

PLAT IDENTIFICATION SHEET

RECEPTION #: 8912084

DATE: 05-26-89

NUMBER OF PGS: 1

NAME OF PLAT: PLUM CREEK POINT PUD

MISCELLANEOUS COMMENTS:

Plum Creek Pointe P.U.D. PRELIMINARY SITE PLAN

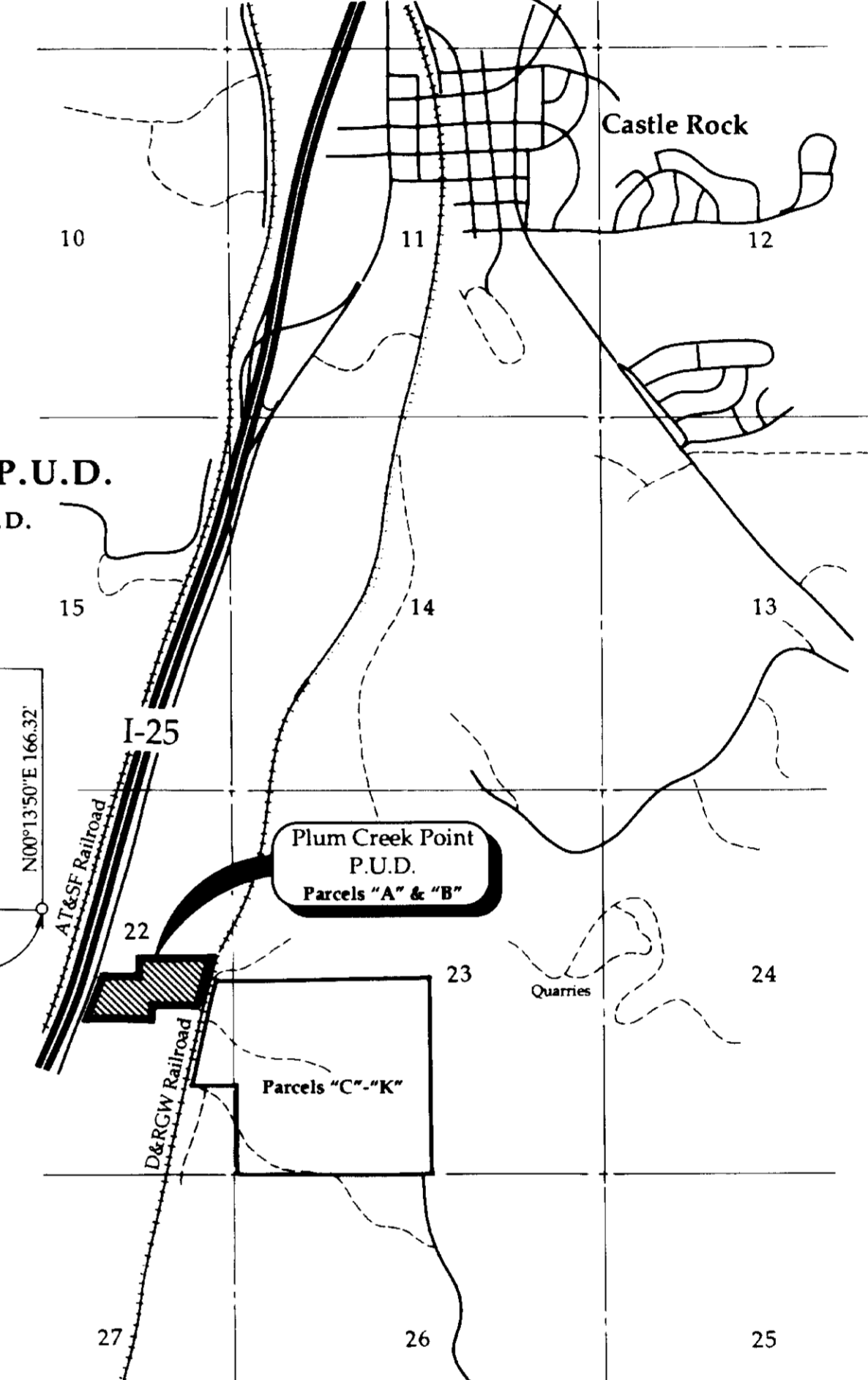
Amendment to Parcels "A" and "B" of the
Heckendorf Ranch P.U.D. Preliminary Site Plan
Town of Castle Rock, County of Douglas, State of Colorado.

