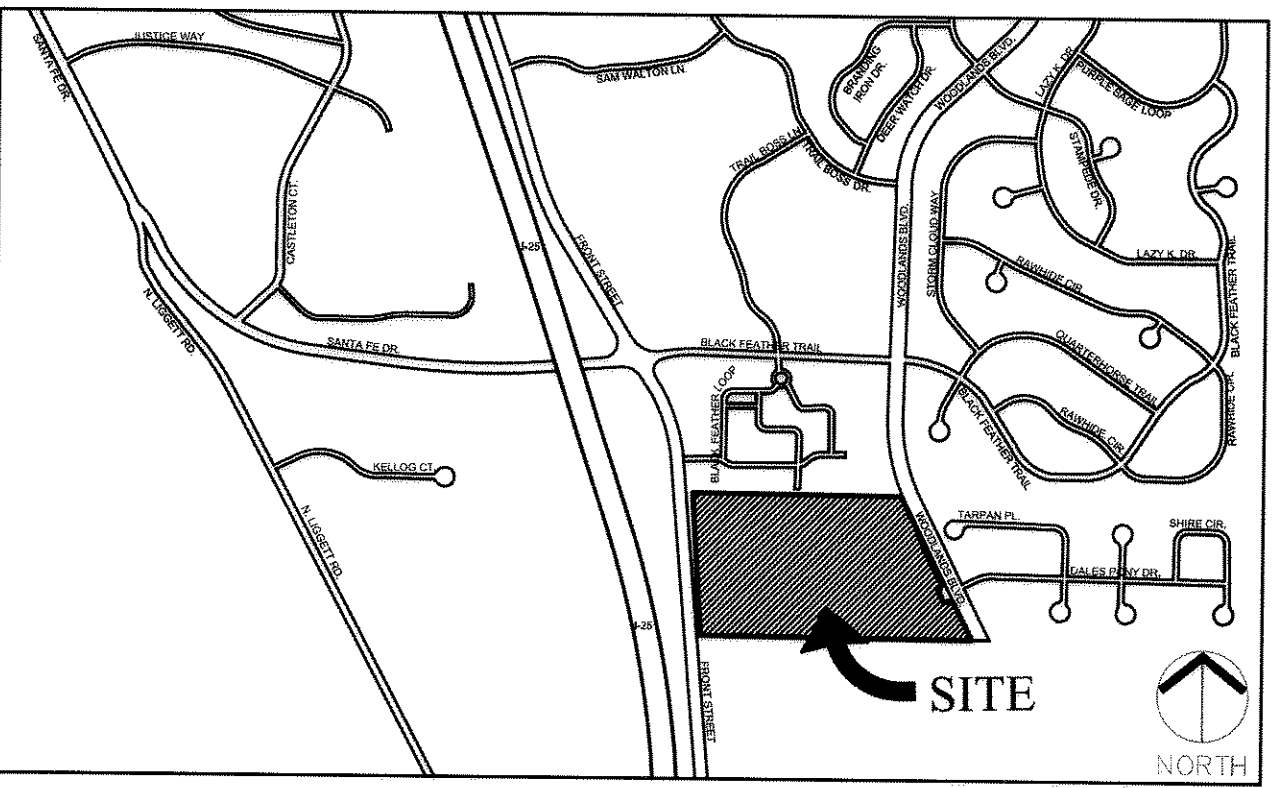


# HAZEN / MOORE PLANNED DEVELOPMENT PLAN NO. 1 (FORMERLY HAZEN / MOORE PRELIMINARY P.D. SITE PLAN, A SECOND AMENDMENT TO THE METZLER RANCH PLANNED UNIT DEVELOPMENT)

BEING A PORTION OF THE SOUTH HALF OF SECTION 35,  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF 6TH. P.M.,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 1 of 1



Vicinity Map  
 SCALE 1"= 1,000'-0"

### Purpose

This Planned Development Plan Amendment augments the approved zoning by permitting a variety of land uses to be constructed on this site, including a range of residential and non-residential uses.

