

ORDINANCE NO. 2025-017

AN ORDINANCE APPROVING THE INITIAL ZONING FOR 533.445 ACRES OF LAND LOCATED IN PARTS OF SECTIONS 34, 35, AND 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST, AND PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, PURSUANT TO A ZONING APPLICATION SUBMITTED BY JRW FAMILY LIMITED PARTNERSHIP LLLP (Pine Canyon Planned Development)

WHEREAS, JRW Family Limited Partnership LLLP (the “Owner”) is the owner of several parcels of land totaling 533.445 acres in size and located on both the east and west side of Interstate 25, west of Founders Parkway, all as more particularly described on the attached *Exhibit I* (the “Property”); and

WHEREAS, the Property is the subject of a petition for annexation to the Town of Castle Rock (the “Town”), which annexation was approved by the Town Council at tonight’s meeting; and

WHEREAS, the Owner has submitted an application to the Town for the initial zoning of the Property (the “Zoning Application”), requesting that it be classified as Planned Development; and

WHEREAS, according to Section 20.02.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council may evaluate any pending zoning requests for the Property concurrently with the annexation request, and the annexation hearing may be combined and held concurrently with the required public hearing on the zoning classification of the Property (the “Combined Hearings”); and

WHEREAS, in addition, prior to the date set for the Combined Hearings, the Owner’s Zoning Application shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the CRMC.

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

Section 1. Findings. Based upon the testimony and evidence presented at the Combined Hearings, pursuant to the requirements of Section 17.02.060.C. of the CRMC, the Town Council makes the following findings:

- A. The zoning of the Property is not subject to any existing land use intergovernmental agreements;

- B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan. The Property is not located within the boundaries of any sub-area or corridor plan;
- C. The proposed zoning and use of the Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
- D. The redevelopment and future operation of the Property will be undertaken in accordance with Town regulations and technical criteria and, as such, any impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, will be minimal;
- E. The Property will have access to Town services and infrastructure adequate to support its orderly development; and
- F. Development of the Property is anticipated to have a generally positive economic impact on the Town.

Section 2. Zoning Approval. The Property is hereby zoned to Planned Development zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Planned Development for the Property.

Section 3. Plan Approval. The Pine Canyon Planned Development Plan and Zoning Regulations in the form presented at tonight's meeting are hereby approved.

Section 4. Exemption from Skyline/Ridgeline Protection District and Sensitive Areas Map. The Property is hereby exempted from the application of the Skyline/Ridgeline Protection Regulations set forth in Chapter 17.48 of the CRMC, the Town's Vision and Comprehensive Master Plan Sensitive Areas Map, and any amendments or successor regulations to the same purporting to include the Property within the Skyline/Ridgeline Protection Regulations or Sensitive Areas Map. The Property shall be subject to the View Plane Protection Area standards as set forth in the Pine Canyon Planned Development Plan and Zoning Regulations. Town Council directs Town staff to amend:

- A. The Skyline/Ridgeline Protection District map adopted pursuant to Section 17.48.050 of the CRMC for the purpose of removing the Property from such District; and
- B. The Town's Vision and Comprehensive Master Plan Sensitive Areas Map for the purpose of removing the Property from such Map and related guidance.

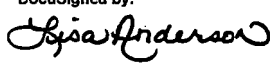
Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

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 relationship to the legislative object sought to be obtained.

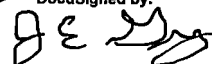
APPROVED ON FIRST READING this 20th day of May, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 3rd day of June, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 4 for and 3 against.

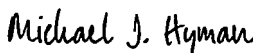
ATTEST:

DocuSigned by:

298ABA4EEDEE34AF...
Lisa Anderson, Town Clerk

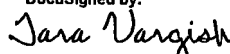
TOWN OF CASTLE ROCK

DocuSigned by:

A7838A42F3A848A...
Jason Gray, Mayor

Approved as to form:

DocuSigned by:

F7847F32A9794B1...
Michael J. Hyman, Town Attorney

Approved as to content:

DocuSigned by:

CF58ED67C9C54B8...
Tara Vargish, Development Services Director

DS



EXHIBIT 1

Legal Description of the Property

WEST PARCEL:

A PARCEL OF LAND LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A

2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED

"LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 28' 38" WEST, A DISTANCE OF 3552.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, BEING MONUMENTED BY A 3.25 INCH ALUMINUM CAP STAMPED "CDOT POINT 939", BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 18° 57' 27" EAST, A DISTANCE OF 97.46 FEET;
2. SOUTH 34° 19' 43" EAST, A DISTANCE OF 116.54 FEET;
3. SOUTH 10° 33' 34" EAST, A DISTANCE OF 210.86 FEET;
4. SOUTH 19° 03' 26" EAST, A DISTANCE OF 342.07 FEET;
5. SOUTH 06° 26' 49" EAST, A DISTANCE OF 432.31 FEET;
6. SOUTH 39° 49' 42" WEST, A DISTANCE OF 69.17 FEET;
7. SOUTH 10° 19' 22" EAST, A DISTANCE OF 83.49 FEET;
8. SOUTH 42° 40' 51" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

9. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89° 19' 42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2091.57 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTIONS 34 AND 35;

10. SOUTH 89° 30' 25" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1117.36 FEET TO A POINT ON THE EAST BOUNDARY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

11. NORTH 11° 45' 56" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 72.25 FEET TO A POINT OF CURVATURE;

12. CONTINUING ON SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY A DISTANCE OF 510.22 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1507.70 FEET, A CENTRAL ANGLE OF 19° 23' 21", A CHORD BEARING OF NORTH 21° 27' 37" WEST, AND A CHORD LENGTH OF 507.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

13. NORTH 00° 56' 39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 781.54 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 34;

14. NORTH 89° 58' 06" WEST, ALONG THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 34.78 FEET;

15. NORTH 28° 20' 52" WEST, A DISTANCE OF 1183.02 FEET;

16. NORTH 70° 09' 33" EAST, A DISTANCE OF 911.69 FEET TO A POINT ON THE WEST BOUNDARY OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) COURSES;

17. SOUTHEASTERLY A DISTANCE OF 249.04 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5620.00 FEET, A CENTRAL ANGLE OF 2°32'20", A CHORD BEARING OF SOUTH 24°32'33" EAST, AND A CHORD LENGTH OF 249.02 FEET;

18. SOUTH 25° 48' 43" EAST, A DISTANCE OF 455.32 FEET;

19. SOUTH 64° 11' 17" WEST, A DISTANCE OF 100.00 FEET;

20. SOUTH 25° 48' 43" EAST, A DISTANCE OF 745.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

21. SOUTH 89° 57' 34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 512.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34;

22. SOUTH 89° 29' 14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1810.18 FEET TO THE POINT OF BEGINNING;

SAVING AND EXCEPTING THEREFROM

THOSE LANDS OCCUPIED AND CLAIMED BY THE UNION PACIFIC RAILROAD AS DEPICTED ON SHEET 5 OF 27 OF THE RIGHT OF WAY AND TRACK MAP OF THE DENVER AND RIO GRANDE RAILROAD, FIRST DIVISION, DATED JUNE 30, 1919 BEING SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THAT SIXTY (60) FOOT WIDE RIGHT OF WAY FOR LIGGETT ROAD, BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PARCEL CONTAINING A CALCULATED GROSS AREA OF 5,378,253 SQUARE FEET, OR 123.468 ACRES MORE OR LESS, WITH A CALCULATED NET ACREAGE AFTER EXCEPTIONS OF 5,145,214 SQUARE FEET, OR 118.118 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

EAST PARCEL:

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, AND SECTIONS 35 AND 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A

2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED

"LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 51' 44" EAST, A DISTANCE OF 1318.81 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 36, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWENTY-THREE (23) COURSES;

1. NORTH 89° 51' 44" EAST, A DISTANCE OF 3864.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FOUNDERS PARKWAY;

2. SOUTH 00° 13' 20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2125.88 FEET TO THE NORTHEASTERN MOST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2010076348 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, AND ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING FOUR COURSES;

3. NORTH 73° 43' 24" WEST, A DISTANCE OF 67.75 FEET;

4. SOUTH 24° 44' 16" WEST, A DISTANCE OF 84.60 FEET

5. SOUTH 00° 00' 08" EAST, A DISTANCE OF 308.73 FEET;

6. NORTH 89° 59' 39" EAST, A DISTANCE OF 101.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID FOUNDERS PARKWAY, BEING THE SOUTHEASTERN MOST CORNER OF SAID PARCEL;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES;

7. SOUTH 00° 13' 20" EAST, A DISTANCE OF 142.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

8. SOUTH 01° 11' 55" EAST, A DISTANCE OF 1340.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, BEING THE SOUTHEASTERN MOST CORNER OF THE PARCEL HEREIN DESCRIBED;

9. SOUTH 89° 17' 31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2588.82 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 1;

10. NORTH 01° 04' 11" EAST, ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, A DISTANCE OF 1361.34 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;

11. SOUTH 89° 27' 39" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2585.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;

12. NORTH 89° 09' 02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1348.09 FEET TO THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 35 AND 2;

13. NORTH 01° 03' 36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 662.52 FEET TO THE CENTER SOUTH SOUTHEAST 1/64TH CORNER OF SAID SECTION 35;

14. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, TO THE SOUTHWEST CORNER THEREOF, A DISTANCE OF 1342.46 FEET;

15. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 161.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FRONT STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

16. NORTH 04° 58' 38" WEST, A DISTANCE OF 316.76 FEET;

17. NORTH 05° 23' 34" WEST, A DISTANCE OF 272.88 FEET;

18. NORTH 06° 01' 18" WEST, A DISTANCE OF 74.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

19. SOUTH 89° 19' 42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 216.50 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 35;

20. SOUTH 89° 19' 15" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.37 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 35;

21. SOUTH 89° 19' 17" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.13 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 35 AND 36;

22. NORTH 89° 39' 41" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1305.83 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 36;

23. NORTH 01° 00' 45" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1324.63 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 18,091,645 SQUARE FEET, OR 415.327 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

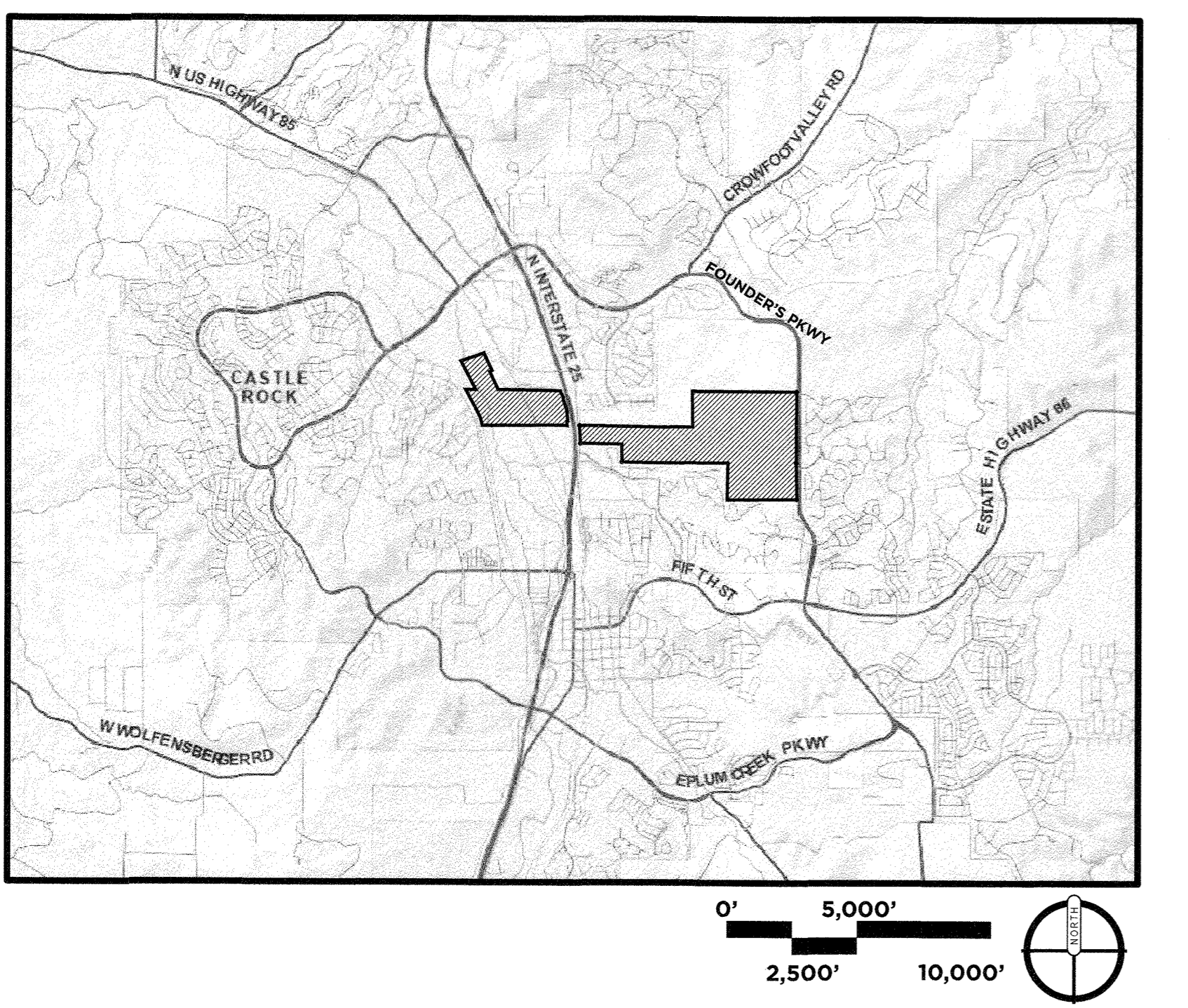
THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
 AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET INDEX	
SHEET 1:	COVER SHEET
SHEET 2:	LEGAL DESCRIPTION
SHEET 3:	ADJACENT ZONING & LAND USE MAP
SHEET 4:	LAND USE PLAN OVERVIEW
SHEET 5:	EXISTING CONDITIONS - VEGETATION & RCZ
SHEET 6:	EXISTING CONDITIONS - SLOPE ANALYSIS
SHEET 7:	EXISTING CONDITIONS - DRAINAGE PATTERNS
SHEET 8:	PROPOSED DRAINAGE & DETENTION PONDS
SHEET 9:	PRELIMINARY UTILITY PLAN
SHEET 10:	OPEN SPACE AND PARK PLAN AND DEDICATION TABLE
SHEET 11-16:	DEVELOPMENT STANDARDS
SHEET 16:	DEFINITIONS
SHEET 17-18:	COMMUNITY ARCHITECTURAL CHARACTER

VICINITY MAP:



PDP STANDARD NOTES

- The mineral rights associated with this development have been severed. Notification of development hearings before Planning Commission and Town Council must be provided to owners of mineral estates.
- This site lies within FEMA Flood Zone AE and X per maps 08035C0188G and 08035C0189G dated March 16, 2016. No structures shall be permitted in the approved 100-year flood plain.
- A LOMR will be submitted at the time of Site Development Plan, if necessary.
- This development plan is not impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations due to the view plane protection overlay commitment within the PD, as detailed in Section 4.a.i of the Pine Canyon Pre-Annexation Agreement.
- This development plan is impacted by species protected by the U.S. Fish & Wildlife Service. The only area with species with USFWS protection on-site is the Prebel's Mouse. Its habitat is designated along East Plum Creek and it will all be undisturbed and preserved as Open Space.
- The Site is within the Town of Castle Rock 2-Yellow, 3-Blue, 4-Purple, 5-Red, and 6-Green water pressure zones.
- 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.
- Urban/Wildland Interface Area Management Plan to be evaluated by the Town of Castle Rock Fire Department as appropriate to each Planned Development (PD).

