

ORDINANCE NO. 2018-021

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE YOUR STORAGE CENTER AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND THE PLANNED DEVELOPMENT PLAN ZONING REGULATIONS

WHEREAS, proper application has been made by Cactus Moon Maizeland, LLC ("Applicant") for Planned Development (PD) zoning of the property described in *Exhibit 1* ("Property"),

WHEREAS, Applicant has requested approval of the Your Storage Center at Castle Rock Planned Development Plan ("PD Plan"),

WHEREAS, Applicant has requested approval of the Your Storage Center at Castle Rock Planned Development Plan Zoning Regulations ("Zoning Regulations"), as the same affect the Property;

WHEREAS, the PD Plan and Zoning Regulations comply with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2030 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:

Section 1. Zoning District Map Amendment. The Town's Zoning District Map pertaining to the Property is amended to Planned Development (PD) to conform with the Your Storage Center at Castle Rock Planned Development Plan.

Section 2. Planned Development Plan Approval. The Your Storage Center at Castle Rock Planned Development Plan, in the form attached as *Exhibit 2* is hereby approved.

Section 3. Zoning Regulation Approval. The Your Storage Center at Castle Rock Planned Development Plan Zoning Regulations in the form attached as *Exhibit 3* are hereby approved.

Section 4. Effective Date. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

Section 5. 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 6. 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 to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 5th day of June, 2018 by a vote of 6 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 ON SECOND AND FINAL READING this 19th day of June, 2018, by the Town Council of the Town of Castle Rock by a vote of 6 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK



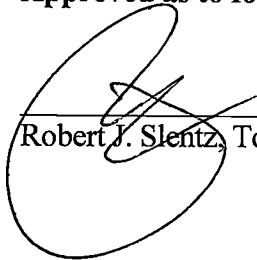
Lisa Anderson, Town Clerk



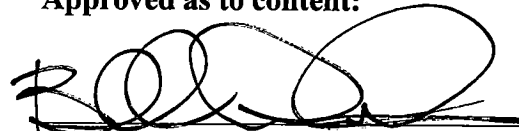
Renee Valentine, Mayor Pro Tem

Approved as to form:

Approved as to content:



Robert J. Slentz, Town Attorney



Bill Detweiler, Director, Development Services



Unofficial Copy

PARCEL B:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET ;

THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A

DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING ;

THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF

296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25 ;

THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS

ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET ;

THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A

DISTANCE OF 315.58 FEET ;

THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 ;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;

THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A

DISTANCE OF 309.60 FEET;

THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25 ;

THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG

SAID EAST LINE A DISTANCE OF 103.69 FEET ;

THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A

DISTANCE OF 334.74 FEET ;

THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A

DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO

YOUR STORAGE CENTER AT CASTLE ROCK

PLANNED DEVELOPMENT PLAN

EXHIBIT 2

(INCLUDES AN AMENDMENT TO A PORTION OF THE PLUM CREEK WEST P.U.D.)
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:
 A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15 TO BEAR S09°05'00" E 60 FEET 10 INCHES 10 MINUTES 41 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
 THENCE SOUTH 08 DEGREES 18 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 494.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 15 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 302.24 FEET;
 THENCE NORTH 83 DEGREES 58 MINUTES 28 SECONDS WEST A DISTANCE OF 353.07 FEET;
 THENCE NORTH 12 DEGREES 05 MINUTES 54 SECONDS EAST A DISTANCE OF 253.22 FEET;
 THENCE SOUTH 83 DEGREES 18 MINUTES 28 SECONDS EAST A DISTANCE OF 328.83 FEET TO THE POINT OF BEGINNING.
 THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.B. 0918), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

PARCEL B:
 A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 874.28 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 326.49 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF 296.88 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25;
 THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 40 SECONDS ALONG SAID EAST LINE A DISTANCE OF 194.09 FEET;
 THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 31 MINUTES 30 SECONDS A DISTANCE OF 115.58 FEET;
 THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 103.23 FEET TO THE POINT OF BEGINNING.