LAND USE	ACREAGE	MAX DU	MAXIMUM DENSITY	PERCENT
R-MR (Residential /Mixed Residential)	18.5	148	8 Dwellings / Acre	87%
UD - DETENTION (1)	1.4	N/A	N/A	7%
NON-RESIDENTIAL R-MR USES (2)	1.2	N/A	N/A	6%
<b>TOTAL AREA</b>	<b>21.1 Ac.</b>			<b>100%</b>

- NOTES:**
- UD- Detention areas are not represented on the PD Plan but will be located in the places necessary to accommodate future UD improvements during the Plat process. Any residential density up to 8 dwelling units per acre is permitted. Mix of residential and non-residential uses on the Hazen-Moore property is intentional, therefore no Residential / Non- Residential Interface is required internal to the site.

### PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35;  
 THENCE SOUTH 89 DEGREES 09 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 789.81 FEET TO A POINT OF CURVE WHENCE THE RADIUS POINT BEARS NORTH 67 DEGREES 24 MINUTES 00 SECONDS EAST;  
 THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AS SHOWN ON THE FINAL PLAT OF HAZEN/MOORE FILING NO. 2 AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 2003163943, THE FOLLOWING TWO (2) COURSES:  
 1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 54 MINUTES 45 SECONDS AND A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 71.70 FEET AND WHOSE CHORD BEARS SOUTH 24 DEGREES 33 MINUTES 23 SECONDS EAST A DISTANCE OF 71.69 FEET TO A POINT OF TANGENCY;  
 2. THENCE SOUTH 26 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 764.35 FEET;  
 THENCE NORTH 89 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 1411.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 AS DESCRIBED AT RECEPTION NO. 102116 OF THE RECORDS OF SAID DOUGLAS COUNTY;  
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 03 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF 745.57 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35;  
 THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 293.61 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 14, 2003 AT RECEPTION NO. 2003163945, COUNTY OF DOUGLAS, STATE OF COLORADO.

### GENERAL NOTES

**PUBLIC LAND DEDICATION**  
 Land dedication requirements for school, parks, water facilities, fire stations, police stations, and town administrative facilities shall be provided by land dedication and/or cash-in-lieu of land dedication at the time of the first Plat for each area, as determined necessary.

**PHASING**  
 Project phasing will be determined by expansion of infrastructure and market conditions.

**NATURAL FEATURES**  
 There are no drainage channels, significant natural features, or significant vegetative stands within the property boundary.

**FLOODPLAIN**  
 There are no 100 year floodplain boundaries within the property boundary.

**OPEN SPACE**  
 Open Space within residential areas will be delineated as private landscape tracts on the first Plat and be dedicated to a private home owners association. Commercial areas will provide open space within the Site Development Plans as private landscaping. All Site Development Plans shall meet the minimum landscaping requirements as identified in the town's zoning regulations.

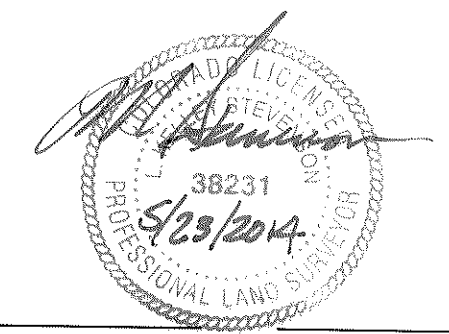
### OWNER CERTIFICATES:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN LOCATED IN THE TOWN OF CASTLE ROCK, COLORADO.

**CERTIFICATE OF OWNERSHIP:**  
 SIR THOMAS LLC, A COLORADO LIMITED LIABILITY COMPANY

*Glen R. Smith*  
 BY: GLEN R. SMITH SIGNED THIS 21<sup>ST</sup> DAY OF MAY 2014 TITLE: MANAGER  
 COUNTY OF ARAPAHOE STATE OF COLORADO, SUBSCRIBED AND SWORN TO BEFORE ME THIS 21<sup>ST</sup> DAY OF MAY 2014  
 BY: GLEN R. SMITH

**SURVEYOR'S CERTIFICATE:**  
 I, *Michael J. Franzeck*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE HAZEN/MOORE Planned DEVELOPMENT PLAN AMENDMENT NO.1 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

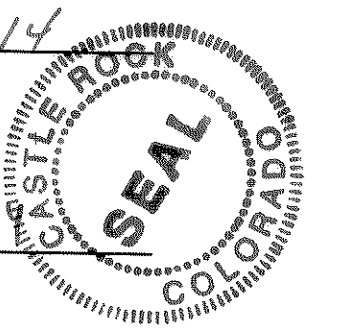


REGISTERED LAND SURVEYOR DATE FOR AND ON BEHALF OF PARK LAND COMPANY AND AZTEC CONSULTANTS, INC.