PINE CANYON SUMMARY TABLE				
TOTAL SITE AREA (AC) = 533.5				
Land Use Type	Gross Land Area (acres)	Maximum Number of Units ³	Maximum Density ³ (du/ac)	Minimum Lot Sizes (SF)
Total SFD planning areas	134.4	375	Per Planning Area Refer to Table 1	Single Family Detached = 4500
Total SFE planning areas	102.0	425		SFD = 3500 Duplex = 2000 Patio = 2000 Townhome = 1200
Total MF in MF and MU planning areas	50.0	1,000		N/A
Total Resort Complex/SFd (excluded from total - see note 1)	21.4	75		Residential (same as SFD/SFE districts)
Total Maximum Residential^{1,3}	286.4	1,800		
		Proposed Maximum Non-Residential S.F.		
Total Mixed Use planning areas	35.1	500,000 SF		
Total Business/Light Industrial planning areas	11.4	100,000 SF		
Total Resort Complex/SFd²	21.4	150,000 SF		
Total Non-Residential	67.9	600,000 SF		
Proposed Parks, Open Space, and Trails				
Total Neighborhood & Local Parks	Proposed = 22.9			
Total Private Open Space/Riparian Preserve/Homestead	Proposed = 62.1			
Total Public Open Space	Proposed = 93.5			
Total Parks & Open Space	178.5			
PLD	12.7			
ROW (inside property)	23.1			

Notes:

- The maximum residential units is 1,800 du for the entire property. The Resort Complex/SFd area may include up to 75 residential units. However, the amount of residential units within PA-6 will be reduced from other residential planning areas to maintain the overall maximum count of 1,800 du. The existing dwelling in OSP-9 shall not count toward the total unit count in the PD.
- The maximum non-residential square footage is 600,000 s.f. for the entire property. The Resort Complex area may include up to 150,000 s.f. However, the amount of non-residential square footage within the Resort Complex will be reduced from other non-residential planning areas to maintain the overall maximum of 600,000 s.f.
- Refer to General Provisions #5 for Density Transfers between Planning Areas.

Land Use Type	Acreage	Percentage
Residential (excludes MF in Mixed Use)	251.3	47%
Mixed Use	35.1	7%
Business/Light Industrial	11.4	2%
Resort	21.4	4%
Parks	22.9	4%
Open Space	155.6	29%
PLD	12.7	2%
ROW	23.1	4%
TOTAL	533.5	100%

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PINE CANYON PER THE DEVELOPMENT AGREEMENT AS APPROVED BY THE TOWN.

SURVEYOR'S CERTIFICATE:

I, Patrick M. Steenburg, a Licensed Professional Land Surveyor in the state of Colorado, do hereby certify that the survey and legal description represented by this Pine Canyon Planned Development Plan and Zoning Regulations was made under my supervision and the monuments shown thereon actually exist and this Pine Canyon Planned Development Plan and Zoning Regulations accurately represents that survey.

PATRICK M. STEENBURG, COLORADO PLS# 38000 DATE _____

TITLE CERTIFICATION:

I, ERIC GONZALES, an authorized representative of Fidelity National Title, a title insurance company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgagees and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate.

Authorized Representative
Fidelity National Title
 Title Company

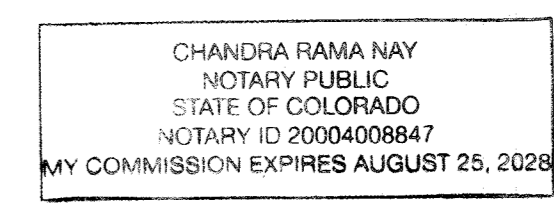
Signed this 26th day of JUNE, 2025.

Notary Block

Subscribed and sworn to before me this 26th day of June, 2025 by Eric Gonzales as authorized representative of Fidelity National Title.

Witness my hand and official seal.

Chandra Rama Nay
 Notary Public



My commission expires: 8/25/2028

OWNERSHIP CERTIFICATION:

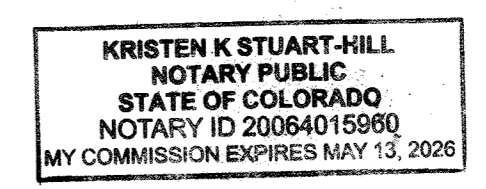
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein:
JRW Family Limited Partnership LLLP by J. R. Walker, General Partner
 JRW Family Limited Partnership LLLP, Colorado Limited Liability Limited Partnership
 Signed this 27th day of June, 2025.

Notary Block

Subscribed and sworn to before me this 27 day of June, 2025 by James R. Walker.

Witness my hand and official seal.

Kristen K. Stuart-Hill
 Notary Public



My commission expires: May 13, 2026

PLANNING COMMISSION RECOMMENDATION:

This Pine Canyon Planned Development Plan and Zoning Regulations was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado on the 24th day of April, 2025.

Chair [Signature] Date 9.25.25

Attest:

Director of Development Services [Signature] Date 9/25/25

TOWN COUNCIL APPROVAL:

This Pine Canyon Planned Development Plan and Zoning Regulations was approved by the Town Council of the Town of Castle Rock, Colorado, on the 20th day of May, 2025.

Mayor [Signature] Date 9/25/25

Attest:

Town Clerk [Signature] Date 9/25/25



PREPARED FOR:

JRW Family Limited Liability Partnership
 1200 17th St, Suite 3000,
 Denver, CO - 80202
 303.587.0102

ENGINEERING:



3473 S Broadway,
 Englewood, CO 80113
 303.703.4444

LAND PLANNING:



PCS Group, Inc.
 200 Kalamath Street,
 Denver, CO - 80233
 720.259.8246

REVISIONS:

NO.	DATE	REVISION DESCRIPTION
1	4/9/2025	REVISION 1
2	4/24/2025	REVISION 2
3	5/6/2025	REVISION 3
4	5/12/2025	REVISION 4

SHEET INFO:

PINE CANYON COVER SHEET

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

1 OF 18

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

WEST PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PER TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NUMBER 00506340-201-T21-ES, HAVING AN EFFECTIVE DATE OF MARCH 6, 2025)

PARCEL ONE:

ALL THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35 AND ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LYING WEST OF THE WEST RIGHT OF WAY LINE OF INTERSTATE 25 AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, EXCEPT DENVER AND RIO GRANDE EAST OF WAY, AND EXCEPT RIGHT OF WAY FOR LIGGETT ROAD, AND EXCEPT LOT 1, DOUGLAS COUNTY LIONS CLUB, AND EXCEPT PROPERTY DESCRIBED IN EXHIBIT A TO RULE AND ORDER IN CIVIL ACTION 2005CV1763, DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO, RECORDED JUNE 20, 2008 AT RECEPTION NO. 2008043978, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL TWO:

LOT 1,

DOUGLAS COUNTY LIONS CLUB, AS PER THE PLAT THEREOF RECORDED MARCH 6, 1987 AT RECEPTION NO. 8706250, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL THREE:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 FROM WHENCE THE EAST 1/4 CORNER BEARS SOUTH 89° 32' 53" EAST, A DISTANCE OF 512.11 FEET AND CONSIDERING SAID SOUTH LINE TO BEAR SOUTH 89° 32' 53" EAST, AS DETERMINED BY SOLAR OBSERVATION, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE, THE FOLLOWING COURSES ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD WESTERLY RIGHT OF WAY:

- NORTH 25° 25' 05" WEST, A DISTANCE OF 744.26 FEET;
- NORTH 64° 34' 55" EAST, A DISTANCE OF 100.00 FEET;
- NORTH 25° 25' 05" WEST, A DISTANCE OF 455.31 FEET TO A POINT OF CURVATURE, HAVING A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02° 32' 56", A RADIUS OF 5620.00 FEET, AN ARC LENGTH OF 250.00 FEET AND A CHORD THAT BEARS NORTH 24° 08' 34" WEST, A DISTANCE OF 250.00 FEET;
- THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY, SOUTH 70° 36' 31" WEST, A DISTANCE OF 911.40 FEET;
- THENCE, SOUTH 27° 58' 52" EAST, A DISTANCE OF 1183.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 34;
- THENCE, ALONG SAID SOUTH LINE, SOUTH 89° 32' 53" EAST, A DISTANCE OF 831.16 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO

ABOVE LEGAL DESCRIPTION IS ALSO DESCRIBED AS FOLLOWS :

A PARCEL OF LAND LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 28' 38" WEST, A DISTANCE OF 3552.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, BEING MONUMENTED BY A 3.25 INCH ALUMINUM CAP STAMPED "CDOT POINT 939", BEING THE THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOLLOWING EIGHT (8) COURSES;

- 1. SOUTH 18° 57' 27" EAST, A DISTANCE OF 97.46 FEET;
- 2. SOUTH 34° 19' 43" EAST, A DISTANCE OF 116.54 FEET;
- 3. SOUTH 10° 33' 34" EAST, A DISTANCE OF 210.86 FEET;
- 4. SOUTH 19° 03' 26" EAST, A DISTANCE OF 342.07 FEET;
- 5. SOUTH 06° 26' 49" EAST, A DISTANCE OF 432.31 FEET;
- 6. SOUTH 39° 49' 42" WEST, A DISTANCE OF 69.17 FEET;
- 7. SOUTH 10° 19' 22" EAST, A DISTANCE OF 83.49 FEET;
- 8. SOUTH 42° 40' 51" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
- 9. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89° 19' 42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2091.57 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTIONS 34 AND 35;
- 10. SOUTH 89° 30' 25" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1117.36 FEET TO A POINT ON THE EAST BOUNDARY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
- 11. NORTH 11° 45' 56" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 72.25 FEET TO A POINT OF CURVATURE;
- 12. CONTINUING ON SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY A DISTANCE OF 510.22 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1507.70 FEET, A CENTRAL ANGLE OF 19° 23' 21", A CHORD BEARING OF NORTH 21° 27' 37" WEST, AND A CHORD LENGTH OF 507.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
- 13. NORTH 00° 56' 39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 781.54 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 34;
- 14. NORTH 89° 58' 06" WEST, ALONG THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 34.78 FEET;
- 15. NORTH 28° 20' 52" WEST, A DISTANCE OF 1183.02 FEET;
- 16. NORTH 70° 09' 33" EAST, A DISTANCE OF 911.69 FEET TO A POINT ON THE WEST BOUNDARY OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) COURSES;
- 17. SOUTHEASTERLY A DISTANCE OF 249.04 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5620.00 FEET, A CENTRAL ANGLE OF 2°32'20", A CHORD BEARING OF SOUTH 24°32'33" EAST, AND A CHORD LENGTH OF 249.02 FEET;
- 18. SOUTH 25° 48' 43" EAST, A DISTANCE OF 455.32 FEET;
- 19. SOUTH 64° 11' 17" WEST, A DISTANCE OF 100.00 FEET;

- 20. SOUTH 25° 48' 43" EAST, A DISTANCE OF 745.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;
- 21. SOUTH 89° 57' 34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 512.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34;
- 22. SOUTH 89° 29' 14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1810.18 FEET TO THE POINT OF BEGINNING;

SAVING AND EXCEPTING THEREFROM

THOSE LANDS OCCUPIED AND CLAIMED BY THE UNION PACIFIC RAILROAD AS DEPICTED ON SHEET 5 OF 27 OF THE RIGHT OF WAY AND TRACK MAP OF THE DENVER AND RIO GRANDE RAILROAD, FIRST DIVISION, DATED JUNE 30, 1919 BEING SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AND THAT SIXTY (60) FOOT WIDE RIGHT OF WAY FOR LIGGETT ROAD, BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PARCEL CONTAINING A CALCULATED AREA OF 5,145,443 SQUARE FEET OR 118.123 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

EAST PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PER TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NUMBER 00506339-201-T21-ES, HAVING AN EFFECTIVE DATE OF MARCH 6, 2025)

PARCEL A:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; EXCEPT THE EASTERLY 55 FEET THEREOF DEEDED TO THE TOWN OF CASTLE ROCK BY INSTRUMENT RECORDED MARCH 27, 1985 IN BOOK 567 AT PAGE 182, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LYING EAST OF INTERSTATE HIGHWAY 25, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL C:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL D:

THE SOUTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL E:

THE SOUTHEAST 1/4, THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

EXCEPT THE EASTERLY 55 FEET THEREOF DEEDED TO THE TOWN OF CASTLE ROCK BY INSTRUMENT RECORDED MARCH 27, 1985 IN BOOK 567 AT PAGE 182.

AND

EXCEPT THAT FEE PARCEL ACQUIRED BY DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER, ORDER FOR DISBURSEMENT OF FUNDS, AND ORDER FOR RELEASE OF LIS PENDENS IN CIVIL ACTION 2009CV883, DISTRICT COURT, DOUGLAS COUNTY, RECORDED NOVEMBER 4, 2010 AT RECEPTION NO. 2010076348, COUNTY OF DOUGLAS, STATE OF COLORADO.

ABOVE LEGAL DESCRIPTION ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, AND SECTIONS 35 AND 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 51' 44" EAST, A DISTANCE OF 1318.81 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 36, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWENTY-THREE (23) COURSES;

- 1. NORTH 89° 51' 44" EAST, A DISTANCE OF 3864.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FOUNDERS PARKWAY;
- 2. SOUTH 00° 13' 20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2125.88 FEET TO THE NORTHEASTERN MOST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2010076348 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, AND ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING FOUR COURSES;

- 3. NORTH 73° 43' 24" WEST, A DISTANCE OF 67.75 FEET;
- 4. SOUTH 24° 44' 16" WEST, A DISTANCE OF 84.60 FEET;
- 5. SOUTH 00° 00' 08" EAST, A DISTANCE OF 308.73 FEET;
- 6. NORTH 89° 59' 39" EAST, A DISTANCE OF 101.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID FOUNDERS PARKWAY, BEING THE SOUTHEASTERN MOST CORNER OF SAID PARCEL;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES;

- 7. SOUTH 00° 13' 20" EAST, A DISTANCE OF 142.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36;
- 8. SOUTH 01° 11' 55" EAST, A DISTANCE OF 1340.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, BEING THE SOUTHEASTERN MOST CORNER OF THE PARCEL

HEREIN DESCRIBED;

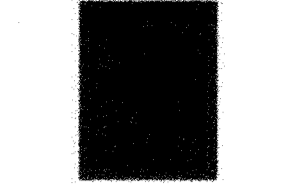
- 9. SOUTH 89° 17' 31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2588.82 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 1;
- 10. NORTH 01° 04' 11" EAST, ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, A DISTANCE OF 1361.34 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;
- 11. SOUTH 89° 27' 39" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2585.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;
- 12. NORTH 89° 09' 02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1348.09 FEET TO THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 35 AND 2;
- 13. NORTH 01° 03' 36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 662.52 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 35;
- 14. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, TO THE SOUTHWEST CORNER THEREOF, A DISTANCE OF 1342.46 FEET;
- 15. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 161.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FRONT STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

- 16. NORTH 04° 58' 38" WEST, A DISTANCE OF 316.76 FEET;
- 17. NORTH 05° 23' 34" WEST, A DISTANCE OF 272.88 FEET;
- 18. NORTH 06° 01' 18" WEST, A DISTANCE OF 74.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
- 19. SOUTH 89° 19' 42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 216.50 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 35;
- 20. SOUTH 89° 19' 15" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.37 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 35;
- 21. SOUTH 89° 19' 17" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.13 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 35 AND 36;
- 22. NORTH 89° 39' 41" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1305.83 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 36;
- 23. NORTH 01° 00' 45" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1324.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 18,091,645 SQUARE FEET OR 415.327 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

PREPARED FOR:



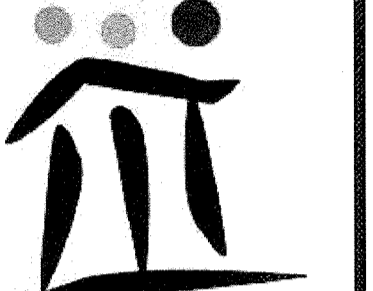
JRW Family Limited Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:



www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	REVISION 1	4/9/2025
2	REVISION 2	4/24/2025
3	REVISION 3	5/6/2025
4	REVISION 4	5/12/2025
5		
6		

SHEET INFO:

PINE CANYON

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

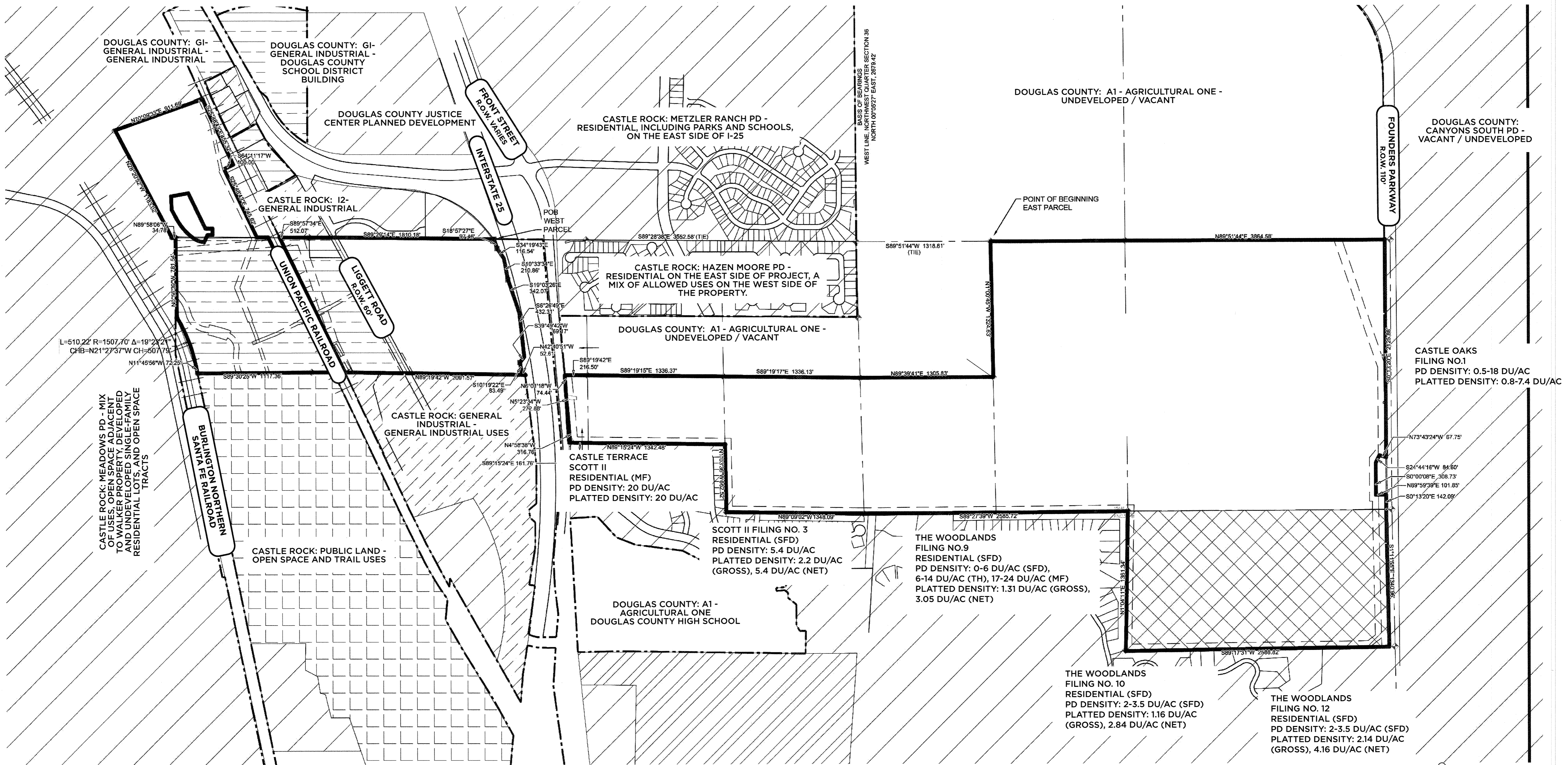
2025-02-19

2 OF 18

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

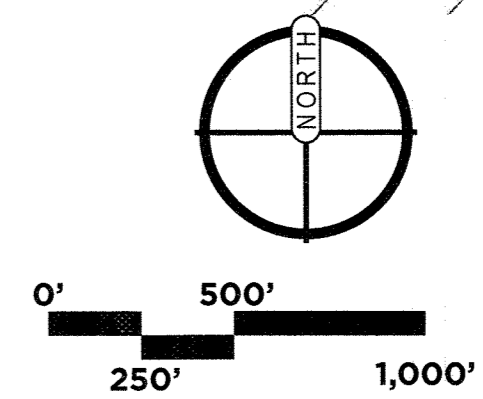
LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ADJACENT ZONING & LAND USE MAP



LEGEND

- TOWN OF CASTLE ROCK LIMITS
- PINE CANYON PLANNED DEVELOPMENT BOUNDARY
- CASTLE ROCK: PLANNED DEVELOPMENT - PD
- CASTLE ROCK: SINGLE FAMILY RESIDENTIAL - R1
- CASTLE ROCK: GENERAL INDUSTRIAL - I2
- CASTLE ROCK: PUBLIC LAND (OPEN SPACE) - PL
- DOUGLAS COUNTY: AGRICULTURAL - A1
- DOUGLAS COUNTY: RURAL RESIDENTIAL - RR
- DOUGLAS COUNTY: GENERAL INDUSTRIAL - GI



PREPARED FOR:

JRW Family Limited Liability Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:

CORE
CONSULTANTS
3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:

www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
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2	REVISION 2	4/24/2025
3	REVISION 3	5/6/2025
4	REVISION 4	5/12/2025
5		
6		

SHEET INFO:

PINE CANYON ADJACENT ZONING & LAND USE MAP

DRAWN BY:

CGR
DESIGNED BY:
JP

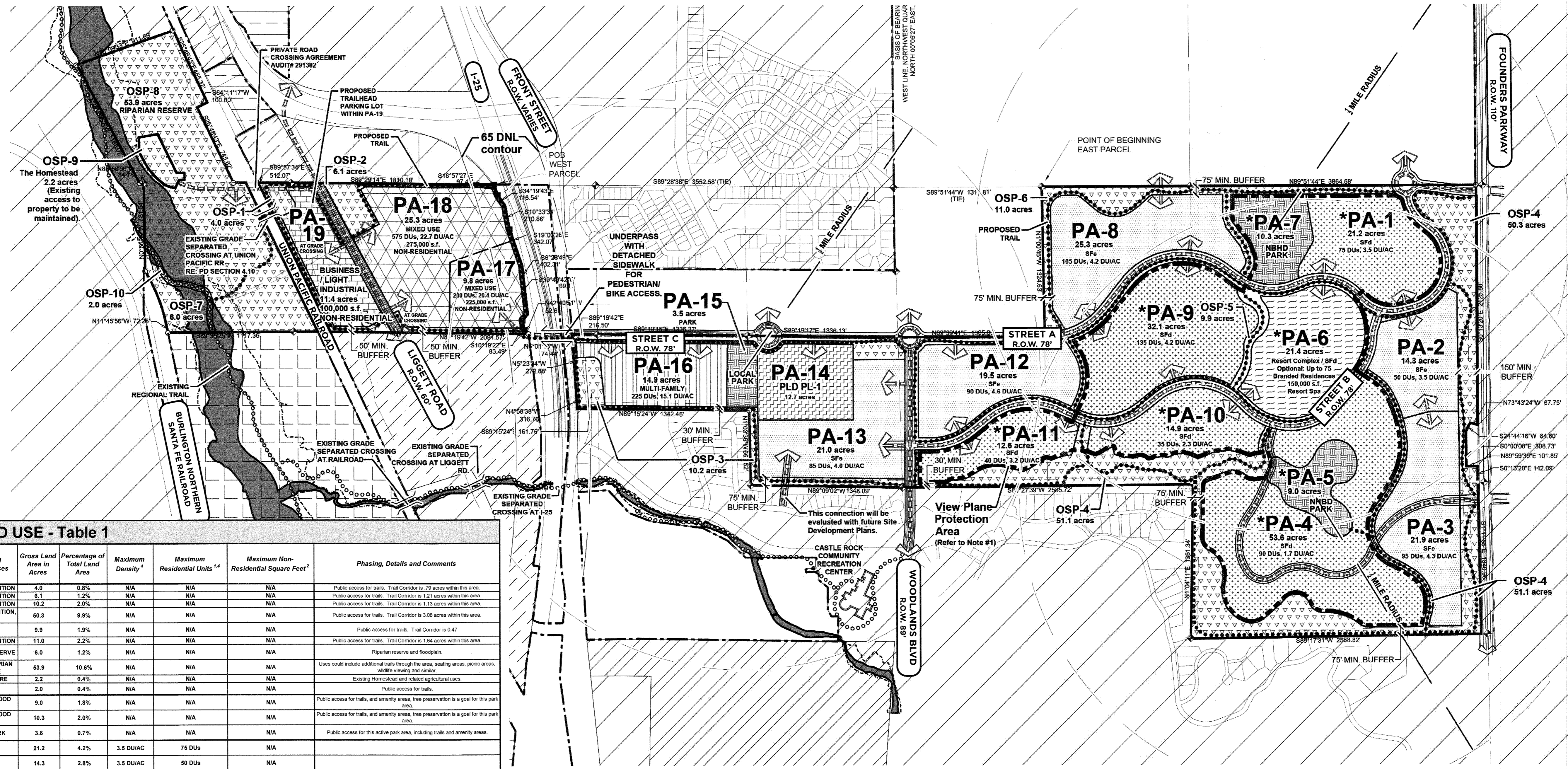
SUBMITTED ON:

2025-02-19

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LAND USE PLAN OVERVIEW



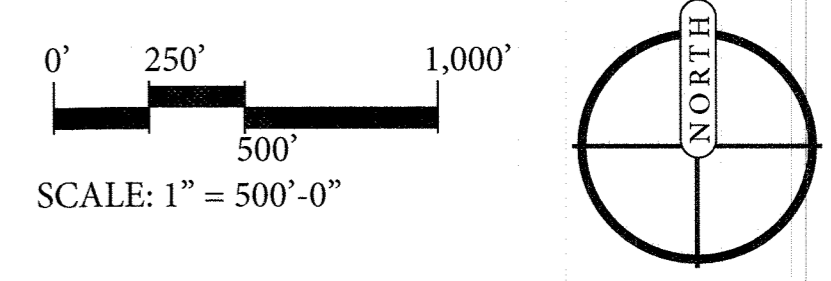
PINE CANYON LAND USE - Table 1

Land Use Item	Planning Area Map Number	Permitted Principal Uses	Gross Land Area in Acres	Percentage of Total Land Area	Maximum Density ¹	Maximum Residential Units ^{1,4}	Maximum Non-Residential Square Feet ²	Phasing, Details and Comments	
Open Space Areas	OSP-1	TRAILS, DETENTION	4.0	0.8%	N/A	N/A	N/A	Public access for trails. Trail Corridor is .79 acres within this area.	
	OSP-2	TRAILS, DETENTION	6.1	1.2%	N/A	N/A	N/A	Public access for trails. Trail Corridor is 1.21 acres within this area.	
	OSP-3	TRAILS, DETENTION	10.2	2.0%	N/A	N/A	N/A	Public access for trails. Trail Corridor is 1.13 acres within this area.	
	OSP-4	TRAILS, DETENTION, BUFFER	50.3	9.9%	N/A	N/A	N/A	Public access for trails. Trail Corridor is 3.08 acres within this area.	
	OSP-6	TRAILS	9.9	1.9%	N/A	N/A	N/A	Public access for trails. Trail Corridor is 0.47	
	OSP-7	TRAILS, DETENTION	11.0	2.2%	N/A	N/A	N/A	Public access for trails. Trail Corridor is 1.64 acres within this area.	
	OSP-7	RIPARIAN RESERVE	6.0	1.2%	N/A	N/A	N/A	Riparian reserve and floodplain.	
	OSP-8	TRAILS, RIPARIAN RESERVE	53.9	10.6%	N/A	N/A	N/A	Uses could include additional trails through the area, seating areas, picnic areas, wildlife viewing and similar.	
	OSP-9	AGRICULTURE	2.2	0.4%	N/A	N/A	N/A	Existing Homestead and related agricultural uses.	
	OSP-10	TRAILS	2.0	0.4%	N/A	N/A	N/A	Public access for trails.	
Park Areas	PA-5	NEIGHBORHOOD PARKS	9.0	1.8%	N/A	N/A	N/A	Public access for trails, and amenity areas, tree preservation is a goal for this park area.	
	PA-7	NEIGHBORHOOD PARKS	10.3	2.0%	N/A	N/A	N/A	Public access for trails, and amenity areas, tree preservation is a goal for this park area.	
	PA-15	LOCAL PARK	3.6	0.7%	N/A	N/A	N/A	Public access for this active park area, including trails and amenity areas.	
Development Areas	PA-1	SfD	21.2	4.2%	3.5 DU/AC	75 DUs	N/A		
	PA-2	SfD	14.3	2.8%	3.5 DU/AC	50 DUs	N/A		
	PA-3	SfD	21.9	4.3%	4.3 DU/AC	95 DUs	N/A		
	PA-4	SfD	53.6	10.5%	1.7 DU/AC	90 DUs	N/A		
	PA-6	RESORT COMPLEX / SfD	21.4	4.2%	N/A	UP TO 75 Dus	150,000 SF	The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of Hotel Rooms, up to 75 Branded Residences may be built conforming to the Sfe standards, or SFD standards if no Resort Complex is built; however, the maximum number of dwellings, or non-residential square footage permitted in the PD shall not be exceeded. ³ The square footage of the Hotel/Resort has been analyzed in the traffic report and water studies based on the two-hundred and twenty-five room hotel and full service spa facility because if developed as Branded Residences the use would be of a lesser impact.	
	PA-8	SfE	25.3	5.0%	4.2 DU/AC	105 DUs	N/A		
	PA-9	SfD	32.1	6.3%	4.2 DU/AC	135 DUs	N/A		
	PA-10	SfD	14.9	2.9%	2.3 DU/AC	35 DUs	N/A		
	PA-11	SfD	12.6	2.5%	3.2 DU/AC	40 DUs	N/A		
	PA-12	SfE	19.5	3.8%	4.6 DU/AC	90 DUs	N/A		
	PA-13	SfE	21.0	4.1%	4.0 DU/AC	85 DUs	N/A		
	PA-14	PLD PL-1	12.7	2.5%	N/A	N/A	N/A ³		
	PA-16	MfA	14.9	2.9%	15.1 DU/AC	225 DUs	N/A		
	PA-17	MIXED USE / Mfa	9.8	1.9%	N/A	UP TO 200 DUs	225,000 SF	Anticipated to include up to approximately 800,000 square feet of Office, Retail or Commercial Use Square Footage between PA-17 & PA-15; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ²	
	PA-18	MIXED USE / Mfa	25.3	5.0%	N/A	UP TO 575 DUs	275,000 SF	Anticipated to include up to approximately 100,000 square feet of Business/Light Industrial Square Footage; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ² A trailhead parking area shall be included within PA-18.	
	PA-19	BUSINESS/LIGHT INDUSTRIAL	11.4	2.2%	N/A		100,000 SF	Anticipated to include up to approximately 100,000 square feet of Business/Light Industrial Square Footage; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ²	
	Total Map Acreage (Total figures above)			510.4	100.0%				
	ROW inside of property			23.1					
	Total Property Acreage			533.5					
						1800 DUs	600,000 SF		

LEGEND

	SfE		BUSINESS/ LIGHT INDUSTRIAL		VIEW PLANE PROTECTION ¹		EXISTING TRAIL CORRIDOR
	SfD		MIXED USE		100-YR FLOODPLAIN WITH A-E FLOOD ZONE		PROPOSED TRAIL CORRIDOR
	RESORT COMPLEX/ SfD		PLD		PLANNED DEVELOPMENT BOUNDARY		ROADWAY
	MULTI-FAMILY		PARKS		GRADE SEPARATED CROSSING		
	HOMESTEAD/AG		OPEN SPACE				

- NOTES:**
1. PLANNING AREAS WITH AN ASTERISK LIE WITHIN THE VIEW PLANE PROTECTION AREA. THE VIEW PLANE PROTECTION AREA DEVELOPMENT STANDARDS INCLUDE NO OVER-LOT GRADING (REFER TO DEVELOPMENT STANDARDS, SECTION GENERAL PROVISIONS #8).
 2. TRANSITION TO ADJACENT DEVELOPMENT: PINE CANYON SHALL MATCH OR EXCEED THE LOT SIZE WITHIN 300' POE OF ANY EXISTING ADJACENT SINGLE FAMILY DWELLING PROPERTY LINE ALONG THE SOUTHERN PROPERTY BOUNDARY.
 3. STREETS AND ACCESS POINTS ARE CONCEPTUAL IN NATURE.
 4. OWNER SHALL DEDICATE PUBLIC RIGHTS-OF-WAY (ROW) TO THE TOWN OF CASTLE ROCK AT NO COST TO THE TOWN OF CASTLE ROCK FOR PUBLIC ROADWAYS SHOWN ON THE PD AND PUBLIC ROADWAYS DEVELOPED IN SUBSEQUENT SUBMITTALS.