PARCEL C:
 A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 878.00 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 306.68 FEET;
 THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 316.28 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25;
 THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 40 SECONDS ALONG SAID EAST LINE A DISTANCE OF 192.88 FEET;
 THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 31 MINUTES 30 SECONDS A DISTANCE OF 104.24 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 103.23 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PCP STANDARD NOTES

- THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN REVEALED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
- A PORTION OF THIS SITE IS WITHIN FEMA FLOOD ZONE #1 AND ZONER A PER MAP NUMBER 000203010 DATED MARCH 18, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
- A CLAIM WILL BE SUBMITTED AT THE TIME OF SITE DEVELOPMENT PLAN, IF NECESSARY.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK DRAINAGE BASIN WATER PRESERVE ZONE.
- ALL WEATHER CONCRETE OR ASPHALT SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

PLANNING COMMISSION RECOMMENDATION:

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2017.

CHAIRMAN _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

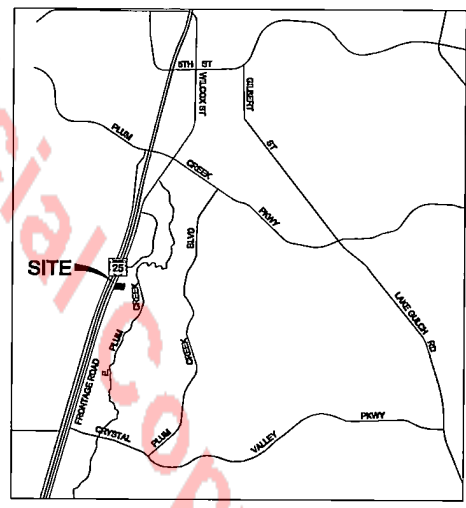
TOWN COUNCIL APPROVAL:

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2017.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____



SHEET INDEX
 1 - COVER SHEET
 2 - PLANNED DEVELOPMENT PLAN

SUMMARY TABLE		
USE AREA	ACRES	% OF TOTAL
LIGHT INDUSTRIAL (L)	2.33	79%
OPEN SPACE		
PRIVATE	0.60	20%
PUBLIC	0	0
R.O.W. DEDICATION	0.06	2%
PUBLIC LAND DEDICATION*	0	0
TOTAL	2.99	100%

*CASH-IN-LIEU OF PUBLIC LAND DEDICATION

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN

CACTUS MOON MAIZELAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

AD _____ BY _____ AS _____ OF _____

CACTUS MOON MAIZELAND, LLC.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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, MORTGAGEE AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE AND TITLE _____

TITLE INSURANCE COMPANY _____

SIGNED THIS _____ DAY OF _____, 2017.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

AD _____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE:

I, DAVID E. ARCHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DAVID E. ARCHER & ASSOCIATES, INC. _____ DATE _____

CLERK AND RECORDER CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDED OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 2017. RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER _____

BY: _____

DEPUTY _____

OWNER
 CACTUS MOON MAIZELAND LLC
 2407 MORNINGVIEW TRAIL
 CASTLE ROCK, CO 80109
 CONTACT: MIKE HUMPHREY
 PHONE: (303) 594-1194
 mike@yourstoragecenter.com

APPLICANT
 YOUR STORAGE CENTER AT
 CASTLE ROCK LLC
 2407 MORNINGVIEW TRAIL
 CASTLE ROCK, CO 80109
 CONTACT: MIKE HUMPHREY
 PHONE: (303) 594-1194
 mike@yourstoragecenter.com

PLANNER
 APERIO PROPERTY CONSULTANTS
 18006 E. GRAND AVE.
 AURORA, CO 80015
 CONTACT: AARON THOMPSON
 PHONE: (303) 317-3000
 aaron@aperiopc.com

CIVIL ENGINEER
 KELLY DEVELOPMENT SERVICES
 9301 SCRUB OAK LANE
 LONE TREE, CO 80124
 CONTACT: GREG KELLY
 PHONE: (303) 859-6538
 greg@kdydev.com

SURVEYOR
 DAVID E. ARCHER & ASSOC., INC.
 105 WILCOX
 CASTLE ROCK, CO 80104
 CONTACT: MIKE ARCHER
 PHONE: (303) 588-4542
 mike.archer@davidearcher.com

Aperio
 Property Consultants, llc
 10006 E. GRAND AVE.
 AURORA, CO 80015
 PHONE: 303.317.3000