**TOWN COUNCIL APPROVAL**  
 THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 6<sup>TH</sup> DAY OF MAY, 2014.

*Paul Dombrowski*  
 MAYOR DATE 6/17/14

ATTEST:  
*Kelly Mue*  
 TOWN CLERK DATE 6/17/14



**PLANNING COMMISSION RECOMMENDATION**  
 THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 27<sup>TH</sup> DAY OF FEBRUARY, 2014.

*Michael J. Franzeck*  
 CHAIR DATE 6-5-2014

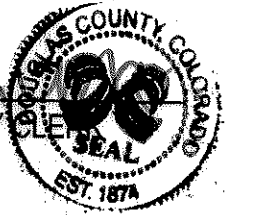
ATTEST:  
*Bob D*  
 CHAIR DIRECTOR OF DEVELOPMENT SERVICES DATE 6/24

WITNESS MY HAND AND SEAL

*Thomas M. Spanot*  
 NOTARY PUBLIC MY COMMISSION EXPIRES: JUNE 4, 2016

**CLERK AND RECORDER'S CERTIFICATE:**  
 ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT CASTLE ROCK, COLORADO ON THIS 27<sup>TH</sup> DAY OF June 2014 AT 2:20 O'CLOCK P.M. AT RECEPTION NO. 2014034503 2014

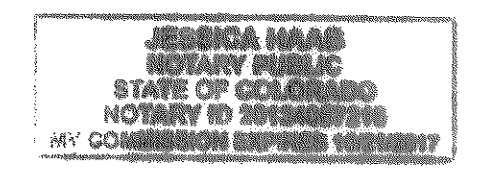
BY: *Daniel*  
 DOUGLAS COUNTY CLERK AND RECORDER DEPUTY CLERK



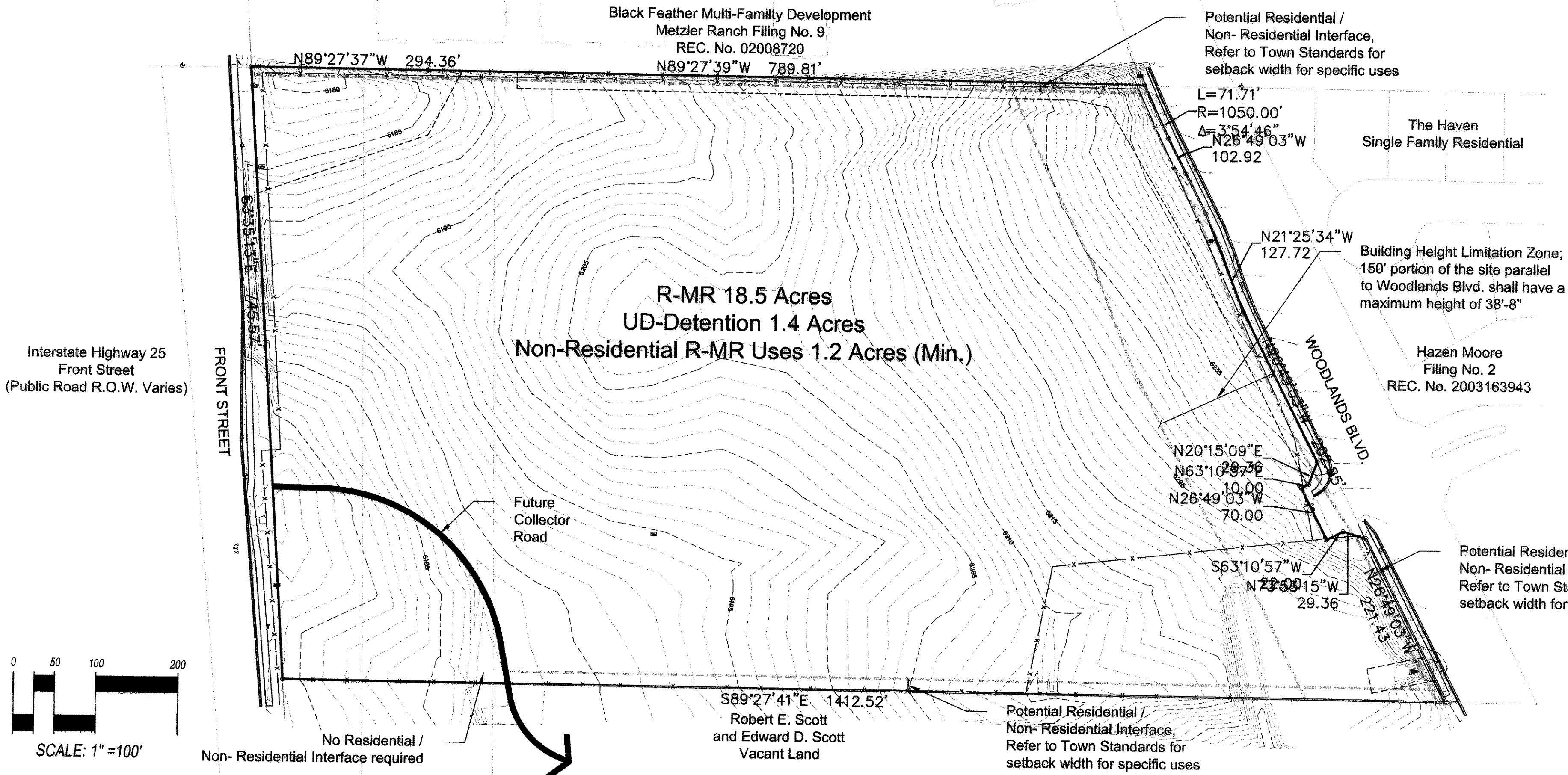
**TITLE CERTIFICATION:**  
 I, *Debra Seiler*, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. SIGNED THIS 22<sup>ND</sup> DAY OF May 2014 2014  
 \* Land Title Guarantee Company