PREPARED FOR:

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Liability Limited Partnership
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Denver, CO - 80202
303.587.0102

ENGINEERING:

CORE
CONSULTANTS

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303.703.4444

LAND PLANNING:

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PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

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SHEET INFO:

PINE CANYON LAND USE PLAN OVERVIEW

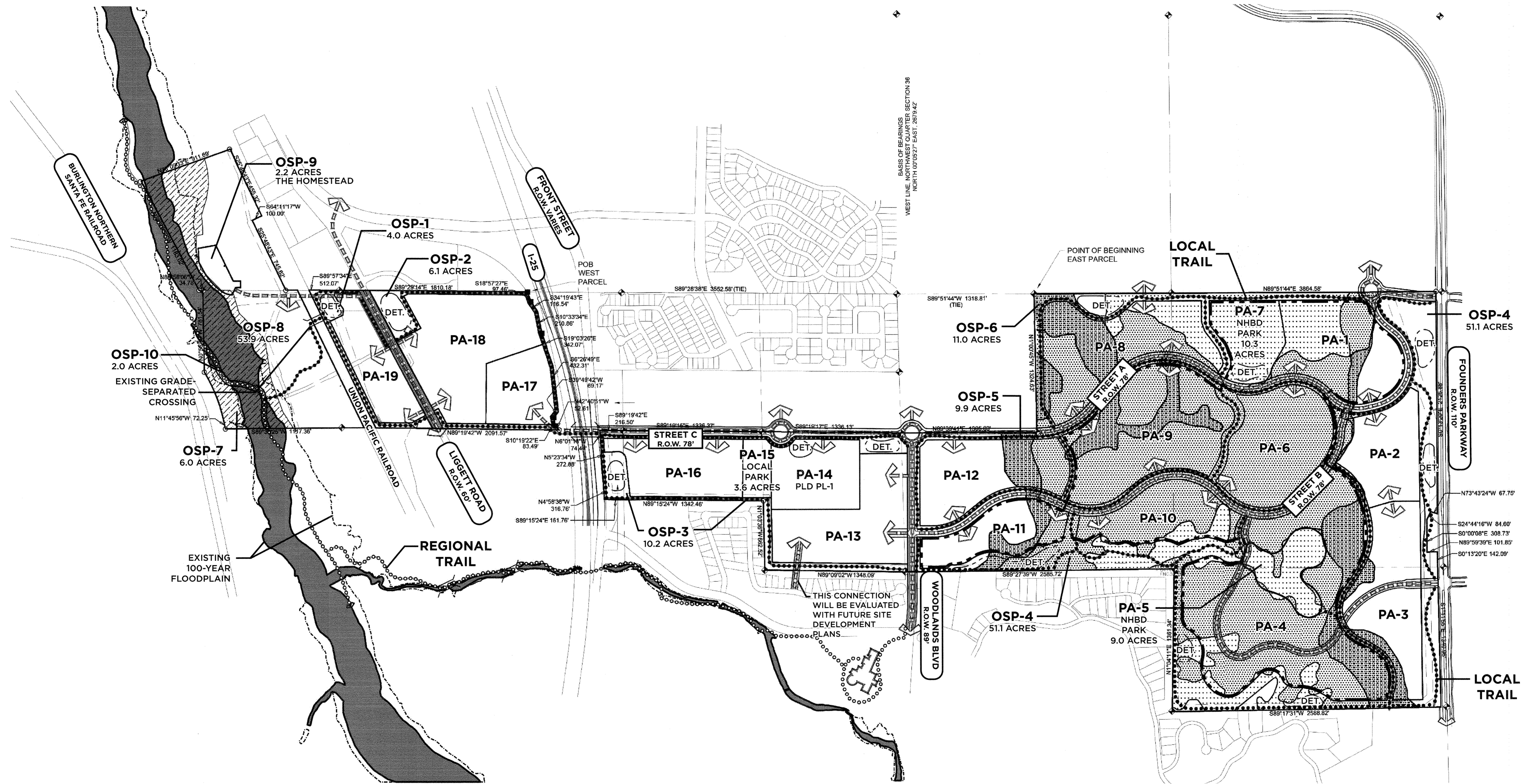
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CGR
DESIGNED BY:
JP

SUBMITTED ON:
2025-02-19

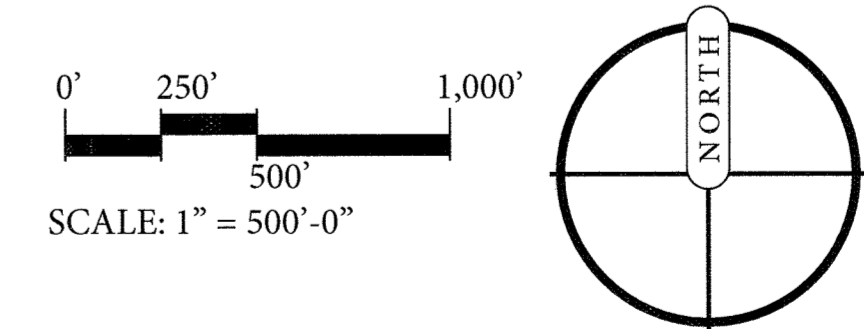
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LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXISTING CONDITIONS - VEGETATION & RCZ



LEGEND			
	Ponderosa Pine		VIEW PLANE PROTECTION
	Oak - Pine		100-YR FLOODPLAIN WITH AE FLOOD ZONE
	Oak		PLANNED DEVELOPMENT BOUNDARY
	RCZ		EXISTING TRAIL CORRIDOR
			PROPOSED TRAIL CORRIDOR
			ROADWAY
			GRADE SEPARATED CROSSING



PREPARED FOR:

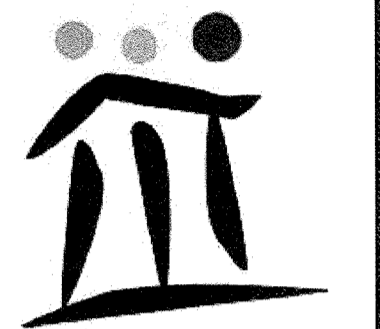
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PINE CANYON EXISTING CONDITIONS - VEGETATION & RCZ

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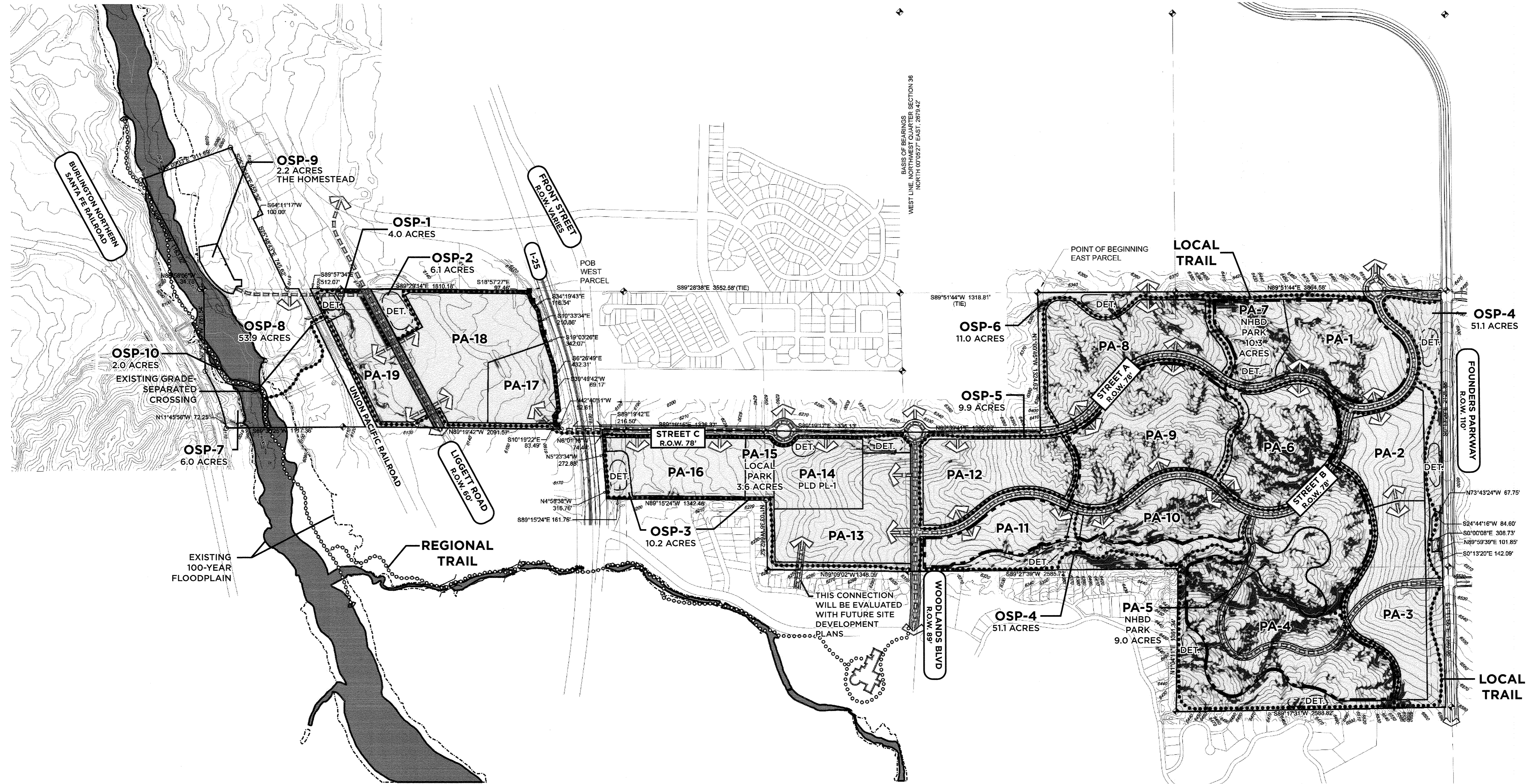
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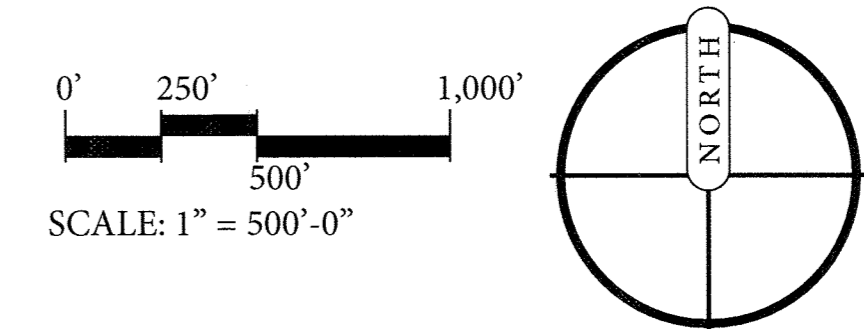
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EXISTING CONDITIONS - SLOPE ANALYSIS



LEGEND

	SLOPES > 25%		VIEW PLANE PROTECTION		EXISTING TRAIL CORRIDOR
	SLOPES 20% - 25%		100-YR FLOODPLAIN WITH AE FLOOD ZONE		PROPOSED TRAIL CORRIDOR
	SLOPES < 20%		PLANNED DEVELOPMENT BOUNDARY		ROADWAY
			GRADE SEPARATED CROSSING		



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PINE CANYON EXISTING CONDITIONS - SLOPE ANALYSIS

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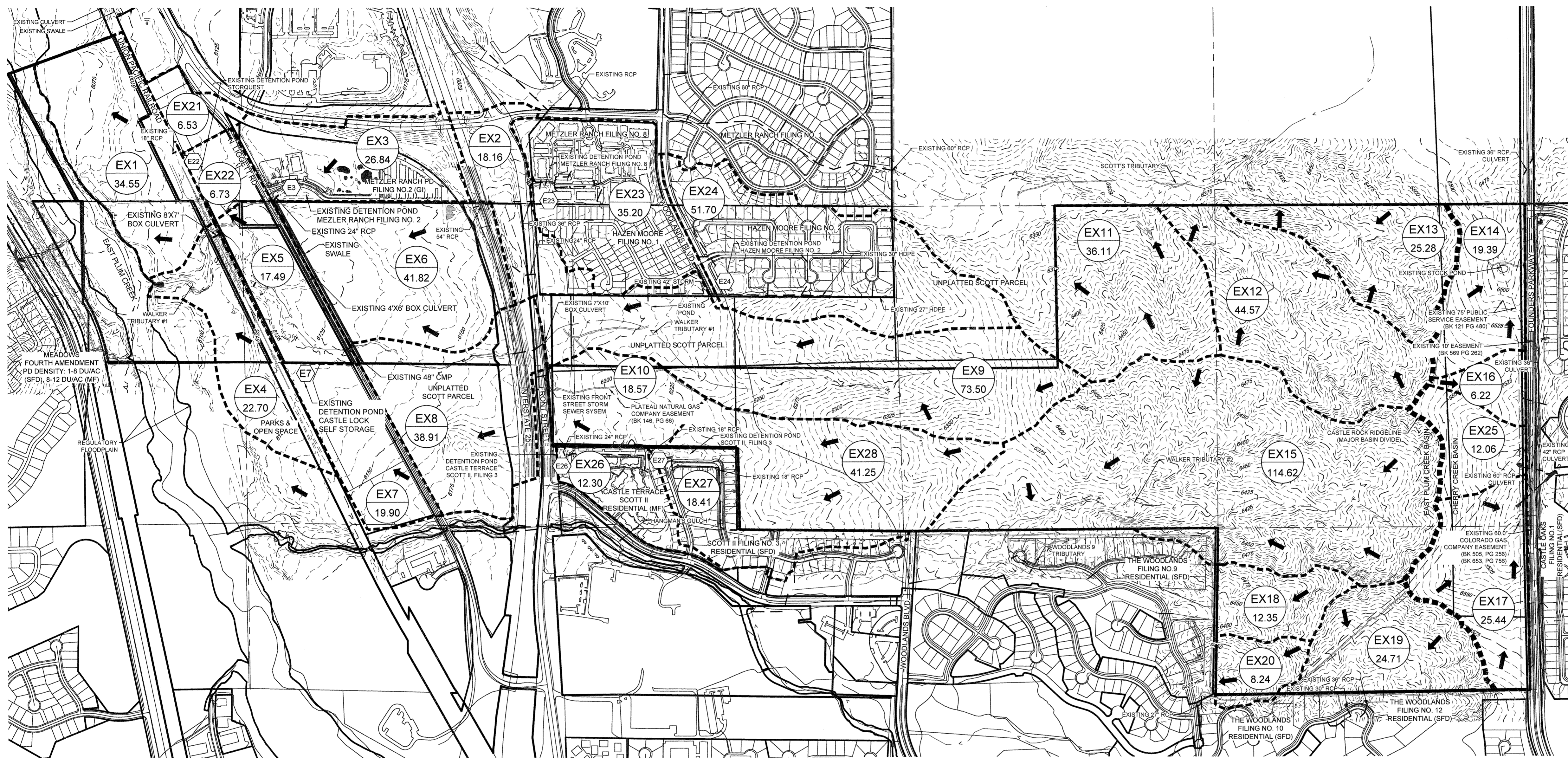
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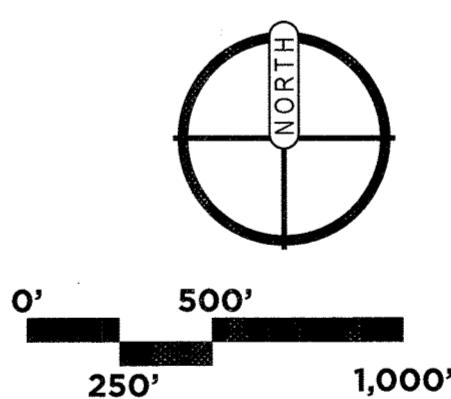
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LEGEND