(EXHIBIT "A-1")

Sheet 1 of 1

VICINITY MAP

SCALE: 1"=2000'



PLANNING AND ZONING COMMISSION APPROVAL:

This Preliminary Site Plan is approved by the Town of Castle Rock Planning and Zoning Commission this ___ day of _____, 19__.

Tom Brown
Chairman

RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the County Clerk and Recorder of Douglas County at 9:57 A.M. on the 26th day of May, 1989, in Book No. 2712084, Page _____, Map _____, Reception No. _____.

County Clerk and Recorder

By: *Janis P. Thompson*
Deputy

TOWN APPROVAL:

This Preliminary Site Plan is approved by the Board of Trustees of the Town of Castle Rock, on February 9, 1989.

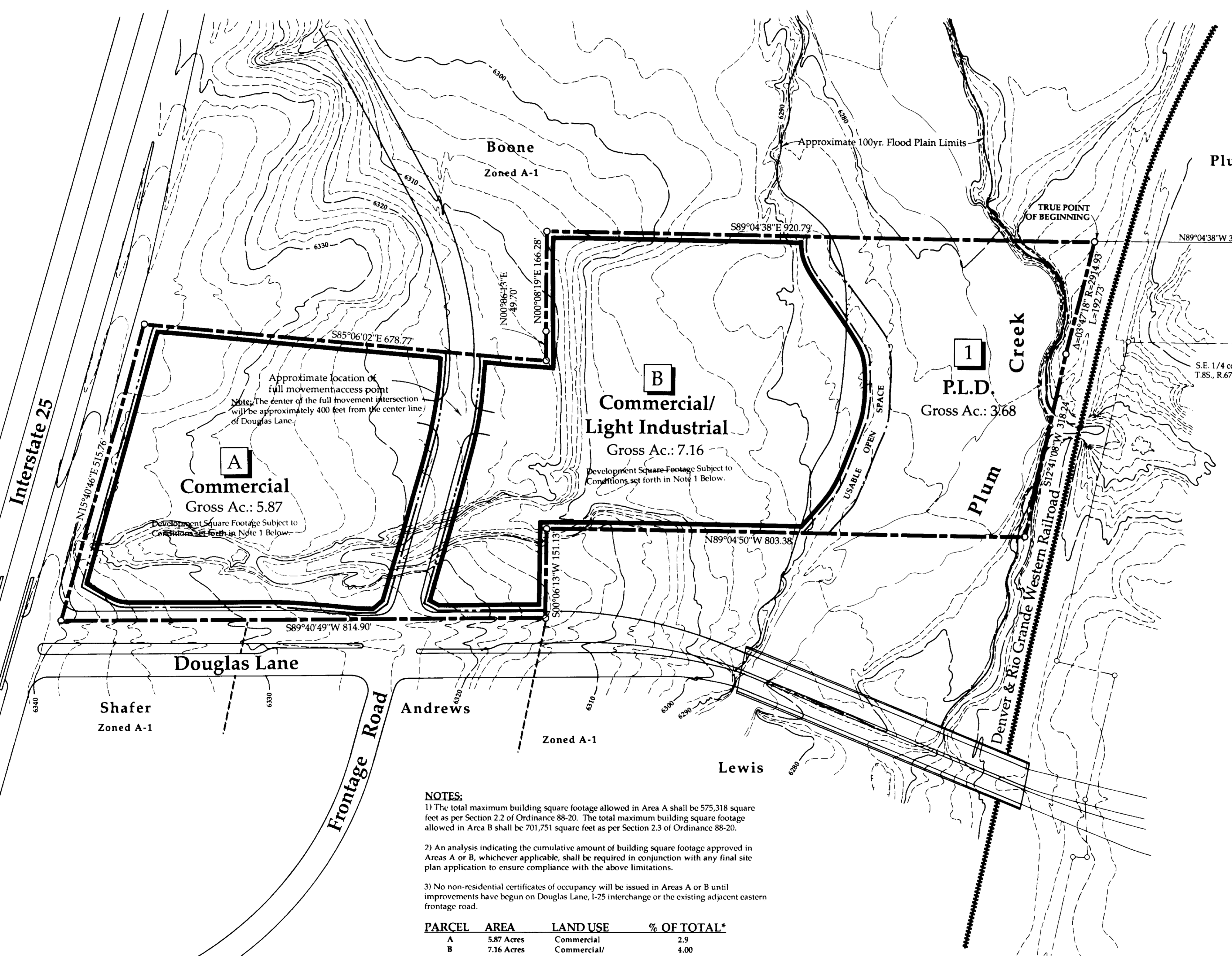
Signed this 26th day of May, 1989.

