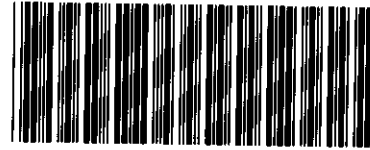


# PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$11.00  
1 PG  
# 2003144414  
09/30/2003 03:34 PM



2003144414 1 PG

## GRANTOR:

(owner/signer)

Town of Castle Rock ✓  
Douglas County School District

## GRANTEE:

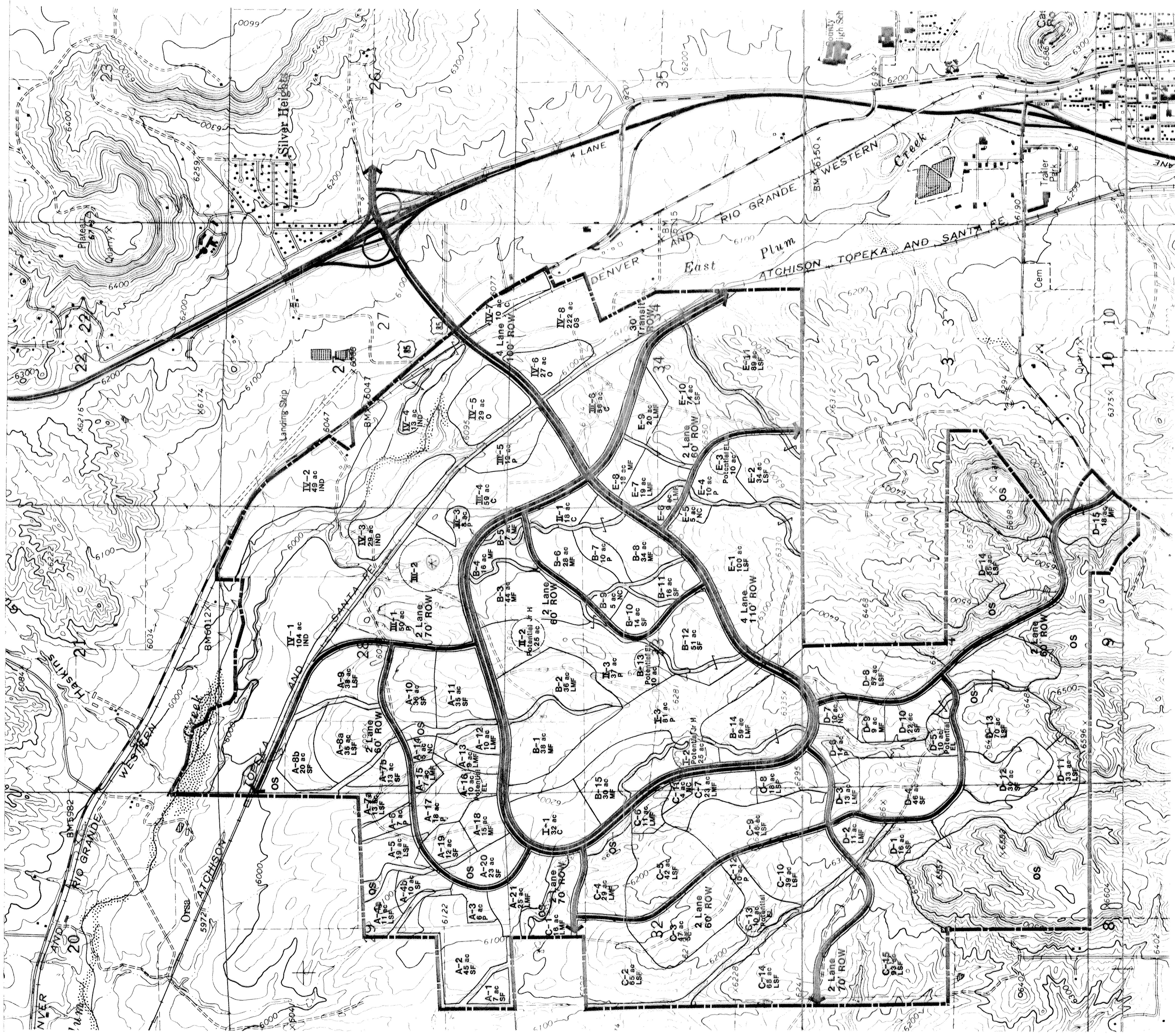
(subdivision name or name of plat)