- XX BASIN DESIGNATION
- XX.XX BASIN AREA
- DIRECTIONAL FLOW ARROW
- DESIGN COLLECTION POINT
- PROPOSED POND DESIGNATION (APPROXIMATE LOCATION)
- OVERALL PROPERTY BOUNDARY
- MAJOR DRAINAGE BASIN BOUNDARY
- MINOR DRAINAGE BASIN BOUNDARY
- CHANNEL FLOWLINE & FLOW DIRECTION
- PLANNING AREA (PA) BOUNDARY



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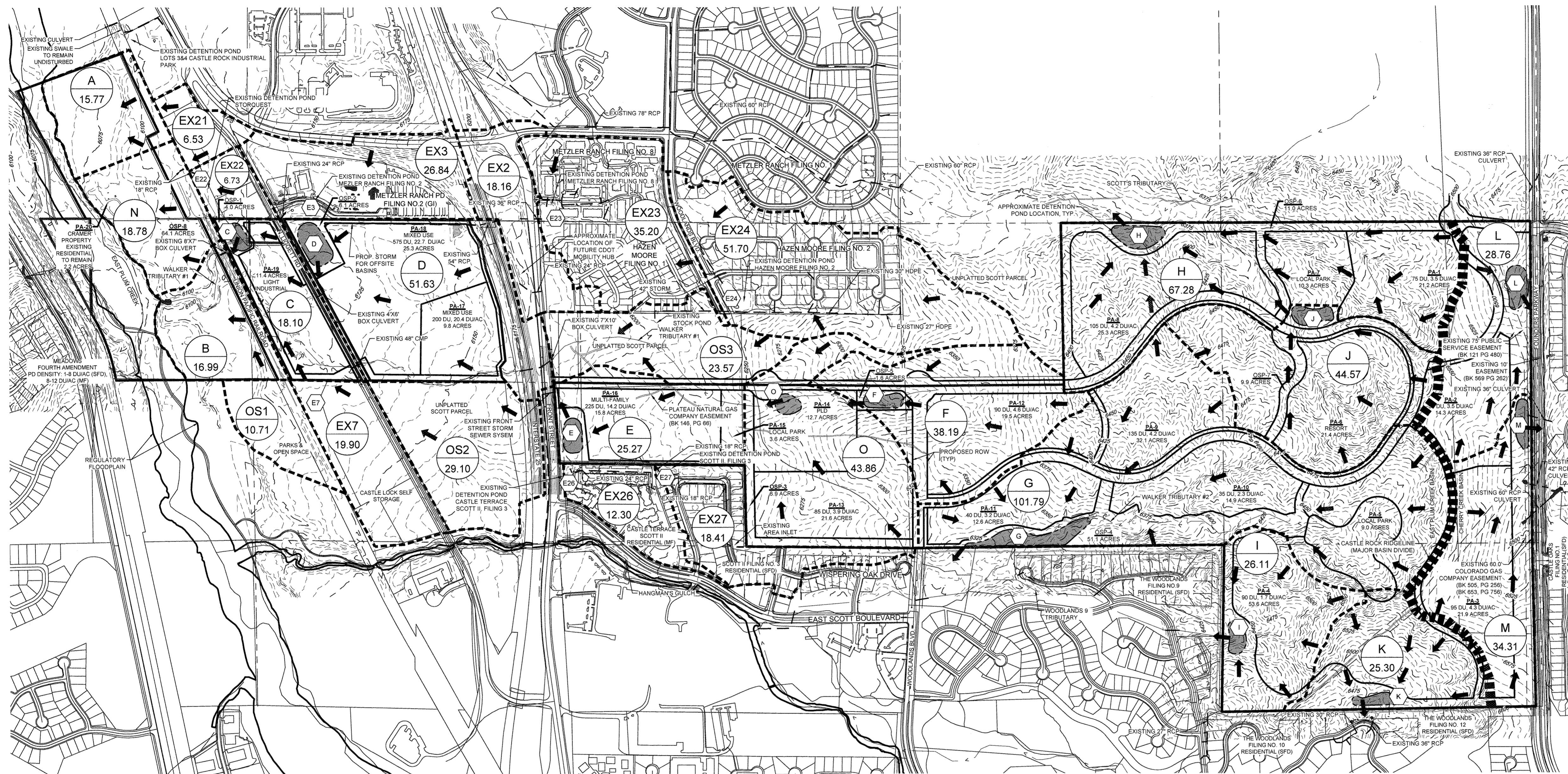
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PINE CANYON EXISTING DRAINAGE PATTERNS & BASIN LOCATIONS

DRAWN BY:
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SUBMITTED ON:
2025-02-19

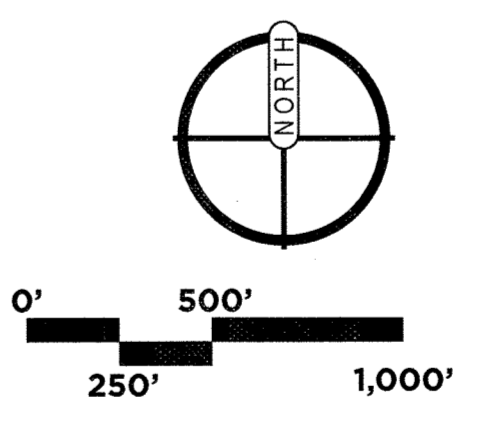
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LEGEND

- BASIN DESIGNATION
- PROPOSED FLOW ARROW (CONTOURS NOT SHOWN, TBD)
- EMERGENCY OVERFLOW ARROW
- DESIGN COLLECTION POINT
- PROPOSED POND DESIGNATION (APPROXIMATE LOCATION)
- OVERALL PROPERTY BOUNDARY (APPROXIMATE LOCATION)
- MAJOR DRAINAGE BASIN BOUNDARY (CASTLE ROCK RIDGELINE)
- MINOR DRAINAGE BASIN BOUNDARY
- CHANNEL FLOWLINE & FLOW DIRECTION
- PLANNING AREA (PA) BOUNDARY
- DETENTION POND (APPROXIMATE LOCATION)
- RECLAIM WATER POND (APPROXIMATE LOCATION)
- WATER QUALITY MANAGEMENT AREA (APPROXIMATE LOCATION)



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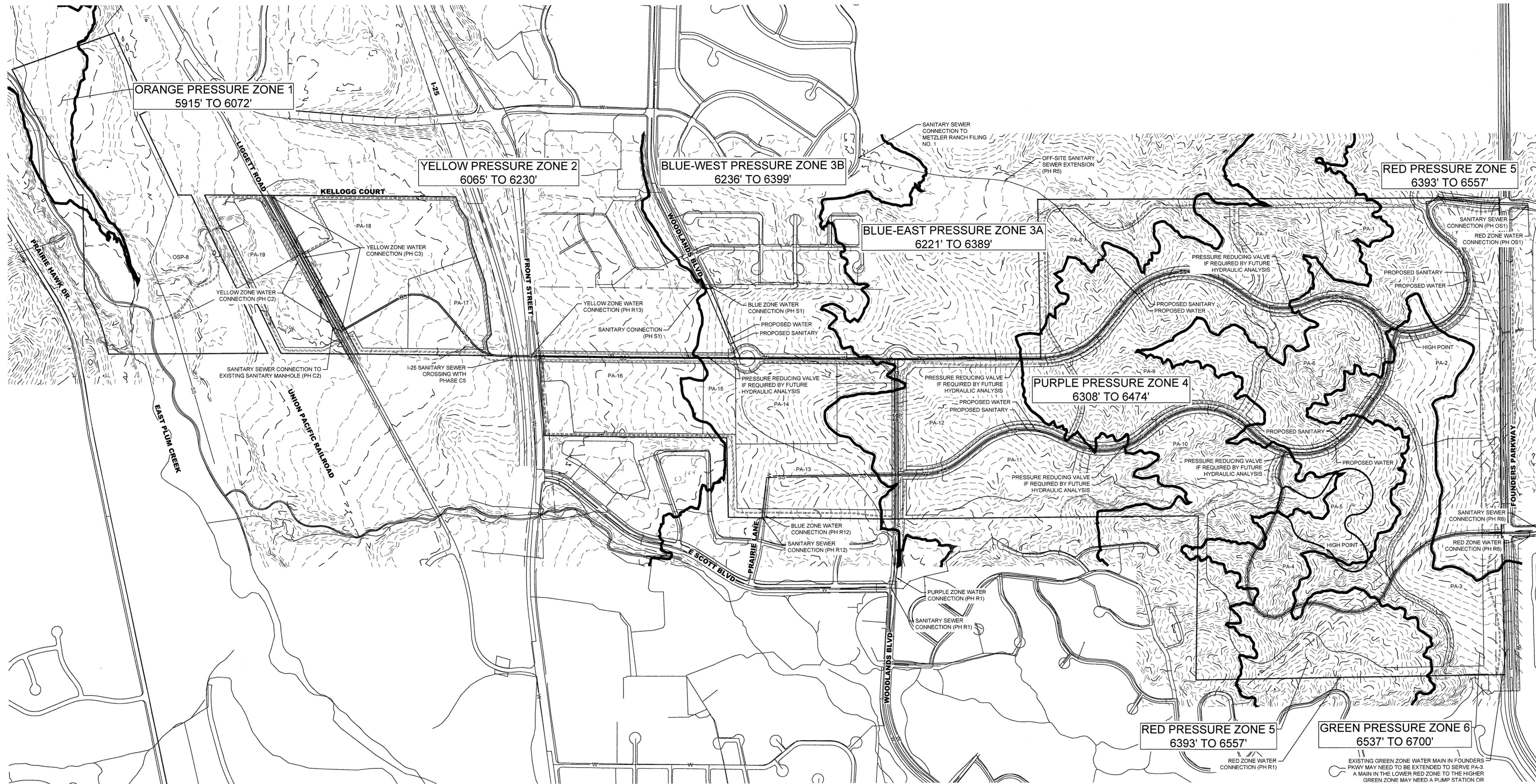
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PINE CANYON PROPOSED DRAINAGE & DETENTION PONDS

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SUBMITTED ON:
2025-02-19

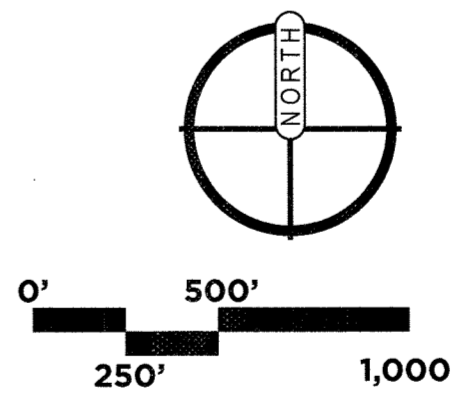
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LEGEND

	PROJECT BOUNDARY
	PARCEL BOUNDARY
	PRESSURE ZONE BOUNDARY
	PROPOSED SANITARY
	PROPOSED WATER
	PROPOSED ROADWAY
	PROPOSED TRAIL



PREPARED FOR:

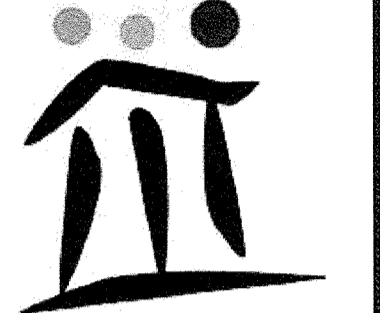
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4	REVISION 4	5/12/2025
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SHEET INFO:

PINE CANYON PRELIMINARY UTILITY PLAN

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

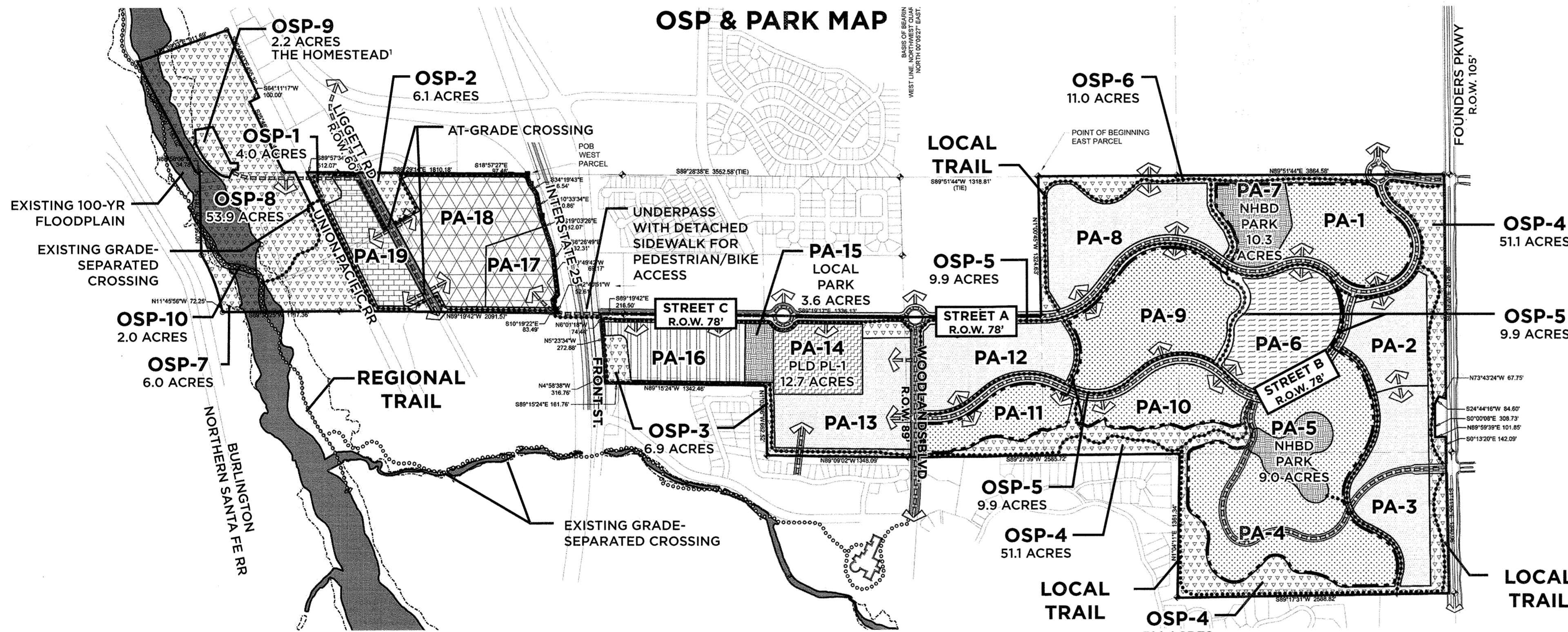
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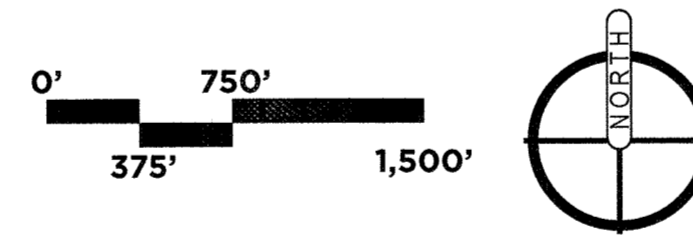
OSP & PARK DEDICATION TABLE

	Prep & Approval of Plan	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
Neighborhood / Local Parks	At the time of Site Development Plan and/or Subdivision, or applicable Town process of the areas within which the Park is located.	With adjacent infrastructure construction, or such time as required by the Subdivision Improvement Agreement.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns, or as may be determined at the time of Subdivision Improvement Agreement or conveyance at final plat.*	Town of Castle Rock, Special District, Homeowners Association or other entity to which decisions are made as required by the Site Development Plan and Subdivision Improvement Agreement.
Local Trails	At the time of Site Development Plan and/or Subdivision, or applicable Town process of the areas within which the Local Trail is located.	With adjacent infrastructure construction, or such time as required by the Subdivision Improvement Agreement.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns, or as may be determined at the time of Subdivision Improvement Agreement or conveyance at final plat.*	Town of Castle Rock, Special District, Homeowners Association or other entity to which decisions are made as required by the Site Development Plan and Subdivision Improvement Agreement.
Open Space	At the time of Site Development Plan and/or Subdivision, or applicable Town process of the areas within which the Open Space is located.	With adjacent infrastructure construction, or such time as required by the Subdivision Improvement Agreement.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns, or as may be determined at the time of Subdivision Improvement Agreement or conveyance at final plat.*	Town of Castle Rock, Special District, Homeowners Association or other entity to which decisions are made as required by the Site Development Plan and Subdivision Improvement Agreement.