1 OF 2
 COVER SHEET

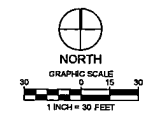
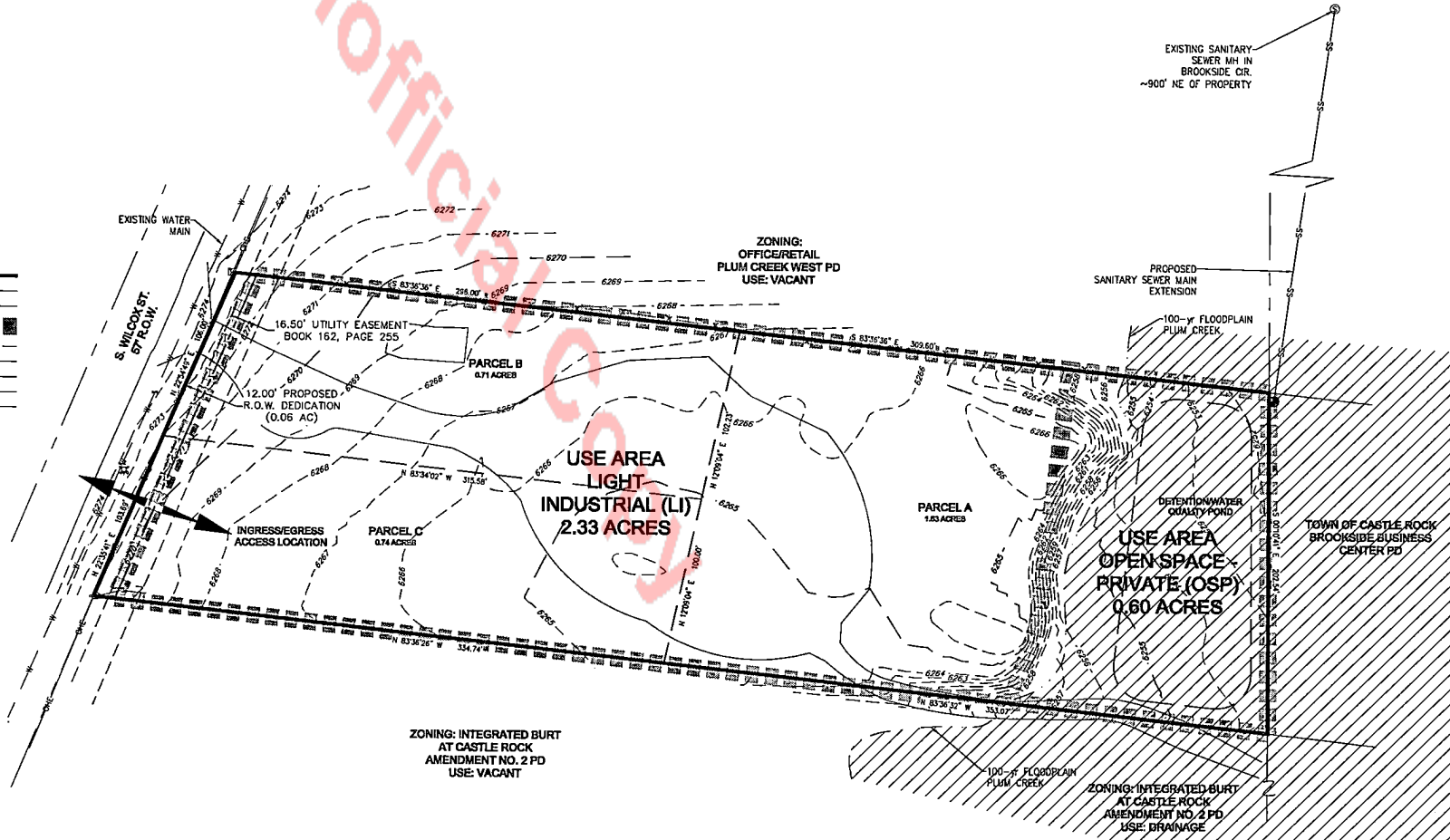
YOUR STORAGE CENTER AT CASTLE ROCK
 PLANNED DEVELOPMENT PLAN
 PROJECT NO. PDP17-0005