The Meadows – Major Text change to Third Amendment, ✓  
March 2003  
Preliminary P.D. Site Plan

## LEGAL:

(section-township-range)

28-7-67 ✓



PRELIMINARY P.D. SITE PLAN

**THE MEADOWS**  
CASTLE ROCK, COLORADO

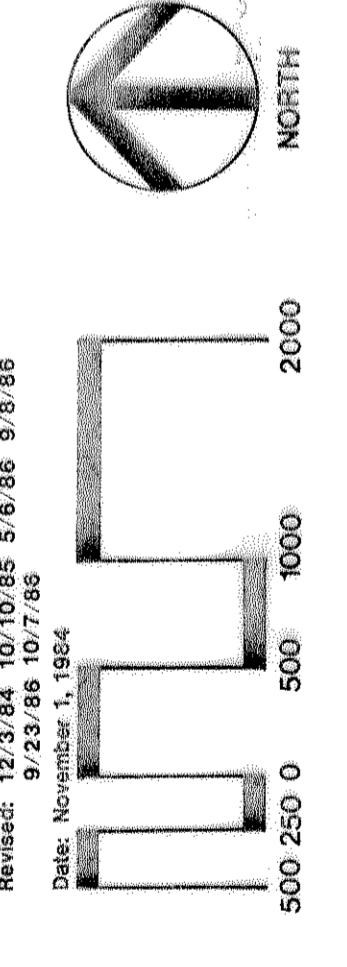
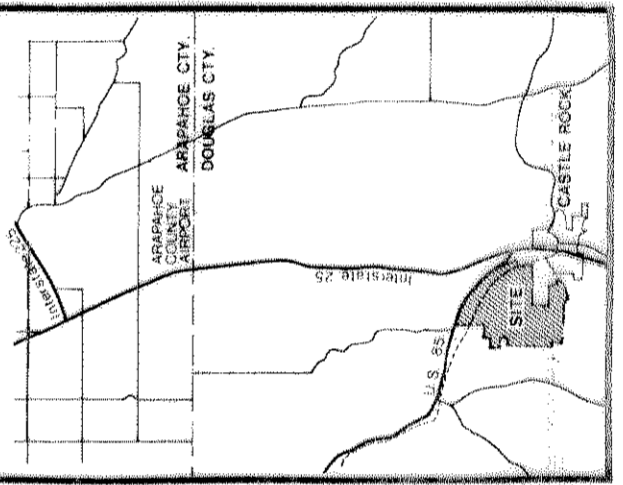
**Owners**  
 Planners  
 Lincoln Savings & Loan Assoc.  
 6060 South Willow Drive  
 Suite 2104  
 Englewood, CO - 80114  
 (303) 773-9977

Design Workshop Inc.  
 1660 17th Street  
 Suite 325  
 Denver, CO 80202  
 (303) 623-5186

Neighborhoods  
 Village and Commercial Centers  
 Single Family 1-4 du/ac.  
 Single Family 4-8 du/ac.  
 Multi-Family 8-12 du/ac.  
 Multi-Family 12-18 du/ac.  
 Office

Industrial  
 Park & Ride and Transportation Center  
 Commercial  
 Neighborhood Commercial  
 Public Land Dedication-steep slopes,  
 Floodplains & drainages  
 Potential Land Dedication  
 Potential Jr. High School  
 Potential Sr. High School