AUTHORIZED REPRESENTATIVE FIRST AMERICAN TITLE INSURANCE COMPANY--  
*Land Title Guarantee Company*  
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC *Janice Hal*  
 MY COMMISSION EXPIRES 10/21/17



Issue Date	06 / 28 / 2013
Revision Date	08 / 30 / 2013
	10 / 16 / 2013
	01 / 15 / 2014
	02 / 12 / 2014



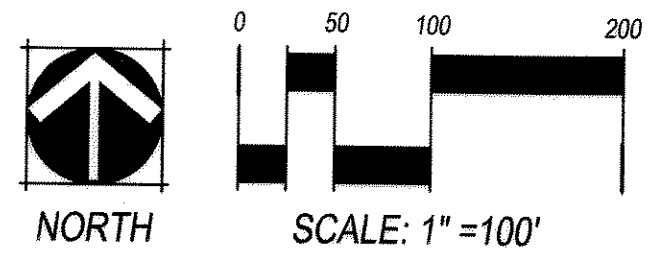
**Owner:**  
 Sir Thomas LLC  
 In care of:  
 Park Land Company  
 9800 Mt. Pyramid Court  
 Suite 340  
 Englewood, CO 80112  
 303-771-3344

**Surveyor:**  
 Peak Civil Consultants  
 200 W. Hampden Ave.  
 #200  
 Englewood, CO 80110  
 720-855-3859

**Applicant:**  
 Park Land Company  
 9800 Mt. Pyramid Court  
 Suite 340  
 Englewood, CO 80112  
 303-771-3344

**Land Planner and Plan Preparer:**  
 Norris Design  
 1101 Bannock Street  
 Denver, Colorado 80204  
 303-892-1166

**Engineer:**  
 Peak Civil Consultants  
 200 W. Hampden Ave. #200  
 Englewood, CO 80110  
 720-855-3859



No Residential / Non- Residential Interface required

**ORDINANCE NO. 2014-09**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE HAZEN/MOORE PLANNED DEVELOPMENT PLAN NO. 1, AN AMENDMENT TO THE HAZEN/MOORE PRELIMINARY PLANNED DEVELOPMENT SITE PLAN AND APPROVING THE HAZEN/MOORE PLANNED DEVELOPMENT ZONING REGULATIONS**