Town of Castle Rock

By: *P. Melody*
Mayor

Attest:

Phyllis J. Brown
Town Clerk



Approximate location of full movement access point.
Note: The center of the full movement intersection will be approximately 400 feet from the center line of Douglas Lane.

A
Commercial
Gross Ac.: 5.87

B
Commercial/
Light Industrial
Gross Ac.: 7.16

1
P.L.D.
Gross Ac.: 3.68

- NOTES:**
- 1) The total maximum building square footage allowed in Area A shall be 575,318 square feet as per Section 2.2 of Ordinance 88-20. The total maximum building square footage allowed in Area B shall be 701,751 square feet as per Section 2.3 of Ordinance 88-20.
 - 2) An analysis indicating the cumulative amount of building square footage approved in Areas A or B, whichever applicable, shall be required in conjunction with any final site plan application to ensure compliance with the above limitations.
 - 3) No non-residential certificates of occupancy will be issued in Areas A or B until improvements have begun on Douglas Lane, I-25 interchange or the existing adjacent eastern frontage road.

PARCEL	AREA	LAND USE	% OF TOTAL*
A	5.87 Acres	Commercial	2.9
B	7.16 Acres	Commercial/ Light Industrial	4.00

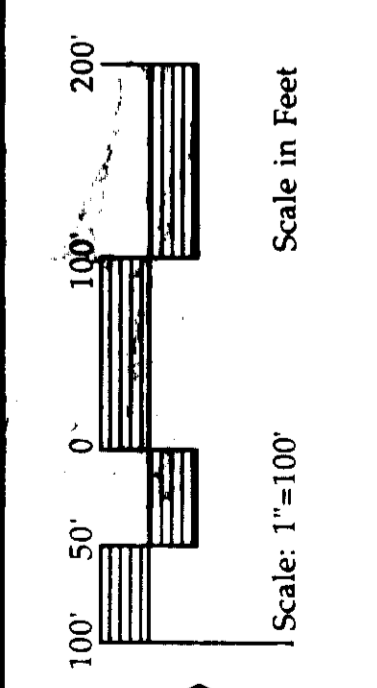
* Total project area includes all parcels as shown on the Heckendorf Ranch P.U.D. Preliminary Site Plan being 190.98 acres more or less.