(September 1986) VICINITY MAP



Revised: 12/2/84 10/10/85 5/6/86 9/8/88  
 Date: November 11, 1984

**LAND USE TABULATION**

RESIDENTIAL	Acres	Dwelling Units	% of Site
Single Family 1-4 du/ac.	10.15	3390	26.5
Single Family 4-8 du/ac.	4.37	2689	12.0
Multi-Family 8-12 du/ac.	267	2267	9.3
Multi-Family 12-18 du/ac.	257	4112	7.2
Subtotal	1996	13758	56.0

**NON-RESIDENTIAL**

Commercial/Office	Acres	Dwelling Units	% of Site
Commercial/Office	261.8		7.4
Industrial	195		5.5
Park/Schools	405		11.4
Open Space	700.8		19.7
Subtotal	1562.6		44.0

**TOTAL ACRES:** 3558.6  
**GROSS DENSITY:** 3.9 du/ac.

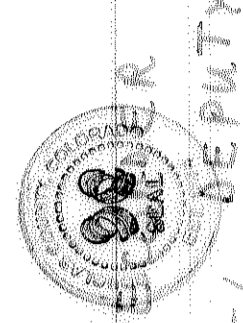
AREAS OF CHANGE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:31 P.M. ON THE 20th DAY OF September, 2003, AT RECEPTION NO. 200314414.

DOUGLAS COUNTY SCHOOL DISTRICT

LEGAL DESCRIPTION: SEC. 23, T7S, R67W  
 SHEET 2 OF 2  
 (September 1986)



BY: [Signature] DEPUTY CLERK

BOOK 553 PAGE 551

DOUGLAS COUNTY

\$114.00

DEC 12 4 00 PM '84

ORDINANCE NO. 84-48

AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(THE MEADOWS PLANNED UNIT DEVELOPMENT)

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AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(THE MEADOWS PLANNED UNIT DEVELOPMENT)

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

(a) Certain lands, commonly known as The Meadows, have recently been annexed to the Town of Castle Rock; and

(b) A petition relating to The Meadows Planned Unit Development Plan has been filed with the Town Clerk requesting an amendment to the Zoning District Map of the Town of Castle Rock; and

(c) Said petition has been forwarded to the Board of Trustees; and

(d) Public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and 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) The amendment sought to the Zoning District Map complies with the stated purposes of the Planned Unit

Development Ordinance, Chapter 17.48 of the Castle Rock Municipal Code 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 Zoning Classification of the newly annexed lands, consisting of 3,552 acres, more or less, described in Exhibit "A," attached hereto and made a part hereof (hereinafter the "Land"), is changed from Douglas County Zoning Classification A-1 (Agricultural) to Castle Rock Zoning Classification PUD (Planned Unit Development District).

SECTION I

GENERAL PROVISIONS

1.1. This Ordinance constitutes an amendment to the Town of Castle Rock Zoning District Map and establishes permitted densities, uses and development standards for each tract within the Land in accordance with the Town of Castle Rock Municipal Code, specifically Chapter ~~17.48~~ 17.60

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1.2 Purpose. The Meadows Preliminary Planned Unit Development Plan calls for the development of the Land as a series of five neighborhoods, designated A through E on the Plan. In addition to residences, each of the five neighborhoods will include an elementary school, a park and recreation area, and a neighborhood commercial area, as shown on the Plan.

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The Plan also calls for two "Village Centers," designated I and II on the Plan, each of which will include commercial space, offices, a junior high school and a park and recreation area. Two other Centers are designated on the Plan, Center III to consist of a senior high school, commercial space and a park and recreation area and Center IV to consist of office and industrial uses.