**WHEREAS**, Park Land Company (Owner) has requested an amendment to the PD Planned Development zoning of the parcel described in *Exhibit 1* (Property); and

**WHEREAS**, Owner has requested approval of the amended Hazen/Moore PD Zoning Regulations (Zoning Regulations) attached as *Exhibit 2*, as the same affect the Property; and

**WHEREAS**, Owner has requested approval of Hazen/Moore Planned Development Plan No. 1 (PD Plan) attached as *Exhibit 3*;

**WHEREAS**, the Town's Comprehensive Master Plan designates the Property as suitable for mixed use development, which is represented by the mixture of commercial and residential uses within the proposed development;

**WHEREAS**, the PD Plan and Zoning Regulations are consistent with the Town's Vision 2020 and the Comprehensive Master Plan; and

**WHEREAS**, public hearings on the PD Plan and Zoning Regulations 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 Hazen/Moore Planned Development Plan No. 1 and PD Zoning Regulations are hereby approved. The Town's Zoning District Map pertaining to the Property is amended accordingly.

**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.

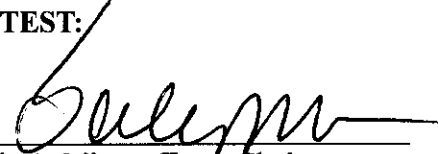
**Section 3. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

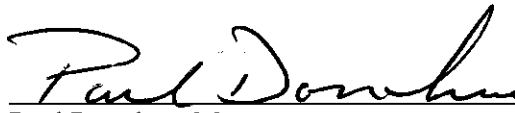
**APPROVED ON FIRST READING** this 11<sup>th</sup> day of March, 2014 by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED** this 6th day of May, 2014, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

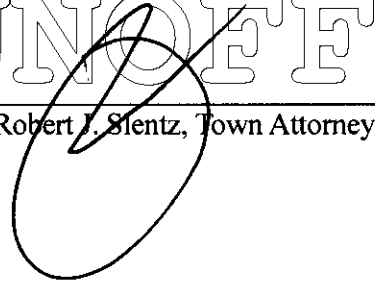
  
Sally A. Misare, Town Clerk

  
Paul Donahue, Mayor

**Approved as to form:**

**Approved as to content:**

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Robert J. Slentz, Town Attorney


  
Bill Detweiler, Director of Development Services

EXHIBIT 1

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35;  
THENCE SOUTH 89 DEGREES 09 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 789.81 FEET TO A POINT OF CURVE WHENCE THE RADIUS POINT BEARS NORTH 67 DEGREES 24 MINUTES 00 SECONDS EAST;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AS SHOWN ON

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THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 03 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF 745.57 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 293.61 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 14, 2003 AT RECEPTION NO. 2003163945, COUNTY OF DOUGLAS, STATE OF COLORADO.

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ZONING REGULATIONS  
FOR  
HAZEN / MOORE PLANNED DEVELOPMENT

TABLE OF CONTENTS:

- Section 1: General Provisions
- Section 2: Definitions
- Section 3: Land Use
- Section 4: Accessory Uses
- Section 5: Temporary Uses
- Section 6: Development Standards
- Section 7: Control Provisions
- Section 8: Site Development Plans
- Section 9: Transitional Uses
- Section 10: Severability of Provisions

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**SECTION 1: GENERAL PROVISIONS**

1.1 Adoption/ Authorization The Town Council has adopted the Hazen / Moore PD Plan and Zoning Regulations pursuant to Section 17.32 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.2 Applicability The Hazen / Moore Planned Development 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 Castle Rock Town Council.