YOUR STORAGE CENTER AT CASTLE ROCK PLANNED DEVELOPMENT PLAN

(INCLUDES AN AMENDMENT TO A PORTION OF THE PLUM CREEK WEST P.U.D.)
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

PROPERTY BOUNDARY	—
PROPOSED ROW	- - - -
EXISTING ROW	— · — · —
USE AREA BOUNDARY	▨ ▨ ▨ ▨
EXISTING EASEMENT	- - - -
FLOODPLAIN LIMITS	▨ ▨ ▨ ▨
SANITARY SEWER	— S —
WATER MAIN	— W —
OVERHEAD ELECTRIC	— O —



Aperio
Property Consultants, llc
18098 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

Zoning Regulations
Your Storage Center at Castle Rock
Planned Development Plan

Approved: _____, 20__

**Zoning Regulations
For
Your Storage Centers at Castle Rock**

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SECTION I: GENERAL PROVISIONS.

Adoption/Authorization. The Town Council has adopted the Your Storage Centers at Castle Rock Planned Development Plan (PDP) and Planned Development Zoning Regulations pursuant to Chapter 17.34 of this Code after appropriate public notice and hearing.

Applicability. The Your Storage Centers at Castle Rock Planned Development Plan shall run with and bind all landowners of record, their successors, heirs or assigns of the land as approved by Town Council.

Maximum level of development. The maximum Floor-to-Area-Ratio (F.A.R.) approved for development within the established use areas is the maximum allowed for platting and development. The actual floor area approved will be determined at the plat and Site Development Plan (SDP) stage of review based upon development constraints, utility and street capacity, and conformity with the approved PD Plan and zoning regulations.

Relationship to Town regulations. The provisions of this PD plan and zoning regulations shall prevail and govern the development of the Your Storage Centers at Castle Rock PDP; provided, however, that where the provisions of the Town zoning ordinance, as amended, or any other applicable provisions of this Code shall be applicable.

Severability of provisions. In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION II: DEVELOPMENT AGREEMENT.

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

This agreement, entitled Your Storage Centers at Castle Rock Development Agreement, was adopted by the Town on the ____ day of _____, 201_, by Ordinance No.

SECTION III: SITE DEVELOPMENT PLANS AND PLATS.

Following approval of the Your Storage Centers at Castle Rock Planned Development Plan, the property owners shall submit an SDP 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 an SDP and subdivision plat have been approved.

SECTION IV: USE AREAS

The Property has been portioned into two use areas, Light Industrial Use Area (LI), and Open Space – Private (OSP).

Permitted Uses:

A. Light Industrial

- 1) Commercial warehouse and logistics
- 2) Alcoholic beverages sales and production
- 3) Light industry, wholesale, manufacturing, processing and fabrication
- 4) Mini-storage facility (with or without caretaker's residence)
- 5) Automobile, motorcycle and ATV sales and leasing (UBSR Only)
- 6) Vehicle, RV, boat and equipment sales and leasing, including outdoor display (UBSR Only)
- 7) Banks/financial institutions
- 8) Churches, synagogues, places of worship (UBSR Only)
- 9) Fine arts gallery and/or fine arts studio
- 10) Indoor recreation facilities
- 11) Laboratory except those which involve any hazardous process or emit noxious noise, dust and
- 12) Personal service shops, such as barber, beauty parlor
- 13) Pharmacy
- 14) Printing/reproduction shop
- 15) Professional, Business and Medical offices or clinics
- 16) Public utilities
- 17) Restaurants, cafes, and other places service food and beverages
- 18) Retail business stores, sales establishments, and centers
- 19) Services, commercial
- 20) Services, repair
- 21) Studios, including television and radio
- 22) Theatres
- 23) Veterinary clinic
- 24) Indoor/Outdoor Entertainment Facilities

Accessory Uses:

Outdoor Storage Yards to be used as an accessory for light industrial/warehouses uses.

A. Open Space – Private (OSP)

- 1) Detention/Water Quality
- 2) Storm Sewer Systems
- 3) Landscaping

SECTION V: DESIGN STANDARDS

To ensure an architecturally compatible and unified development, the type and design of each building, now and in the future, shall be of high quality construction and architecturally designed so that its exterior elevation (including signs) and color will be structurally and aesthetically compatible and harmonious with all other building within the Your Storage Center PD, as well as meeting the overall intent to provide an architecturally positive development to the Town of Castle Rock.