The purpose of this ~~PUD~~ PD plan is to:

(a) Locate frequently used shopping, recreation, education and service facilities as close to users as possible to minimize sprawl, traffic congestion, and adverse environmental impacts;

(b) Preserve natural land features such as ridges, drainages and steep slopes as open space within the neighborhoods and villages;

(c) Provide an environment that will attract a variety of new industries and other employment opportunities;

(d) Allow the development of the Land to be responsive to the changing needs of the community over time;

(e) Provide substantial park and open space areas throughout the development to meet the recreation needs of the community.

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## SECTION II

## DEFINITIONS

2.1 Apartment Units. Dwelling units which are not individually owned but are rented or leased to the occupants thereof.

2.2 Attached Dwelling Units. Dwelling units which are physically connected to other dwelling units. As used herein, the term attached dwelling units includes, but is not limited to, apartment units, condominium units, patio homes, and townhome units.

2.3 Building Ground Coverage.

(a) That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

(b) Building ground coverage does not include open and uncovered decks or patio decks, tennis courts, surface, underground or partially underground parking areas if such partially underground parking areas do not protrude more than six (6) feet from the average surrounding grade, roadways, bike paths or pedestrian ways, or such other uses not meeting the definition of paragraph (a) above.

2.4 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, ventilators, elevator housings, 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.

2.5 Building Setback. The horizontal distance between a platted lot line and a building or structure. Eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units, or similar architectural appurtenances may project up to four (4) feet into a required setback, but no such projection shall extend beyond any lot line of the lot on which it is located.

2.6 Buffer. Generally, a lineal area landscaped to create a visual separation between uses and/or properties. Improvements to create the separation may include berming, fencing, trees, shrubs, lawns and a variety of ground cover materials. A buffer may be within a required setback.

2.7 Condominium Units. Dwelling units in which individual ownership is limited to finite space (air space) within a structure. Condominium unit owners shall not individually own land underneath such units, and all common elements or facilities including the land shall be owned in undivided interest, in common, by individual unit owners.

2.8 Detached Dwelling Units. Dwelling units which are not physically connected to other dwelling units. Detached dwelling units include, but are not limited to, single-family units and patio homes.

2.9 Gross Acreage. Acreage which includes the area up to the center-line of adjacent roads, alleys, and other right-of-ways.

2.10 Patio Home Units. Single family units clustered in close proximity to each other, commonly, but not necessarily, utilizing common walls and/or zero lot lines.

2.11 Private Open Space. Usable open space which remains in private ownership and is privately controlled, constructed and maintained. The accessibility and availability of such private open space to occupants of dwelling units for whose use it is intended is to be perpetually protected by appropriate covenants, and some mechanism is to be established to control, construct and maintain the property.

2.12 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 Subdivision Ordinances of the Town of Castle Rock.

2.13 Single Family Units. Dwelling units which may share common walls. Single family unit owners shall own the land beneath such units and the land surrounding such units. Common undivided ownership of elements or facilities which are located in areas other than the lot surrounding such units is permitted.

2.14 Townhome Units. Dwelling units which share common walls or abutting walls. Townhome unit owners will

own the land beneath such units and may own land surrounding such units, but common, undivided ownership of certain common elements or facilities is also permitted.

2.15 Usable Open Space. Space, suitable for landscaping, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses, which may remain in private ownership.

SECTION III

OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses developed in The Meadows ~~PUD~~ PD. The number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Regulations at the time of final site plan review, provided the developer may request fewer or small spaces in accordance with the use by special review procedures in effect at the time of final site plan review. Such request shall be granted if the developer can demonstrate that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

3.2 Modification. To allow for response to changing conditions over the extended planning and development period inherent in the project, modifications, including those described in subsections (a), (b) and (c) below, may be made to the plan subject to the express limitations of this

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Section 3.2, a recommendation by the Planning Commission, and approval by the Board of Trustees. In no instance shall the maximum number of dwellings units exceed ~~13,796~~ 13,758.