Owner:
PLUM CREEK POINTE, LTD.
3400 East Bayaud Suite 444
Denver, CO. 80209

Plum Creek Pointe P.U.D.
PRELIMINARY SITE PLAN
Amendment to Parcels "A" and "B" of the
Heckendorf Ranch P.U.D. Preliminary Site Plan
(EXHIBIT "A-1")
Sheet 1 of 1

Prepared By:

WS & J



DRAWING DATE
June 10, 1988
Rev. 8/19/88
Rev. 2/9/89
Rev. 4/27/89 (For Recording)

356323

BOOK 581 PAGE 828

JUN 27 10 35 AM '85

3600

ORDINANCE NO. 84 -28
AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(HECKENDORF RANCH PUD)

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

- (a) A petition has been filed with the Town Clerk praying for annexation of certain properties described in Exhibits "A" and "B" attached hereto to Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That upon annexation the annexed property must be placed into zone district categories by amendment of the Zoning District Map of the Town of Castle Rock, Colorado in accordance with the ordinances of the Town of Castle Rock, and;
- (d) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and the Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (e) That the amendment sought to the said Zoning District map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

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

That the lands, consisting of 190.98 acres, described in Exhibit "A," attached hereto and made a part hereof, (hereinafter Exhibit "A" lands) is placed into Zoning Classification PUD (Planned Unit Development District).

SECTION I
DEFINITIONS

1.1 Building Setback - The horizontal distance between a platted lot line and a building or structure. This distance does not necessarily include the projections of eaves, fireplaces, fire escapes, mechanical units or similar appurtenances. Unenclosed patios, decks or patiodecks may encroach up to four (4) feet into the building setback.

1.2 Density - The ratio of dwelling units to the gross acreage of a development area as shown on Exhibit "B" (the Heckendorf Ranch Preliminary PUD Plan). These areas do not include the areas designated for Douglas Lane, Plum Creek Boulevard, Ranch Road, Public Land Dedications, and the Usable Open Space areas.

1.4 Public Land Dedication - That property designated to be deeded to the Town of Castle Rock for public usage, to satisfy the land dedication requirements of the

1.5 Usable Open Space - Space suitable for landscaping, passive and/or active recreation, gardens, and/or view protection and enhancement.

1.6 Accessory Uses Permitted in All Use Areas -

1.6.1 Utility and communications distribution lines.

1.6.2 Roadways, bike paths, pedestrian and equestrian trails.

1.6.3 Parking areas.

1.6.4 Open spaces and lakes, to include storm water drainage detention areas.

1.6.5 Fences.

1.6.6 Single family, townhouse and condominium units to be utilized models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.

1.6.7 Mobile sales and information units in any residential or commercial use area provided no such mobile sales and infor-

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

1.7 Uses Permitted by Special Review in All Use Areas.

1.7.1 Electric substations and gas regulator stations.

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

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

1.9 Landscape Buffers - Generally, a lineal area landscaped to create a visual separation between uses and/or properties. Improvements to create the separation shall include one or more of the following: berming, fencing, trees, shrubs, lawns and a variety of ground cover materials. In the case of buffers adjacent to parking areas, the intent is to create a visually dense screen of three to four feet in height, through combinations of berms, fences and shrubs. In other areas, the buffer is intended to provide a transition between uses.

1.10 Building Height - The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, elevators, ventilators, skylights, solar collectors, air conditioning and heating units, antennas, and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

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

1.12 Parking Space - One parking space as defined by the Zoning Ordinance of the Town of Castle Rock.

1.13 Signage - Permitted use will adhere to Town of Castle Rock's Municipal Code, as amended.

SECTION II
GENERAL USE AREAS

2.1 The lands defined in Exhibit "A" shall be divided into general use areas as the same are generally located on "Heckendorf Ranch PUD Preliminary Site Plan," dated June 1984, which is incorporated by reference into this Ordinance and attached as Exhibit "B." The general use areas are designated below with the approximate aggregate number of acres within each use area, percent of total property and maximum density (du/ac) or building coverage. Figures in (parens) are optional usage for the area. Maximum densities indicated for all use areas are uses by right.