*NOTE: In the event that the Metro District submits a dissolution petition, the Metro District shall provide an assumption of the maintenance obligations either through a mill levy or a contract with the HOA to which the Town is a party to.



LEGEND			
	SFfe		BUSINESS/LT INDUSTRIAL
	SFd		MIXED USE
	RESORT COMPLEX/SFd		SCHOOL
	MULTI-FAMILY		PARKS
	HOMESTEAD/AG		OPEN SPACE
	VIEW PLANE PROTECTION		EXISTING TRAIL CORRIDOR
	100-YR FLOODPLAIN WITH AE FLOOD ZONE		PROPOSED TRAIL CORRIDOR
	PLANNED DEVELOPMENT BOUNDARY		ROADWAY
			GRADE SEPARATED CROSSING



PINE CANYON PARKS & OPEN SPACE - Table 2

Proposed Parks, Open Space, and Trails			
	Proposed Acres		Required Acres
Total Local Parks	3.6	Total Proposed Parks Acres	8.7
Total Neighborhood Parks	19.3	22.9	
Total Private Open Space/Riparian Reserve/Homestead	62.1	Total Proposed Open Space Acres	106.9
Total Public Open Space	93.5	155.6	
Total Proposed Parks & Open Space¹	178.5		33% of Total Site

Notes:
1) At time of Site Development Plan, it is anticipated that each planning area will add additional open space, typically in buffers or internal trail connection points, and may have additional pocket parks. Multifamily/townhome areas may count their common open space and recreational amenities as open space, per 17.32.050.B.9. These will be added to the overall PD area's open space and park totals.

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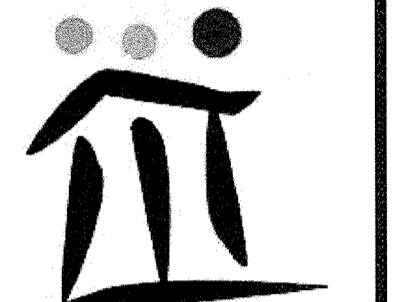
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SHEET INFO:

PINE CANYON
OPEN SPACE AND PARK PLAN AND
DEDICATION TABLE

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

10
OF 18

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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GENERAL PROVISIONS :

1 Applicability:

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Town Council.

2 Relationship to Town of Castle Rock Regulations:

The provisions of this Development Plan shall prevail and govern the development of the Pine Canyon Planned Development, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Castle Rock Municipal Code, as amended, or any other applicable resolutions or regulations of Town of Castle Rock Municipal Code, shall be applicable.

3 Conflict:

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

4 Maximum Level of Development:

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction. The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity, or other requirements.

5 Density Transfers:

So long as the maximum number of Dwelling Units within the entire Property does not exceed 1800 units permitted within the Property as set forth on Table 1, the overall density and the total number of Dwelling Units permitted within any individual Planning Area may be increased by the transfer of Dwelling Unit density from one Planning Area to another Planning Area, up to 20% of the total number of Dwelling Units specified for such receiving Planning Area in Table 1.

6 Project Tracking:

To assure maximum level of development is not exceeded, the applicant shall submit a summary of the total development to date with each final plat or site improvement plan in a form acceptable to the Town of Castle Rock.

7 Transition to Adjacent Development

Pine Canyon shall match or exceed the lot size within 300' of any existing adjacent single family dwelling property line along the southern property boundary.

8 Exemption from Skyline/Ridgeline Title 17.48:

The entire Pine Canyon Planned Development is exempt from the Skyline/Ridgeline Title 17.48. Instead, the development shall adhere to the "View Plane Protection Area" with specific standards that are intended to preserve natural site features, vegetation, topography and view planes. Planning Areas 1, 4, 5, 6, 7, 9, 10, and 11 are designated as a View Plane Protection Area. This designation mandates the following restrictions:

- i. For Planning Areas 1, 4, 5, 7, 9, 10, and 11:
 - a. Planning Areas shall not be overlot graded, except to provide for necessary roadway infrastructure.
 - b. Grading will be limited to reduce impact to existing trees, significant vegetation, and natural geologic conditions.
 - c. Grading plans shall be designed, submitted and accepted per the Town of Castle Rock permit shall be obtained prior to the commencement of any grading operation.
 - d. Buildings shall not be constructed greater than 35 feet.
- ii. For Planning Area 6:
 - a. This Planning Area shall not be overlot graded, except to provide for necessary roadway infrastructure.
 - b. Grading will be limited to reduce impact to existing trees, significant vegetation, and natural geologic conditions.
 - c. Grading plans shall be designed, submitted and accepted per the Town of Castle Rock permit shall be obtained prior to the commencement of any grading operation.
 - d. Buildings shall not be constructed greater than 65 feet.
- iii. At any Site Development Plan for a Planning Area within the View Plane Protection Area, the Applicant, its successors or assigns, shall demonstrate that any proposed structure(s) will meet the requirements laid out in the viewplane protection overlay.

9 Transitional Use

All current agricultural uses can continue in the PD area after zoning until construction has started for the development outlined in the Planning Area.

10 Design Guidelines

The overall theme and character for Pine Canyon has been established to ensure visual harmony within the community, an appropriate and consistent image within its alpine setting, and richness of visual character. Pine Canyon is meant to highlight the Colorado environment in a community and in homes that seem to be a natural extension of the landscape. See Community Architectural Character within this Planned Development.

11 Vested Property Rights

This Pine Canyon Planned Development Plan, inclusive of the embedded PD Zoning regulations, constitutes a site-specific development plan pursuant to Chapter 17.08 of the Castle Rock Municipal Code and §24-68-101, *et seq.*, C.R.S., and establishes vested property rights that shall extend through December 31, 2025, to undertake and complete the development and use of the property in accordance with this Planned Development Plan.

DEVELOPMENT STANDARDS :

A. Residential (SFd) - PA-1, 4, 9, 10, 11

1. Intent

Provide for Residential Development allowing for a variety of Single Family Detached Dwelling Units, and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. A temporary sales and marketing center developed to showcase a variety of builders and housing types within a limited area.
- c. Temporary model home and construction trailer sales office.
- d. Community information center and kiosks.
- e. Detached private garages (1,200 sq. ft. maximum).
- f. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, and private facilities for the keeping of common household pets (ie dog house, or dog run, for example), refer to Castle Rock Municipal Code, Title 6, as amended.
- g. Open Space.
- h. Public or Private parks, playgrounds and recreational facilities including, but not limited to tennis courts, swimming pools and multipurpose trails.
- i. Places of religious assembly.
- j. Utility facilities.
- k. Fire & Police facilities.

3. Uses Permitted by Special Review

- a. Community centers, libraries and museums.
- b. Child Care Centers.

4. Development Standards

- a. Maximum Density. The Maximum Density for each SFd Planning Area is specified in the Pine Canyon Land Use - Table 1 land use chart. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5.

- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area are specified in the Pine Canyon Land Use - Table 1 land use chart for each individual Planning Area. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.

c. Building Setback:

Single Family Detached Unit (from property line)

- Front/Street - 15' to porch or exterior wall
- 20' to garage face
- Sides - 5'
- Sides - 15' from ROW on corner lot
- Rear - 20'

Accessory Uses (from property line)

- Front/Street - 30'
- Side - 5' interior, 15' from ROW
- Rear - 5'

Non-residential Land Uses (from property line)

- Front/Street - 20'
- Side - 10'
- Side from ROW on corner lot - 20'
- Rear - 20'
- Distance to SF (attached or detached) residential lot - 25'

d. Building Separation. The minimum building separation shall be the greater of:

- i) ten (10) feet for Single Family Detached residential Buildings and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
- ii) shall be governed by the applicable building code.

- e. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height. Accessory uses shall have a maximum height of 20'.

- f. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be forty five hundred (4,500) square feet for a Single Family Detached Homes. There shall be no minimum lot size for non-residential uses.

- g. Transition to Adjacent Development. Pine Canyon shall match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling property line along the southern property boundary.

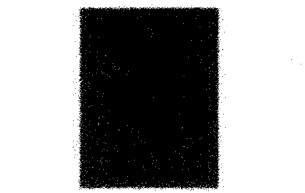
- h. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended shall apply.

- i. Illumination. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.

- j. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

- k. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.

PREPARED FOR:



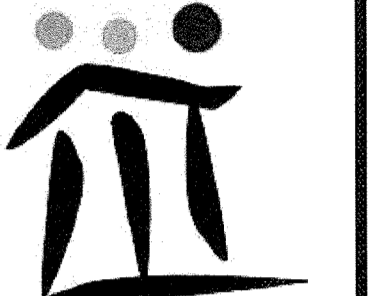
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3	REVISION 3	5/6/2025
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SHEET INFO:

PINE CANYON DEVELOPMENT STANDARDS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

11
OF 18

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

i. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

5. View Plane Protection Area.

- a. Planning Areas 1, 4, 9, 10, and 11 are designated as a View Plane Protection Area.
- b. Refer to the criteria and developmental standards in Section 8 of the General Provision

B. Residential (SFe) - PA-2, 3, 8, 12, 13

1. Intent

Provide for Residential Development allowing for a variety of Single Family Detached Dwelling Units, Duplex Dwelling Units, Single Family Attached (Townhome), and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Duplex.
- c. Townhome Dwelling Units including Single Family Attached, not to exceed 6 units per building.
- d. A temporary sales and marketing center developed to showcase a variety of builders and housing types within a limited area.
- e. Temporary model home and construction trailer sales office.
- f. Community information center and kiosks.
- g. Detached private garages (750 sq. ft. maximum).
- h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, and private facilities for the keeping of common household pets (ie dog house, or dog run, for example), refer to refer to Castle Rock Municipal Code Title 6, as amended.
- i. Open Space.
- j. Public or Private parks, playgrounds and recreational facilities including, but not limited to, tennis courts, swimming pools and multipurpose trails.
- k. Places of religious assembly.
- l. Religious schools.
- m. Private schools and related administrative facilities for elementary and secondary education.
- n. Utility facilities.
- o. Fire & Police facilities.
- p. Group Care Facilities.

3. Uses Permitted by Special Review

- a. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- b. Child Care Centers.

4. Development Standards

- a. Maximum Density. The Maximum Density for each SFe Planning Area is specified in the Pine Canyon Land Use - Table 1 land use chart. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area are specified in the Pine Canyon Land Use - Table 1 land use chart for each individual Planning Area. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.
- c. Cluster Development. Patio homes, Townhome dwelling units, or duplex dwelling units where a reduction in lot size results in additional parcel open space that will not be available for future development shall be permitted.
- d. Building Setback: The minimum setbacks in SFe residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit (from property line)

- Front/Street - 15' to porch or exterior wall
- 20' to garage face
- Sides - 5'
- Sides - 15' from ROW on corner lot
- Rear - 20'
- Rear (alley condition)- 10' from alley to garage face

Patio Home Dwelling Unit (from property line)

- Front/Street - 15'
- 20' to garage face
- Sides - 5'
- Sides - 15' from ROW on corner lot
- Rear - 15'
- Rear (alley condition)- 10' from alley to garage face

Duplex Dwelling Unit (from property line)

- Front/Street - 15'
- 20' to garage face
- Sides - 0' on common wall, 5' on other side
- Sides - 15' from ROW on corner lot
- Rear - 10'
- Rear (alley condition)- 10' from alley to garage face

Townhome Dwelling Unit (from property line)

- Front/Street - 15' (Principal Building)
- 20' to garage face
- Sides - 15' from ROW on corner lot
- Sides - 0' from other property lines & lots with common walls
- Rear - 10'
- Rear (alley condition)- 10' from alley to garage face

Accessory Uses (from property line)

- Front/Street - 30'
- Side - 5' interior, 15' from ROW
- Rear - 5'

Non-residential Land Uses (from property line)

- Front/Street - 20' Building
- Side - 10'
- Side from ROW on corner lot - 20'
- Rear - 20'
- Distance to SF (attached or detached) residential lot - 25'

e. Building Separation. The minimum building separation shall be the greater of ten (10) feet for all Residential Buildings, and twenty (20) feet for other Principal Non-Residential Buildings located within each SFe Land Use Planning Area, or shall be governed by the applicable building code.

f. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height, accessory uses shall have a maximum height of 20'.

g. Minimum Lot Sizes. The minimum lot sizes for detached homes in SFe Planning Areas shall be:

- Three thousand five hundred (3,500) square feet for Single Family Detached Homes
- Two thousand (2,000) square feet for Duplex
- Two thousand (2,000) square feet for Patio Home
- One thousand two hundred (1,200) square feet for Townhome Dwelling Units
- There shall be no minimum lot size for non-residential uses.

h. Transition to Adjacent Development. Pine Canyon shall match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling property line along the southern property boundary.

i. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.

j. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.

k. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

l. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.

m. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

C. Residential (MFa) - PA-16

1. Intent

Provide for Residential Development allowing for a variety of Multi-family/Condominium Units.

2. Uses Permitted by Right

- a. Multi-family for rent, Condominium for sale, with household pets being permitted.
- b. Assisted and/or Independent Living.
- c. A temporary sales and marketing center.
- d. Attached or detached private garages.
- e. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, swimming pools for residents of multi-family buildings.
- f. Open Space.
- g. Public or Private parks, playgrounds and recreational facilities including, but not limited to, tennis courts, public swimming pools and multipurpose trails.
- h. Places of religious assembly.
- i. Utility facilities.
- j. Fire & Police facilities.
- k. Parking for PA-17.
- l. Group Homes.

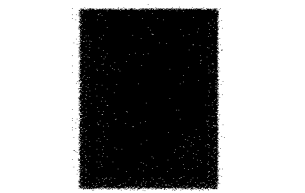
3. Uses Permitted by Special Review

- a. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- b. Child Care Centers.

4. Development Standards

- a. Maximum Density. The Maximum Density for each MFa Planning Area is specified in the Pine Canyon Land Use - Table 1 land use chart. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within the MFa residential Planning Areas are specified in the Pine Canyon Land Use - Table 1 land use chart for each individual Planning Area. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.

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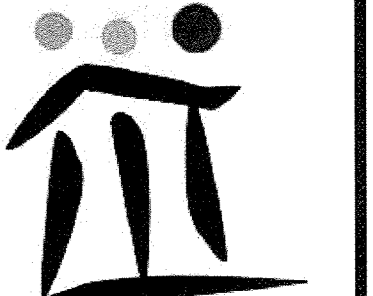
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SHEET INFO:

PINE CANYON DEVELOPMENT STANDARDS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

12
OF 18

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

c. Building Setback.

Multi-Family and Condominium (from property line)

- Front/Street - 15' to front porch or exterior face of residence, upper level balconies may not encroach into setback.
- 20' to garage face
- Sides - 10'
- Sides - 15' from ROW on corner lot
- Rear - 10'
- Rear (from alley or drive lane condition) - 5'

Accessory Uses (from property line)

- Front/Street - 20'
- Side - 5' interior, 15' from ROW
- Rear - 10'

Non-residential Land Uses (from property line)

- Front/Street - 20'
- Side - 10'
- Side from ROW on corner lot - 20'
- Rear - 20'
- Distance to SF (attached or detached) residential lot - 25'

d. Building Separation. The minimum building separation shall be the greater of:

- i) twenty (20) feet for Principal Buildings located within each MFa Planning Area, or
- ii) shall be governed by the applicable building code.

e. Building Height. No residential Buildings within MFa Planning Areas shall exceed forty (40) feet in height.

f. Minimum Lot Size. There shall be no minimum lot size.

g. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended shall apply.

h. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.

i. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

j. Landscape. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.

k. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Regulations, as amended.