1.3 Maximum Level of Development The total number of dwelling units approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings will be determined at the Plat and Site Development Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

1.4 Relationship to Town Regulations The provisions of these PD Zoning Regulations shall prevail and govern development of the Hazen/Moore PD to the extent provided by Chapter 17.32 (PD-Planned Development District) of the Castle Rock Municipal Code. All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a PD. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

## SECTION 2: DEFINITIONS

2.1 Side Yard Use Easements occur from front property line to rear property line and extend from the Grantor's building foundation to the lot line between the Grantor's and Grantee's parcels, and shall be granted to the Easement Grantee per the restrictions outlined below. The following restrictions apply to the Side Yard Use Easements:

A. Easement Grantee shall have full access and enjoyment of the easement including construction of improvements, use, and maintenance of the space included in the easement. Fences and walls used as privacy screens must be outside front and rear setback. Improvements including but not limited to decks, patios, landscaping, walls, fences, rails, furniture and similar elements are permitted within the defined Side Yard Use Easement. Decks, patios and walls, other than privacy screens, in excess of 30-inches in height, are not permitted. Only landscaping, hardscape, and irrigation improvements are permitted within front and rear setbacks. Side Yard Use Easement procedures and policies shall be managed by the Home Owners' Association (HOA). No improvements may be implemented at the detriment of the Grantor's ability to maintain their home.

B. Side Yard Use Easements are permitted on detached single family lots only.

C. All improvements by Grantee located within the Side Yard Use Easement shall be maintained by the Easement Grantee.

D. Easement Grantor is ensured of access within this easement for maintenance and repair of the principal structure located on the Easement Grantor's lot and for no other purpose. The Design Review Committee/ HOA, approves all plot plans before authorizing application for review/ issuance of building permit. For issue resolution the Home Owners' Association is granted access into this easement. Town has no liability in the event a permit is issued without Design Review Committee/ HOA Authorization.

E. All principal structures, including garages, owned by Easement Grantor shall be maintained by Easement Grantor.

F. Grantee shall not alter finished grade and/or drainage patterns on the Grantor's property without the written approval of the Design Review Committee/ HOA and in compliance with all applicable Town regulations.

Easement Grantor: The lot owner granting side yard area to adjacent lot owner for use.

Easement Grantee: The lot owner gaining side yard area from adjacent lot owner for use.

### SECTION 3: LAND USE

#### 3.1 R-MR Residential-Mixed Use Residential

##### A. Description and Purpose.

This district is established in the Hazen / Moore Planned Development for the purpose of providing for a range of two-family (duplex) residential dwellings, attached and detached single-family residential dwellings and related uses and other non-residential mixed uses. Future land uses on this property will be compliant with all required Residential / Nonresidential Interface Ordinance standards, as appropriate, for both on-site adjacencies and off-site adjacencies. If an area receives residential Site Development Plan approval, non-residential uses shall be subject to the Town's home occupation regulations (17.52.230).

##### B. Permitted Uses.

1. One-family dwellings, detached (including garage)
2. One-family dwellings, attached (including garage)
3. Two-family dwellings (including garage)
4. Bed and breakfast inn
5. Boarding and rooming houses
6. Small in-home day care subject to the licensing requirements of the State
7. Open space/ trails
8. Parks / playground
9. Recreation facility
10. Public and quasi-public recreation facilities, including parks and playgrounds and their accessory structures, police stations, fire stations, water and sewer works, libraries, senior centers, and cultural art centers
11. Transportation R.O.W.
12. Automotive repair and service facilities
13. Community centers

14. Cultural Facility
15. Day care centers subject to the licensing requirements of the State
16. Financial institutions
17. Golf courses, Club/Private (Country Club) and similar private recreation facilities of a commercial nature
18. Heliports
19. Hospitals, nursing, and assisted living homes, other extended care facilities and clinics
20. Laundries
21. Light manufacturing uses
22. Mortuaries
23. Offices
24. Parking lots, structures and garages
25. Personal service establishments
26. Places of public assembly, entertainment and recreation
27. Professional research laboratories
28. Public and private community services
29. Public and private schools, colleges Universities and institutes, both academic and technical
30. Public lodging facilities, hotel/convention centers
31. Public or private membership clubs and health clubs
32. Religious institutions
33. Restaurants, lounges and fast food establishments
34. Retail stores, sales and display rooms and shops
35. Sales and information offices
36. Service related businesses
37. Veterinary hospitals

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38. Warehousing and office / warehouse units

39. Underground public utilities and easements, including water, sewer, electric, gas, telephone lines, cable and other communications service lines

40. Accessory uses for all **residential** areas, including but not limited to:

a. Receive-only satellite dish antenna and solar energy collection devices

b. Home occupations

c. Garage/yard sale subject to the following restrictions:

1. Limited to the principal or accessory residential structure and the driveway of the dwelling.

2. Limited in duration to forty-eight (48) hours and to two (2) such sales per residential property per calendar year.

d. Parking of private vehicles

e. Keeping of household pets

f. Mother-in-law or nanny unit: defined as a dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or detached garage. Separate addressing or utility taps are not permitted. One additional parking space must be provided on the lot for the nanny unit. The design of the structure must accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units must be related to the family residing in the main residence by blood or marriage, or be full time employees of the family residing in the main residence.