	<u>Land Use</u>	<u>Parcel</u>	<u>Gross Acreage</u>	<u>Percent of Project</u>	<u>Maximum Density</u>
SF-A	Single Family - Type A	"C"	10.00	5.2	6.0 du/ac
		"D"	22.12	11.6	3.5 du/ac
		"K"	27.97	14.7	5.0 du/ac
SF-B	Single Family - Type B	"G"	17.68	9.3	7.0 du/ac
		"J"	27.56	14.4	7.0 du/ac
MF	Multi-Family	"F"	11.66	6.1	15.0 du/ac
Co	Commercial	"A"	5.18	2.7	
Co-LI	Commercial/Light Industrial	"B"	6.11	3.2	
CO-Of	Commercial/Light Office	"E"	5.63	2.9	
		"H"	4.98	2.6	
VC	Village Center	"I"	9.94	5.2	
		("F")	(11.66)	(6.1)	
PLD	Public Land Dedication Roadways	"1 - 4"	23.89	12.5	
		I-25 ROW	1.47	0.8	
		Internal ROW	16.79	8.8	
TOTAL LAND AREA			190.98 ac	100.0%	

2.2 Area "A"

Land Uses: Commercial (highway oriented) (Co)

Use: Retail sales and service, auto related services, restaurants, motels, hotels with convention facilities, convenience goods, business offices, entertainment and general retail

Maximum Building Height: 50 feet, 75 feet allowed by special review and subject to the Town's Use by Special Review Procedures, as amended

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Frontage Road	40 feet	20 feet
Douglas Lane	60 feet	20 feet
Entrance Ramp I-25	40 feet	40 feet
North property line	20 feet	15 feet

2.3 Area "B"

Land Uses: Commercial/Light Industrial (Co/LI)

Use: Retail sales and service, retail showrooms, repair services, restaurants, light industrial, office warehouse, light assembly, research, offices, restaurants, motels, hotels, convention facilities, and entertainment; limiting, however, outdoor storage to a fenced area of 200 square feet for any one use. Light industrial uses shall be subject to the limitations contained in the (L-I) Light Industrial District of the Town Zoning Ordinance for similar uses, as amended

Maximum Building Height: 50 feet

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Frontage Road	40 feet	20 feet
North property line	20 feet	15 feet
South property line	20 feet	15 feet
East property line	40 feet	30 feet

2.4 Areas "E" and "H"

Land Uses: Commercial/Light Office (Co/L-Of)

Use: Retail sales and service, restaurants, copy services, business supplies, shops, personal services, and offices

Maximum Building Height: 50 feet

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	30 feet	20 feet
East property line	20 feet	15 feet
West property line	80 feet	80 feet
Public land dedication	30 feet	20 feet
Project perimeter	30 feet	20 feet

2.5 Areas "I" and ("F")

Land Uses: Village Center (VC)

Use: Retail sales and service, grocery, drugstore, convenience goods, personal services, shops, restaurants, banks, offices, medical/dental, insurance, and related services

Maximum Building Height: 35 feet, 50 feet for office buildings by special review and subject to the Town's Use by Special Review Procedure, as amended

Maximum Building Coverage: 35%

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	30 feet	20 feet
Plum Creek Boulevard	30 feet	20 feet
Areas "E" and "H"	20 feet	10 feet
Residential properties	30 feet	20 feet
Public land dedication	20 feet	15 feet
Project perimeter	30 feet	20 feet

2.6 Area "F"

Land Uses: Multi-Family (M.F.)

Use: Medium density residential (including townhouses, condominiums and apartment complexes)

Maximum Building Height: 35 feet

Maximum Allowable Density: 15 du/ac

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	30 feet	20 feet
Plum Creek Boulevard	30 feet	20 feet
Public land dedication	20 feet	15 feet
Area "E"	20 feet	15 feet
Commercial properties	20 feet	15 feet

2.7 Areas "C", "D" and "K"

Land Uses: Single Family Residential - Type A (S.F.-A)

Use: Low density residential (single family detached and customary accessory uses, including garages, public facilities and recreational facilities); home occupations may be permitted as a use by Special Review, subject to the Town's Use by Special Review Procedure, as amended