D. Mixed Use (MU) - PA-17

1. Intent

To provide the opportunity for a multi-modal transportation hub to serve pedestrian, bicycle, vehicle, and mass transit transportation needs while integrating, horizontally and vertically, a broad range of retail goods and services, business and professional services with Multi-family residential development to sustain a transit-oriented development.

2. Uses Permitted by Right

a. Principal Uses

- a. bank/financial institution, may include drive through option
 - b. bar/lounge
 - c. cultural facility
 - d. library
 - e. open space/trails including connections to pedestrian and bicycle trails
 - f. park/playground
 - g. recreation facility - indoor
 - h. event center
 - i. hotel/motel, including conference or convention facilities located within the principal building
 - j. office, general, medical, dental, professional, governmental
 - k. public or private parking garages or parking lots, park & rides, including electric vehicle charging stations
 - l. multi-modal transit facility
 - m. bicycle and scooter sharing and parking and lockers
 - n. welcome center/wayfinding informational stations
 - o. retail/service business
 - p. restaurant/fast-food establishment, with no drive-through services
 - q. utility service facility
 - r. multi-family residential, all uses and standards as defined in the MFa land use category, refer to Section C.2
 - s. Fire & Police facilities
 - t. Accessory Uses, customary and incidental to the principal use.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. Uses permitted in Section C.3

4. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio within the Mixed Use Planning Area shall not be greater than three (3) to one (1).
- b. **Minimum Lot Size.** There shall be no minimum lot size.
- c. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within the Mixed-Use Planning Area is specified in the Pine Canyon Land Use - Table 1 land use chart for each individual Planning Area. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.

d. Building Setback:

Multi-Family Residential

All standards as defined in the MFa land use category, refer to section C.4

Non-Residential Land Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 15'
- Side - 0' interior, 15' from ROW
- Rear - 20'

Distance to nearest residential use - 25', unless vertically integrated, residential above a non-residential use in the same building.
Setback to Regional/major arterial - 75', from a minor arterial - 40', from a collector - 20'

Accessory Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 20'
- Side - 5' interior, 15' from ROW
- Rear - 5'

e. Building Separation. Commercial buildings can have a 0' separation.

f. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 60' in height.

g. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.

h. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.

i. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

j. Outdoor Storage. Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.

k. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, or as amended, shall apply.

l. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

E. Mixed Use (MU) - PA-18

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Multi-family residential development.

2. Uses Permitted by Right

- a. Principal Uses
 - a. assisted living/memory care facility
 - b. bank/financial institution, may include drive through option

c. bar/lounge

d. church

e. cultural facility

f. fire station

g. library

h. open space/trails

i. park/playground

j. recreation facility - indoor

k. school - including college or university and related facilities

l. day care center

m. event center

n. hospital (helipad permitted as an accessory use)

o. hotel/motel, including conference or convention facilities located within the principal building

p. multi-modal transit facility

q. nursing home

r. office, general, medical, dental, professional, governmental

s. public or private parking garages or parking lots, park & rides,

t. restaurant/fast-food establishment, with no drive-through services

u. retail/service business

v. theater - indoor

w. utility service facility

x. multi-family residential, all uses and standards as defined in the MFa land use category, refer to section C.2.

y. Fire & Police facilities

z. Accessory Uses, customary and incidental to the principal use.

b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. Uses permitted in Section C.3

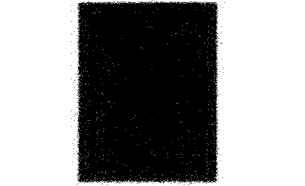
4. Development Standards

a. **Floor/Area Ratio.** The maximum floor-area ratio within the Mixed Use Planning Area shall not be greater than three (3) to one (1).

b. **Minimum Lot Size.** There shall be no minimum lot size.

c. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within the Mixed-Use Planning Area is specified in the Pine Canyon Land Use - Table 1 land use chart for each individual Planning Area. However, there is an allowance for density transfers between Planning Areas, refer to General Provision #5. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.

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**PINE CANYON
DEVELOPMENT STANDARDS**

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

**13
OF 18**

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

d. Building Setback:

Multi-Family Residential

All standards as defined in the MFa land use category, refer to section C.4

Non-Residential Land Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 15'
- Side - 0' interior, 15' ROW
- Rear - 20'

Distance to nearest residential use - 25', unless vertically integrated, residential above a non-residential use in the same building.

Setback to Regional/major arterial - 75', from a minor arterial - 40', from a collector - 20'

Accessory Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 20'
- Side - 5' interior, 15' from ROW
- Rear - 10'

e. Building Separation. Commercial buildings can have a 0' separation.

f. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 60' in height.

g. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.

h. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.

i. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

j. Outdoor Storage. Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.

k. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.

l. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

F. Business/Light Industrial - PA-19

1. Intent

The intent of the Business/Light Industrial zone is to provide for office/business uses, wholesale and warehousing uses as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in a refined form and that do not in their transformation create smoke, gas, dust, odor, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of the subject property.

2. Uses Permitted by Right

- a. General Office and Professional Services
 - a. business and professional offices
 - b. medical and dental offices and clinics
 - c. banks and other financial service establishments, with or without drive-through facilities
 - d. mortuaries
 - e. multi-modal transit facility
 - f. park and rides
 - g. trailhead parking lot
 - h. Fire & Police facilities
- b. Light Industrial
 - a. automobile service station with gasoline pumps
 - b. building material - wholesale/retail
 - c. church
 - d. fire station
 - e. hospital
 - f. library
 - g. open space/trails
 - h. recreation facility - indoor/outdoor
 - i. school - including college, or university related facilities
 - j. cultural facility
 - k. equipment rental
 - l. greenhouse/plant nursery - wholesale/retail
 - m. industrial/manufacturing operation which does not emit unusual or excessive amounts of dust, smoke, fumes, gas, noxious odors, or noise beyond the lot boundary
 - n. kennel, indoor only
 - o. motorized vehicle/equipment - service/repair and incidental sales
 - p. public or private parking garages or parking lots, park & rides
 - q. warehouse and distribution
 - r. research and development facility
 - s. restaurant/fast food establishment, may include drive through option
 - t. telecommunication facility
 - u. utility service facility
 - v. veterinary clinic/hospital
 - w. warehouse
 - x. wholesale business - sales/service
 - y. Accessory Uses, customary and incidental to the principal use.
- c. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio within the Business/Light Industrial Planning Area shall not be greater than two (2) to one (1).
- b. Minimum Lot Area. The minimum lot area shall be 10,000 square feet.
- c. Building Setback. The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:
 - Front/Street - 25 feet
 - Side - 10 feet
 - Rear - 20 feet
 Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

Accessory Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 20'
- Side - 5' interior, 15' from ROW
- Rear - 5'

d. Building Separation. Commercial/Office buildings can have a 0' separation.

e. Building Height. Buildings or structures in Business/Light Industrial Planning Area are permitted up to 40' in height.

f. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.

g. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.

h. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

i. Outdoor Storage. Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.

j. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.

k. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

G. Resort Complex/SFd - PA-6

1. Intent

The two-hundred and twenty-five (225) room hotel and full service spa facility will function as an anchor for the Pine Canyon community. Amenities will include those normally found in a resort complex, including, but not limited to, a restaurant, conference center and gift shop. In lieu of Hotel Rooms, Branded Residences may be built conforming to the SFe standards. Branded Residences may be substituted for hotels rooms at a 1:3 ratio. This Planning Area shall allow for a combination of hotel rooms and branded residences; or if no resort complex is

built, then the Planning Area will default to SFd uses and standards. However, the maximum number of dwellings, a total of 1,800 units permitted in the PD, shall not be exceeded if residences are proposed in PA-6.

2. Uses Permitted by Right

- a. Resort Complex, includes:
 - a. Hotel uses
 - b. Spa uses
 - c. Swimming pool, hot tub
 - d. Restaurant
 - e. Conference center
 - f. Gift shop
 - g. parking lot, parking garage
 - h. Uses allowed in SFe Section B.2a. through j.
 - i. Accessory Uses, customary and incidental to the principal use.
- b. SFd uses and standards per Section A.

3. Uses Permitted by Special Review

- a. Uses permitted in Section B.3

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio within the Resort Spa Planning Area shall not be greater than three tenths (.30) to one (1).
- b. Minimum Lot Area. The minimum lot area for the Resort complex shall be 5 acres, potential residential uses are subject to the SFe standards, section B.4.
- c. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within the Resort Complex/SFd is specified in the Pine Canyon Land Use - Table 1 land use chart. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.
- d. Building Setback. The minimum setback for the Resort complex from any internal public street right-of-way or property line, whichever applies, shall be:
 - Front/Street - 25 feet
 - Side - 10 feet
 - Rear - 20 feet

Accessory Uses

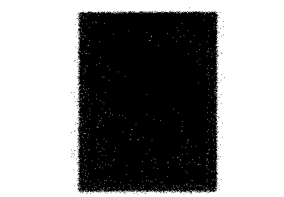
The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 20'
- Side - 5' interior, 15' from ROW
- Rear - 10'

d. Residential Uses: are subject to the SFe standards, section B.4.

e. Building Height. The mass of the building(s) shall be broken up by favoring terraced roofs and offsets in wall planes. The maximum height for the Resort complex shall be 65' in height, not including towers or similarly distinct architectural elements. Any

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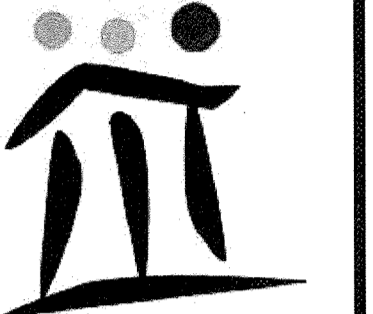
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1200 17th St., Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



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303.703.4444

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4	REVISION 4	5/12/2025
5		
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SHEET INFO:

PINE CANYON DEVELOPMENT STANDARDS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- potential residential uses are subject to the SFe standards, section B.4.
- f. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- g. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- h. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- i. Outdoor Storage. For non-residential uses: Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.
- j. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- k. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

5. View Plane Protection Area.

- a. Planning Areas 6 is designated as a View Plane Protection Area.
- b. Refer to the criteria and developmental standards in Section 8 of the General Provision

H. Parks - PA-5, 7, 15

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: multi-purpose fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Accessory Park structures such as picnic pavilions, restrooms, band-shells, etc.

3. Development Standards

- a. Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:
 - Front/Street - 25 feet
 - Side - 20 feet
 - Rear - 25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of:
 - i. twenty (20) feet or
 - ii. shall be governed by the applicable building code.

- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.
- d. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- e. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- f. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- g. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- h. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

4. View Plane Protection Area.

- a. Planning Areas 5 and 7 are designated as a View Plane Protection Area.
- b. Refer to the criteria for the developmental standards in Section 8 of the General Provision.

5. Forest Management, Fire Mitigation, and Tree Preservation Plans

- a. A Forest Management Plan that encompasses both forest management and fire mitigation best practices as suggested by the U.S. Department of Agriculture - National Resources Conservation Service is completed and shall be provided to the Town at time of Site Development Plan and Construction Documents. The Plan also recommends identification of certain trees for preservation or relocation.
- b. All forest management recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at the time of Final Plat.
- c. All wildfire mitigation recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at Final Plat.
- d. All tree preservation recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at Final Plat.

I. Open Space (OS) - OSP-1, 2, 3, 4, 5, 6

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks.
- d. Community Gardens.
- e. Drainage Facilities.
- f. Picnic shelters.
- g. General Utilities.

3. Development Standards

- a. Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:
 - Front/Street - 25 feet
 - Side - 15 feet
 - Rear - 25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of:
 - i. twenty (20) feet or
 - ii. shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.
- d. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply
- e. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- f. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- g. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- h. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

J. Open Space (OS) - OSP-7, 8

1. Intent

The OSP-8 is intended for the preservation of wildlife habitat, cultural points of interest and a working agricultural ranch.

2. Uses Permitted by Right

- a. Agriculture
- b. Animals, including livestock
- c. Nature center/picnic area/trail head
- d. Nature/Education
- e. Passive recreation uses
- f. Open Space/trails
- g. General Utilities

3. Development Standards

- a. Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:
 - Front/Street - 25 feet
 - Side - 15 feet
 - Rear - 25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of:
 - i. twenty (20) feet or
 - ii. shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.
- d. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- e. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- f. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- g. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, or as amended, shall apply.
- h. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

K. The Homestead - OSP-9

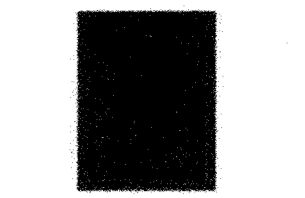
1. Intent

Provide for continuing the existing residential single family detached homes, and Accessory buildings that will allow the continued agricultural use. This area will remain as an agriculturally focused homestead. If the homestead ceases operation, the property will be used as open space in accordance with Section J.

2. Uses Permitted by Right

- a. Two (2) Single Family Detached Dwelling Units.
- b. Attached or detached private structures (total 7,000 sq. ft. maximum).
- c. Agriculture
- d. Barn, max. 6,000 s.f.
- e. Hay Sales
- f. Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site.
- g. Animals, including livestock
- h. Nature center/picnic area/trail head
- i. Nature/Education
- j. Passive recreation uses
- k. Open Space/trails

PREPARED FOR:



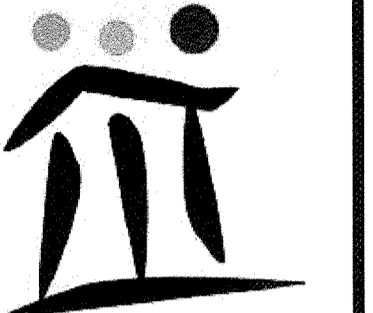
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Liability Limited Partnership
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SHEET INFO:

**PINE CANYON
DEVELOPMENT STANDARDS**

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

**15
OF 18**

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

3. Development Standards

a. Maximum Density/Number of Units. The Maximum Density and number of units shall be the two (2) existing residential homes. These existing homes are not included within the overall 1,800 units within the community. If the existing residential homes are no longer being used, or is removed, no additional residential homes will be permitted.

b. Building Setback:

Single Family Detached Unit (from property line)

- Front/Street - 15'
- 20' to garage
- Sides - 5'
- Sides - 15' from ROW on corner lot
- Rear - 20'

Accessory Uses (from property line)

- Front/Street - 20'
- Side - 5' interior, 15' from ROW
- Rear - 5'

c. Building Separation. The minimum building or structure separation shall be the greater of
i. twenty (20) feet or
ii. shall be governed by the applicable building code.

d. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

e. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.

f. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.

g. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

h. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.

i. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

L. PA-14 and OSP-10

1. Zoned PL-1 per Town of Castle Rock Municipal Code.

DEFINITIONS:

Any terms used but not defined in this Development Plan but defined in the Castle Rock Municipal Code, as amended, shall have the meanings ascribed to them in the Castle Rock Municipal Code, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Plan and the Castle Rock Municipal Code, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

“Branded Residences” means in lieu of Hotel Rooms, a branded residence could be built as a detached or attached single family home. The residences would have access to the hotel/spa amenities.

“Cultural Facility” is any building or space used for cultural or artistic purposes, including museums, theaters, art centers, and music halls, among others. It can also refer to organizations or buildings that promote culture and the arts, such as cultural centers.

“Dwelling” means any building or portion thereof which is used as the private residence or sleeping place of one or more human beings, but not including hotels, motels, tourist courts, clubs, hospitals or similar uses.

- a. “Multi-family dwelling” means a building, or portion thereof, designed for or occupied by three (3) or more families living independently of each other, which may include condominium or townhouse units.
- b. “One-family dwelling” means a building designed exclusively for occupancy by one family, including attached residences.
- c. “Duplex” or “Two-family dwelling” means a detached building designed for occupancy by two families living independently of each other.

“Event Center” means premises which are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled.

“Mixed-use Structure” means a buildings containing residential in addition to non-residential uses permitted in this zone.

“Nature/education center” is a facility that combines environmental education with nature preservation and public outreach.

“Non-residential Building” means not used by a resident or residents.