C. Uses by Special Review.

Uses permitted by special review in the R-MR district shall be as follows:

1. Large in-home day care subject to the licensing requirements of the State

2. Group homes subject to the licensing requirements of the State and not located within one thousand five hundred (1,500) feet of another group home use

3. Temporary aboveground public utilities, including electric transmission lines, and gas regulator stations, provided that no public office and repair storage facilities are maintained on the site, cable television and telephone lines, telephone exchanges, electric substations and microwave transmission towers

4. Temporary uses as subject to the provisions of Section 17.16.020

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5. All uses by special review shall meet the requirements of Section 17.38.050

3.2 Open Space Use Areas, OSD, OSP, and PLD

A. OSD: Land proposed to meet portions of the PD open space requirements of 20% for the entire parcel. OSD is maintained by the Town of Castle Rock.

OSP: Land proposed to meet portions of the PD open space requirement of 20% for the parcel. OSP may be maintained by private Homeowner's Association, or other private ownership.

PLD: Land Proposed to meet the land dedication or cash-in-lieu requirements as stipulated in Chapter 16.08 of the Town of Castle Rock Subdivision Regulations.

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B. Permitted Uses

1. PLD: Parks, schools and other public uses, active and passive recreation activities, golf course, preservation of land for public purposes, railroad rights of way, roadway rights of way and including such structures and other improvements not inconsistent with the Land Dedication and Planned Development District ordinances.

2. OSD: Common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.

3. OSP: Common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.

C. The boundaries and/or location of open space use areas depicted on the plan may be changed or adjusted, and shall be considered a minor amendment to the PD Plan, as long as the total combined OSD and PLD acreage is not reduced and vital open space corridors and linkages are not eliminated.

3.3 Utilities Dedication Use Area – UD

A. Permitted Uses.

1. All Town owned and operated utilities and drainage areas.

2. Other Public and/or Private utilities as authorized on Site Development Plan.

3. All uses permitted in the PLD Use Areas.

SECTION 4: ACCESSORY USES PERMITTED IN ALL USE AREAS

A. Accessory Uses.

1. Underground utility and communications distribution lines.
2. Roadways, bike paths, pedestrian and equestrian trails.
3. Parking areas.
4. Open space and lakes, to include storm water drainage detention areas.
5. Well sites.
6. Solar collectors which are not part of the primary structure
7. Wind generators

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SECTION 5: TEMPORARY USES

1. Home/ Builder sales and information offices/ facilities provided that:
  - (a) Such temporary structure is located within a Platted subdivision.
  - (b) Sales are limited to those units within the Hazen / Moore PD Area.
  - (c) Adequate access, parking, sanitary facilities, and landscaping are provided.
2. Construction office and/or trailer
3. Dwelling units to be used as models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located.

SECTION 6: DEVELOPMENT STANDARDS

6.1 Overall project standards. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance process shall apply to this PD, except as modified by the following:

Table 6.1A  
**HAZEN / MOORE PD – DEVELOPMENT STANDARDS**

STANDARD	R-MR USE AREAS (Residential)		R-MR USE AREAS (Non-residential)
	Single-family Detached	Single-family Attached	Non-Residential Use
Minimum Lot Area (sq. ft.)	4,000 sf	1,600 sf	N/A
Minimum Setbacks:	-		(1)
Front to Garage Door	(3)(4)(5)(6) 20'	20'	-
Front to Residence	(4)(5)(6) 10'	10'	-
Rear	(4)(5)(7)(8)(10) 20'	20'	-
Side Interior Lot	(2)(4)(7)(11) 5'	0'	-
Side to Street	(4)(5)(6)(7) 15'	15'	-
Building Separation	(9) 10'	10'	-
Max. Building Height	(12) 35'	45'	50'
Max. Bldg. Lot Coverage	N/A	N/A	45%

