

NOTICE OF ADOPTED ORDINANCE

Pursuant to Section 7-3 of the Town of Castle Rock Home Rule Charter, notice is hereby given that the Town Council did adopt the following named and described ordinance during its regular meeting on February 9, 1989, which commenced at 5:30 P.M. at the Town of Castle Rock Town Hall, 318 Fourth Street, Castle Rock, CO 80104:

Title of Adopted Ordinance: Ordinance No. 88-20

An Ordinance Amending Ordinance No. 84-28 (Formerly Heckendorf Ranch PUD now known as Plum Creek Pointe PD)
An Amendment to the Zoning District Map of the Town of Castle Rock, Colorado

Subject Matter Summary:

(Print attachment here)

The entire text of this adopted ordinance is available for public inspection at the office of the Town Clerk, Town of Castle Rock, Colorado 80104 during normal working hours between 8:00 A.M. and 4:30 P.M., Monday through Friday, excluding holidays.

Publication Date: February 17, 1989

*Ordinance approved but not
executed or recorded.*

SECTION I

Sections 1.2, 1.8, 1.11, 1.14 and 1.15 of Ordinance No. 84-28 entitled "Definitions" is repealed and reenacted to read as follows:

1.2 Density (Gross and Net):-

A. "Gross density" means the resultant figure in a residential development area when the total number of dwelling units is divided by the total acres of the development area, in a commercial or industrial development area, it is the resultant figure when the total square footage of buildings is divided by the total acres of the development area.

B. "Net density" is a similar calculation as gross density, except that all public and private streets and all public land dedication is excluded from the total acres of the development area.

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 roadways, bike paths or pedestrian ways; or such other uses not meeting the above definition.

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. Shared parking may be permitted in use areas "A", "B", "E", "H", "F" and "I".

1.14 Plum Creek Pointe PD - Formally Heckendorf Ranch.

1.15 Maximum Building Height - Except as specifically provided to the contrary in this ordinance, the maximum building height which may be constructed by right shall be 50 feet, provided however that the Town Council may permit maximum building heights not to exceed 75 feet at the time of final site plan review following consideration of at least the following criteria: (i) the topography of the site and visual impact of the proposed structure, (ii) the size of the site; (iii) height of the adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

SECTION II

Sections 2.1, 2.2 and 2.3 of Ordinance No. 84-28 entitled "General Areas" is repealed and reenacted to read as follows:

2.1 The lands formerly defined in Exhibit "A" of the Heckendorf Ranch PUD and displayed as general use areas are generally located on "Heckendorf Ranch PUD Preliminary Site Plan," dated June 1984, which is incorporated by reference into this Ordinance. The exception to this is the general location of Parcels "A" and "B" which is displayed on the Plum Creek Pointe PUD Preliminary Site Plan, dated June 10, 1988, labeled Exhibit "A-1" and attached hereto. 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" | 5.87 | 2.9 | |
| CO-LI | Commercial/Light Industrial | "B" | 7.16 | 4.0 | |
| 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 | "1-4" | 23.89 | 12.5 | |
| | | Roadways ROW | 16.52 | 8.6 | |
| TOTAL LAND AREA | | | 190.98 ac | 100.00% | |

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: 75 feet

Maximum Building Coverage: 45%

Total maximum allowable building area in Area "A": 575,318 square feet. Structured parking shall not count against the maximum allowable building area.

| <u>Minimum Setback from:</u> | <u>Minimum Building Setback</u> | <u>Minimum Landscape Buffers</u> |
|------------------------------|---------------------------------|----------------------------------|
| 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)

Uses: Retail sales and service, retail showrooms, repair services, restaurants, light industrial, office warehouse, light assembly, research, offices, restaurants, motels, hotels, convention facilities, and entertainment; all outdoor storage will be fenced. 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 by right or
75 feet by special review (Section I (1.15))

Maximum Building Coverage: 45%.

Total maximum allowable building area in Area "B": 701,751 square feet. Structured parking shall not count against the maximum allowable building area.

| <u>Minimum Setback from:</u> | <u>Minimum Building Setback</u> | <u>Minimum Landscape Buffers</u> |
|------------------------------|---------------------------------|----------------------------------|
| 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 |