“Nursing home” means a public or private residential facility providing a high level of long-term personal physical rehabilitation or nursing care for persons (such as the aged or chronically ill) who are unable to care for themselves properly. This use excludes care for alcohol and drug rehabilitation, mental illness or communicable diseases.

“Overlot Grading” means grading of an entire area including ground leveling and clear cutting of all existing vegetation.

“Owner” is JRW Family Limited Liability Limited Partnership, its successors and assigns.

“Park, Neighborhood” means that a park is a minimum 8-acres up to 25-acre site (if combined with elementary school), 10-12 acre site is optimum. By default, if a park is less than 8 acres in size than it is considered a “local” park.

“Patio Home” is a type of single-family detached or attached home that often features a small lot, and is designed for low maintenance and ease of living.

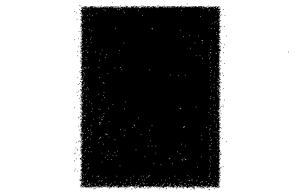
“Property” means the Pine Canyon Planned Development.

“Research and Development Facility” is a building, including fixed-in-place machinery and equipment, used or to be used entirely for research or experimentation to improve or develop new tangible goods or materials, or current technology in biomedicine, electronics, or pre-commercial emerging markets.

“Resort Complex” means a two-hundred and twenty-five (225) room hotel and full service spa facility. Amenities will include those normally found in a resort complex, including, but not limited to, a restaurant, conference center and gift shop and other permitted uses outlined in the development standards. In lieu of Hotel Rooms, Branded Residences may be built conforming to the SFe standards. The Resort Complex shall allow for a combination of hotel rooms and branded residences or only a hotel component.

“View Plane Protection Area”, designated within PA-1, 4, 5, 6, 7, 9, 10 and 11, are areas with specific standards that are intended to preserve natural site features, vegetation, topography and view planes. Refer to Section 8 in General Provisions.

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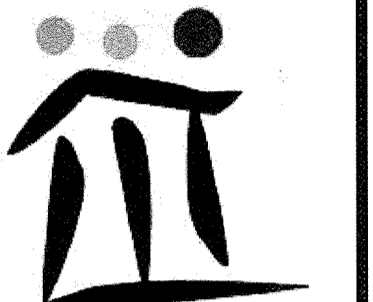
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SHEET INFO:

**PINE CANYON
DEVELOPMENT STANDARDS &
DEFINITIONS**

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

**16
OF 18**

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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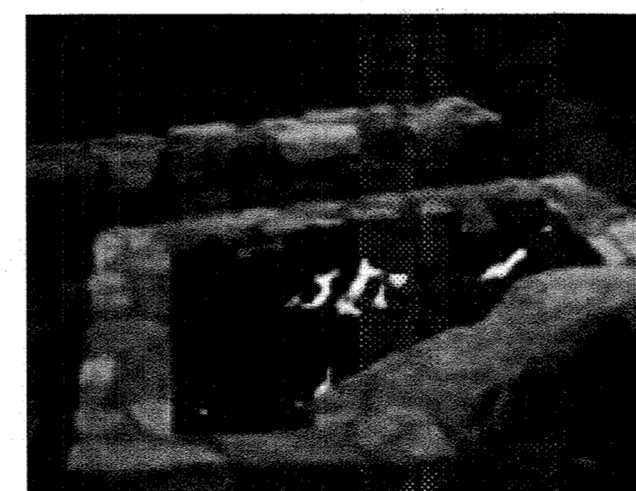
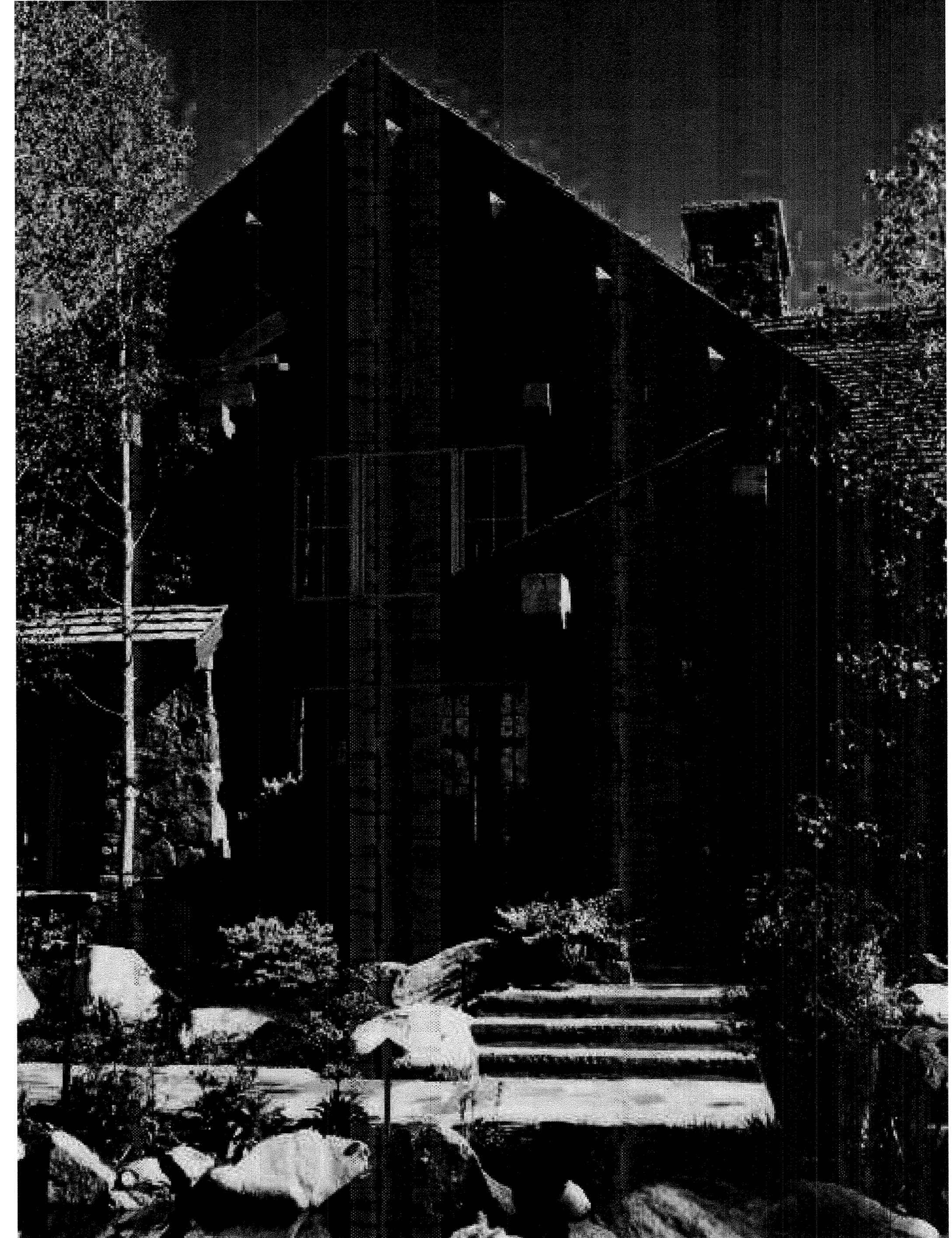
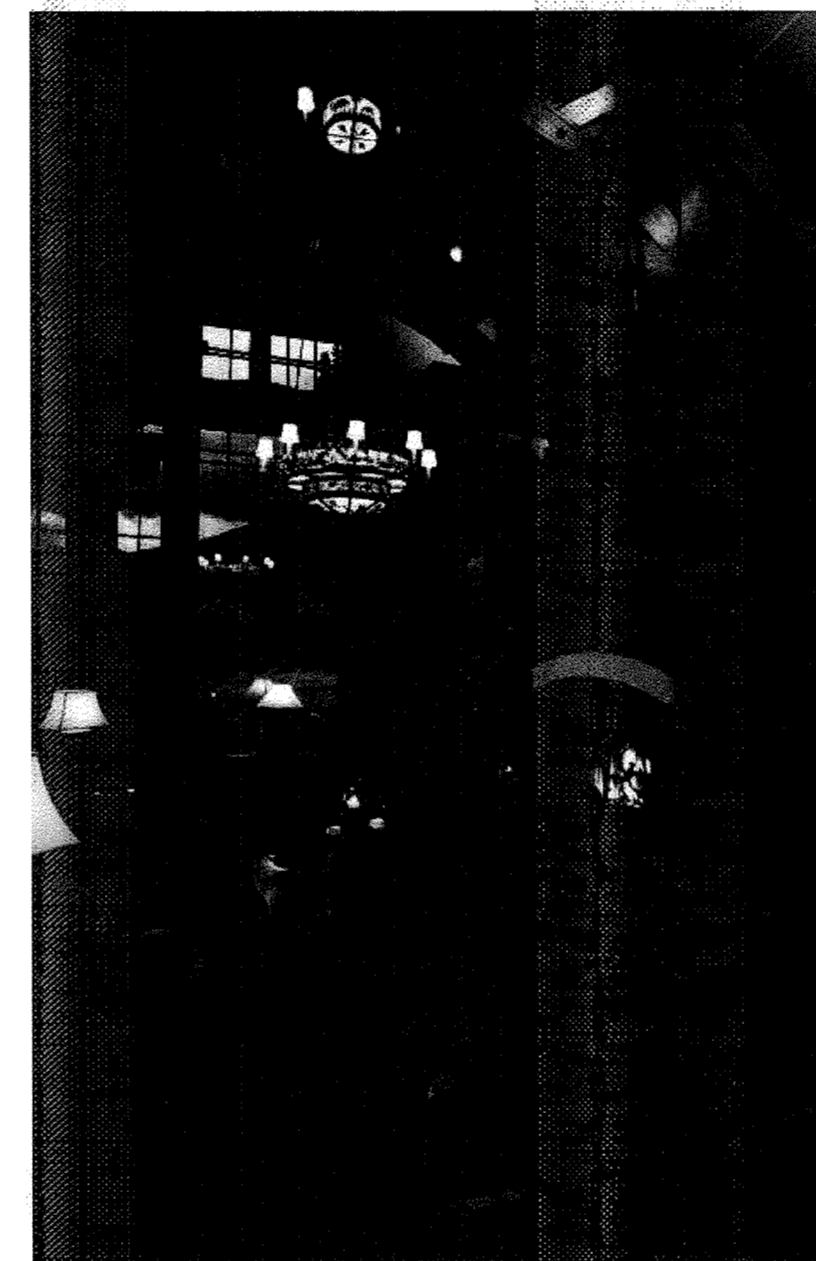
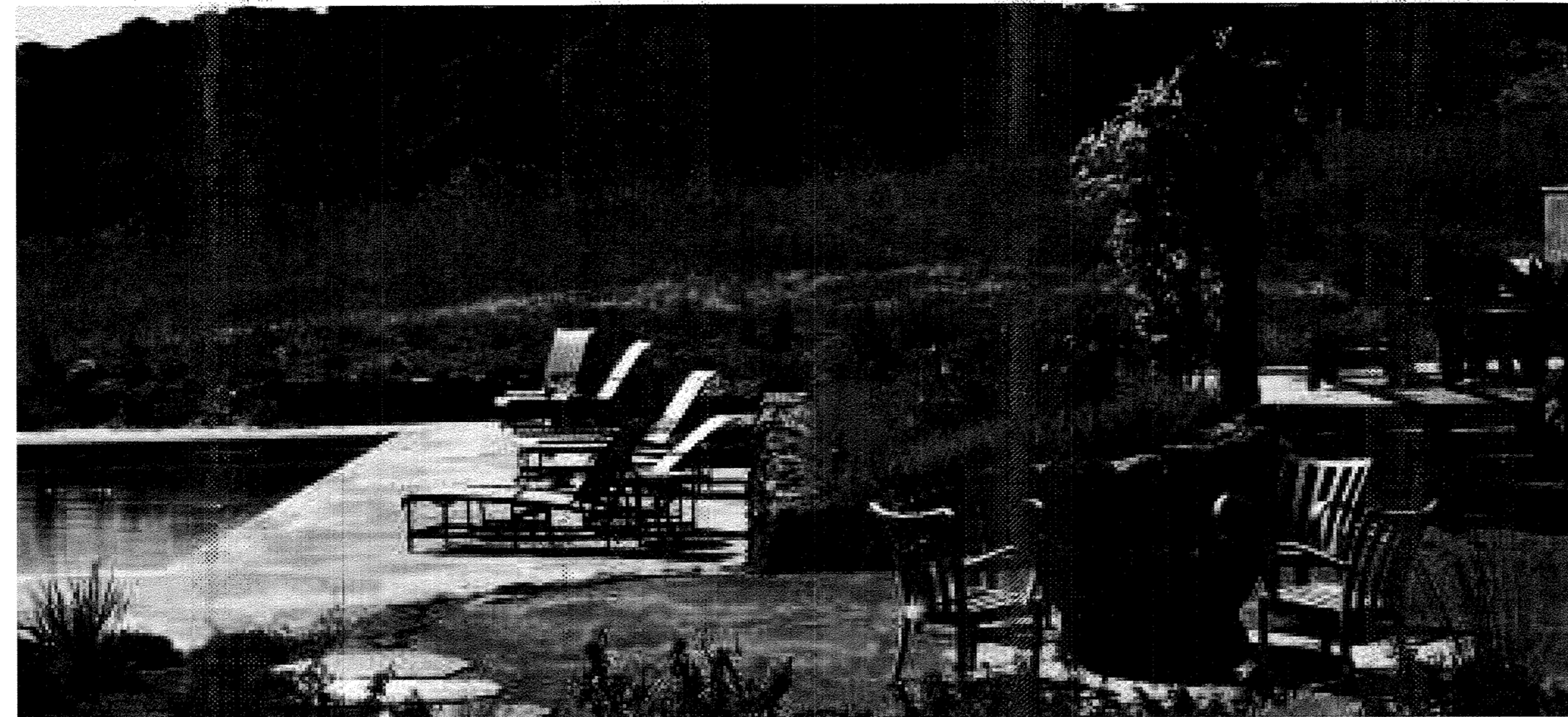
COMMUNITY ARCHITECTURAL CHARACTER :

INTENT:

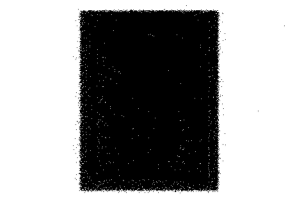
The overall theme and character for Pine Canyon has been established to ensure visual harmony within the community, an appropriate and consistent image within its alpine setting, and richness of visual character. Pine Canyon is meant to highlight the Colorado environment in a community and in homes that seem to be a natural extension of the landscape.

These images are meant to portray the intent and character of the Pine Canyon Community Architectural Character to be developed over time. The business/light industrial, mixed-use, and multi-family areas may include more contemporary style elements, while still maintaining the overall Architectural Character.

Specific Design Guidelines for residential planning areas (excluding multi-family) shall be developed and enforced by a Title 32 Metro District, its successors or assigns, for architectural design techniques that align with the community architectural character shown in the Planned Development Plan.



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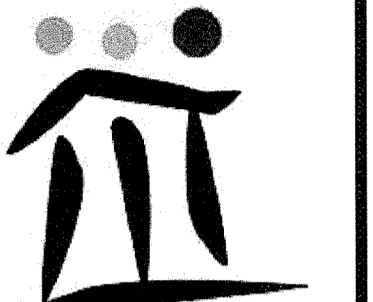
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COMMUNITY ARCHITECTURAL
CHARACTER

DRAWN BY:

CGR

DESIGNED BY:

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SUBMITTED ON:

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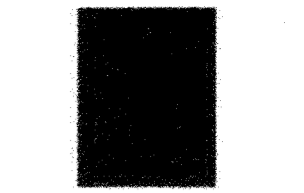
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COMMUNITY ARCHITECTURAL CHARACTER :



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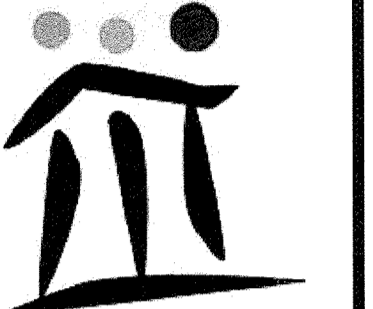
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