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Notes:

- (1) To provide maximum flexibility for innovative design in the non-residential use category, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of site development plans, provided that no such site development plans will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.
- (2) Residential layouts with Side Yard use Easements are permitted and shall be determined at Plat.
- (3) The garage door face for the lot shall be at least 20' from the back of the public sidewalk. Non garage door face can have a minimum 10' setback.
- (4) Bay windows, cantilevers, chimneys, exterior posts/columns, solar panels, mechanical equipment, light fixtures and other similar architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line.
- (5) Setback measured from right-of-way/property line to the building plane of the livable space, commercial space or other non-garage door side of a building. Non-livable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within the public right-of way or transportation and utility easements.
- (6) The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
- (7) Minimum 3' setback from accessory structures to property line.
- (8) Raised decks will be allowed a 10' rear set back when lot backs onto public or private open space with a depth of at least 20 feet.
- (9) A building may consist of multiple units; therefore the building separation is the distance between buildings.
- (10) Alley load product rear setbacks shall be determined at site development plan.

- (11) 0' side setbacks for single-family configurations may be designated at the time of Site Development Plan. When 0' side setback configurations are permitted, detached garages may also utilize 0' side setback. Additionally, maintenance easements must be provided for maintenance of property and provide for adequate drainage between the structures.
- (12) Building Height Limitation Zone; 150' portion of the site, parallel to Woodlands Blvd. shall have a maximum height of 38'-8".

General Notes:

- (A) When necessary, tread of first entry step may be located immediately adjacent to public sidewalk to permit elevation gain immediately at property line.
- (B) A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residential parking requirements.
- (C) All setbacks are measured to right-of-way/property line and are exclusive of transportation and utility easements.
- (D) Roof overhangs are permitted in the building setback up to 24" and are not included as a part of lot coverage. In no instance may an encroachment cross the property line.

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Table 6.1B  
HAZEN / MOORE PD – LAND USE SUMMARY

<u>LAND USE</u>	<u>ACRES</u>	<u>DU</u>	<u>MAXIMUM DENSITY</u>	<u>PERCENT</u>
R-MR	18.5	148	8 Dwellings/ Acre	87.7%
UD-Detention	1.4*	N/A	N/A	6.7%
Non-Residential				
R-MR Uses	1.2	N/A	N/A	5.6%
<b>TOTAL AREA</b>	<b>21.1</b>			<b>100.0%</b>

\*UD-Detention areas are not represented on the PD plan but will be located in the places necessary to accommodate future UD improvements during the Plat process.

6.2 Exterior Lighting, Signs, Landscaping Standards. Refer to Town of Castle Rock Standards.

6.3 Utilities. All public utility distribution lines must be placed underground.

SECTION 7: CONTROL PROVISIONS

- A. Road Aliments. The Amended Planned Development Plan is intended to depict general locations of roadways, and access points. Recognizing that final road alignments are

subject to engineering studies, minor arterial and collector road realignments are expected, and can be accomplished by the developer through the platting process without any amendment to this ordinance or to the Plan itself.

## SECTION 8: SITE DEVELOPMENT PLANS

8.1 Submission of Site Development Plans and Plats and additional intonation. Following approval of the Amended Planned Development Plan, the property owners shall submit a Site Development 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 Site Development Plan and Plat have been approved for the property or a portion of the property by the Town Council and duly recorded.

## SECTION 9: TRANSITIONAL USE

After approval of the Preliminary Site Plan incorporated as part of this amendment to the Town of Castle Rock Zoning District Map, any portion of the Hazen / Moore PD which does not have an approved Site Development Plan may be used for agricultural purposes. These uses may continue until a final site plan for such property is approved or until such a time that the Town Council determines that the proximity of these uses to developed areas provides a negative impact to the health, safety or welfare of residents/owners of such developed areas.

Permitted Agricultural uses including farming, ranching, gardening, and buildings accessory to these uses. In no event are commercial feed yards, poultry or hog farms permitted.

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 maintenance work, and designers of the developer and/or Town.

Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Site Development 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 Site Development 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 residence of such developed area(s).

## SECTION 10: 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.