Maximum Building Height: 35 feet

Maximum Allowable Densities:

Area C	6.0 du/ac
Area D	3.5 du/ac
Area K	5.0 du/ac

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	35 feet	15 feet
Plum Creek Boulevard	35 feet	15 feet
Ranch Road	30 feet	10 feet
Mount Royal Boulevard	40 feet	20 feet
Public land dedication	30 feet	NA
Project perimeter	30 feet	NA

2.8 Areas "G" and "J"

Land Uses: Single Family Residential - Type B (S.F.-B)

Use: Low density residential (single family detached, cluster, patio, zero lot line, duplex and customary accessory uses, including garages, public facilities and recreational facilities); home occupations may be permitted as a use by Special Review, and subject to the Town's Use by Special Review Procedure as amended

Maximum Building Height: 35 feet

Maximum Allowable Density: 7.0 du/ac

Minimum Setback from:	Minimum Building Setback	Minimum Landscape Buffers
Douglas Lane	35 feet	15 feet
Plum Creek Boulevard	35 feet	15 feet
Ranch Road	30 feet	10 feet
Public land dedication	30 feet	NA
Project perimeter	30 feet	NA

2.9 Public Land Dedication Areas "1 - 6"

Land Uses: Open Space

Use: Parks, playgrounds, picnic areas, public school grounds, drainage facilities, hiking/biking trails and public structures and facilities

Maximum Building Height: 35 feet

Minimum Setback for Improvements: 20 feet from all property lines

2.10 Circulation

Classifications:	<u>ROW</u>	<u>Lanes</u>
Douglas Lane	100 - 120 feet	4
Plum Creek Boulevard	80 - 100 feet	4
Ranch Road	70 feet	2

SECTION III
PROCESSING AND ENFORCEMENT

3.1 Phasing - The phasing order shall be indicated at the time of filing of any Final Site Plan for Heckendorf Ranch PUD.

3.2 Final PUD and/or Plats - That following the approval of this Ordinance, the owners of tracts within the above described lands shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

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

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

"Pursuant to Town of Castle Rock Ordinance No. 8428, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock."

3.3 Amendments - The Board of Trustees, at the time of final site plan review may permit relocation of all or part of any Residential Use Area (up to 30 percent of the project) to any other location designated on the preliminary site plan for Residential Use, provided the overall 750 maximum permitted number of dwelling units for Heckendorf Ranch PUD will not thereby be increased. In addition, the Board may permit, at the developer's option, Area "F" to develop as a mixed-use pursuant to the allowances for Area "F."

Such amendments, if permitted by the Board of Trustees, shall constitute amendments to the preliminary planned unit development site plan for Heckendorf Ranch PUD.

Other amendments to the preliminary Heckendorf PUD may be allowed pursuant to the requirements as contained in Planned Unit Development Ordinance 17.48.

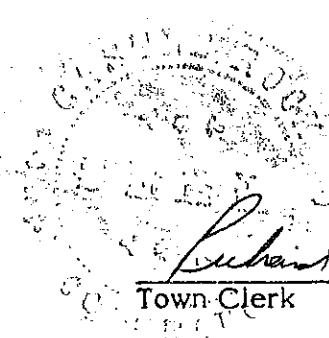
3.4 Transitional Use - After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, may be used for agricultural purposes until approval of a final site plan for the area or areas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

Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this subsection 3.4 shall have no application within the area described above until a Final Site Plan for such area or areas has been approved.

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

SECTION IV
APPROVAL SIGNATURES

Passed and adopted this 29th day of November, 1984, by
vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for
and 0 against.



George J. Kennedy
George J. Kennedy, Mayor
Town of Castle Rock

Richard R. Wilson
Town Clerk

Approved as to legality and form:

Bruce B. Lassman
Bruce B. Lassman
Town Attorney

Approved for the Board action:

P. Joseph Knopinski
P. Joseph Knopinski
Town Administrator

Publication Date: July 1, 1985