Architectural Standards:

1. Building mass, form, length and proportions shall be designed to provide a variety of visual interest and maintain a human scale that is appropriate to surroundings.
2. A breakdown of building mass at all significant entryways and walls that front pedestrian activities to mark entryways.
3. Building facades shall meet one of the following standards:
 1. Facades adjacent to and facing the S. Wilcox Ave. Right-of-Way, greater than 50 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade.
 2. Facades adjacent to the north property line, greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade.
 3. Each building façade shall have a repeating pattern that includes three instances of either (excluding self-storage buildings interior to the site which are not visible from the right-of-way):
 - i. Color change
 - ii. Texture changes
 - iii. Material module change
 - iv. Expression of an architectural or structural bay through a change in plane.
 4. All building sides shall receive the same façade treatment.
4. Alternative building designs are allowed, which significantly articulate a wall plane. Architectural fenestration in accordance with this section shall be applicable to all sides (excluding self-storage buildings which are not visible from the right-of-way).
5. Ground floor facades facing a primary access street shall have clearly defined customer entrances that feature three of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, outdoor patios, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
6. Building materials shall present an image of high quality and permanence. Predominant exterior building materials shall be high quality, durable material such as, but not limited to: brick, cultured or native stone, integrally colored, textured concrete masonry units, high quality metal wall and roof panels as accents (no all-metal buildings or exposed fasteners) high quality prestressed concrete systems and exterior installation finish systems (EIFS).
7. All sides of the building shall include materials consistent with those on the front.
8. Roof design shall incorporate variation in rooflines. Roofing materials shall be of a color and material consistent with the architectural character of the building to convey a sense of permanence and quality. Roof-mounted mechanical equipment shall be screened from

public view on all sides with a screening treatment consistent with the character of the building finish.

Screening Requirements:

1. Site elements to be screened include, but are not limited to: 1. Trash enclosures. 2. Outdoor storage. 3. Gangs of utility meters (six or more). 4. Rooftop mechanical equipment. 5. Ground mechanical units. 6. Utility or other units larger than 4-feet by 4-feet in size. 7. Loading docks capable of accepting more than one semi-trailer.
2. Site elements shall be screened from view using materials and colors compatible with the primary building materials or with materials found in the surrounding neighborhoods. 1. Utility meters not ganged (five or less) shall be painted a color that blends with the background materials. 2. Loading docks capable of accepting more than one semi-trailer shall be screened by a wall using materials compatible with the main building.
3. Site elements shall be screened so that they are not visible from adjacent residential zoned land or abutting open space and rights-of-way. The maximum required screen height shall be one foot above the unit to be screened.

SECTION VI: DEVELOPMENT STANDARDS

Planning Area	2.99 acres
<u>Setbacks:</u>	
Front	15'
Rear	5'
Side	5'
Max. building coverage/(F.A.R.)	40%
Max. building height	35'
Min. building separation	5'
<u>Parking Standards:</u>	The number of required off-street parking spaces shall be determined per Town of Castle Rock Municipal Code.

5.1 Lighting: Lighting shall comply with the Town of Castle Rock Illumination Regulations.

5.2 Landscaping: Landscaping shall comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

5.3 Signage: Signage must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

SECTION VII: DEFINITIONS

- 1) **Building:** A structure wholly or partially enclosed within exterior walls, or within exterior and partial walls, and a roof, affording shelter to persons, animals, or property.
- 2) **Building Separation:** The required separation between any two buildings located on the same lot or parcel of land.
- 3) **Floor Area Ratio:** The relationship between the total amount of usable floor area that a building has, or has been permitted for the building, and the total area of the lot on which the building stands
- 4) **Building Coverage:** The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building coverage also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves are not included in building coverage.
- 5) **Building Setback:** The horizontal, perpendicular distance between a building and a platted lot line (including ROW and PD boundary lines, but excluding PD Use Area boundary lines). This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units, or similar architectural appurtenances, except that no projection shall extend beyond any ROW or PD boundary line.