.) Public and private streets and drives.
- 6.) Fences, walls, and/or retaining walls.

3. Dedicated Right-of-Way - ROW

**G. Design Standards/Criteria**

Architectural design elements shall comply with the "Castle Rock Design: Guidelines for Design and Development in the Town of Castle Rock." In addition to the Town's guidelines, the Final PD Site Plan shall comply with the standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, use by special review, and variance process shall apply to this PD except as modified by the following subsections.

- 1. Facades shall be predominately finished with nonmetallic materials.
- 2. Buildings shall be designed with the goal of 360-degree architecture. All walls shall 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 shall be located on the site where it is least visible to public view, and area to be screened. All mechanical equipment shall be screened, whether it is on the roof, on the side of the building or on the ground.
- 4. Parking lots shall be oriented to provide safe and convenient access for pedestrians, and shall be distributed around the buildings.
- 5. Landscaping shall be used around parking lot for screening purposes and used to break up the massing of large buildings within the development.

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6. The architectural elevation rendering as attached as Figure 1, has been included to demonstrate the level of quality in architecture planned for this site and future expansions. The rendering is conceptual in nature, but will be used as a guide for future development.

**H. Lighting Standards**

All exterior lighting shall comply with the Town of Castle Rock outdoor illumination code.

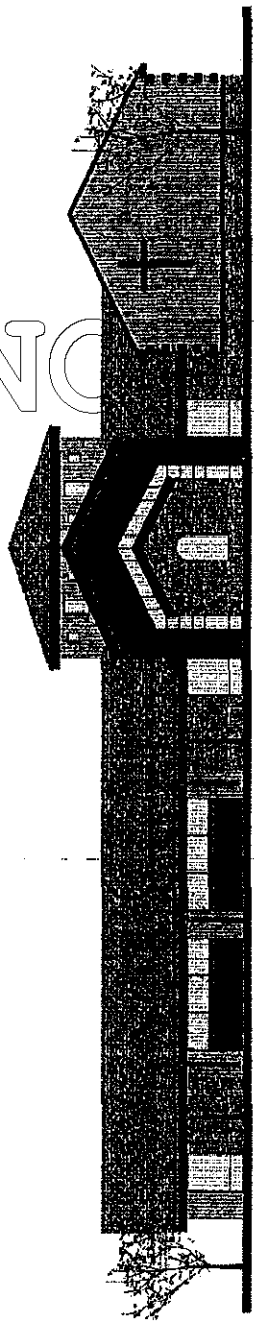
**I. Transitional Use**

Any current activity not permitted by this section and any existing structures shall be considered to be a valid preexisting 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).

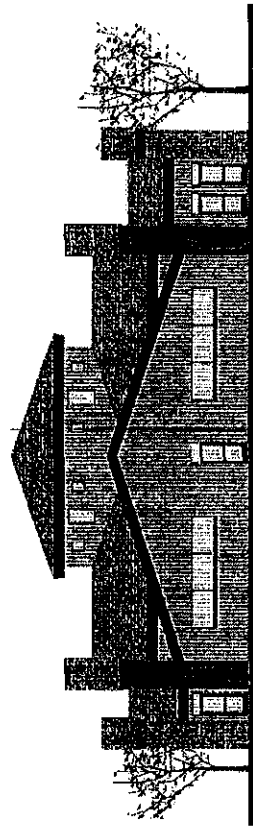
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Figure 1

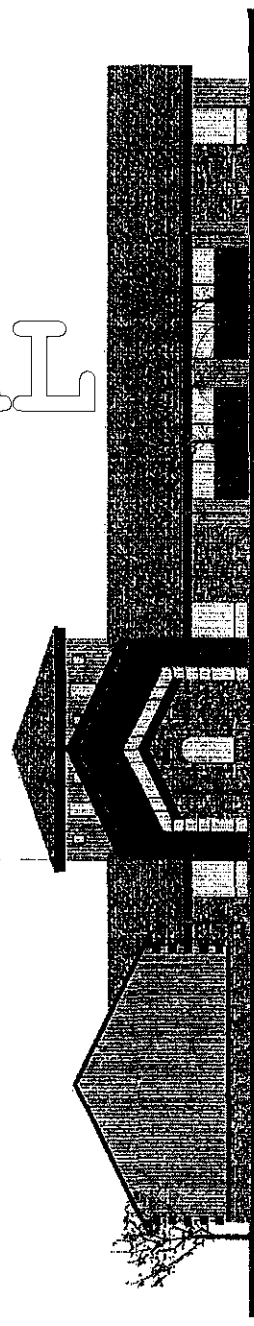
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North  
Epiphany Lutheran Church  
ELEVATION  
1/8" = 1'-0"



East  
Epiphany Lutheran Church  
ELEVATION  
1/8" = 1'-0"



South  
Epiphany Lutheran Church  
ELEVATION  
1/8" = 1'-0"

Castle Rock, Colorado  
**EPHANY LUTHERAN CHURCH**  
 Schematic Elevations



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