(a) Neighborhoods. The neighborhood plan may be modified to relocate neighborhood boundaries, modify the size of the neighborhood, adjust the location of site and size of neighborhood commercial areas, relocate residential areas, and relocate park and recreation areas. In no case may the number of residential units be increased more than twenty percent (20%) in a particular neighborhood. In addition, no such increase in density shall increase the total number of residential units specified in this ordinance nor shall any height or setback restriction of this ordinance be violated. In the event developer increases the density of any neighborhoods, developer shall, at the time of final site plan review, present in balance sheet form the increases and corresponding decreases in density by neighborhood. Any modification in elementary school sites within a neighborhood shall accommodate the projected elementary school population for the neighborhood, based on the Douglas County Board of Education student ratios. However, it is anticipated that the total area allocated for elementary schools shall not exceed sixty (60) gross acres.

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The present plan calls for the following uses, acreages and unit numbers in the five neighborhoods:

<u>Neighborhood</u>	<u>Residential Acreage</u>	<u>Gross Residential Units</u>	<u>Other Uses</u>
A	383 <del>447</del>	2,594 <del>2,402</del>	Neighborhood commercial, elementary school, park and recreation
B	373	4,761 <del>4,871</del>	Neighborhood commercial, elementary school, park and recreation
C	497 <del>502</del>	2,444 <del>2,575</del>	Neighborhood commercial, elementary school, park and recreation
D	380 <del>403</del>	2,153 <del>2,029</del>	Neighborhood commercial, elementary school, park and recreation
E	363	1,806 <del>1,819</del>	Neighborhood commercial, elementary school, park and recreation
TOTAL	1,996 <del>2,087</del>	13,758 <del>13,796</del>	

86-42

(b) Centers. To permit provision of Center facilities which most efficiently serve the needs of the neighborhood residential areas, uses may be relocated within Centers I and II, and the junior high school sites may be modified to serve the projected junior high school population, based on the Douglas County Board of Education student ratios. However, it is anticipated that the total area allocated for junior high schools shall not exceed fifty (50) gross acres.

The commercial and office uses in Center III may be relocated, expanded or reduced in response to the commercial and employment needs of the community. The high school site in Center III may be modified to serve the projected high school population, based on the Douglas County Board of Education student ratios, but it is anticipated that the total area allocated for the high school shall not exceed thirty-five (35) gross acres.

(c) Open Space.

(1) Parks and Recreation. The location of park and recreation areas may be modified, in accordance with the use by special review procedures in effect at the time of final site plan review, if a minimum of ten (10) acres gross per neighborhood is provided within each neighborhood and the modified locations are to provide better access and better relationships between the residential areas and park and recreation facilities.

(2) Nonbuildable Open Space. The developer may, in accordance with the use by special review procedures in effect at the time of final site plan review, seek to develop steep slopes, drainages and flood plains considered undevelopable under the present plan. Development of such areas may be approved if mapping and engineering studies show that development is feasible. However, in no event may the total acreage dedicated to open space, parks and schools be reduced below 1,011 acres.

3.3 Temporary Uses. Temporary uses are permitted as follows:

(a) Single family, townhome and condominium units may be utilized as models and/or sales and information offices if the unit so utilized is a permitted use in the use area where it is located. Any such use shall be discontinued when all comparable dwelling units within the Planned ~~Unit~~ Development have been sold or leased.

(b) Mobile sales and information units may be utilized in any residential or commercial use area provided no such mobile sales and information unit is erected until site plans for such unit have first been submitted to the Town for review and approval. No such unit may be maintained in any area described in a final site plan more than sixty (60) days after a certificate of occupancy has been issued for the first residential or commercial structure within the area being served by such unit without the express approval of the Board of Trustees, but in no instance shall a mobile unit be allowed to remain longer than a period of one hundred eighty (180) days following Board approval.

(c) Construction offices and material storage shall be permitted in all use areas during and for a period of sixty (60) days after cessation of actual construction in those areas being served by such construction office or material storage area.

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3.4 Setback and Lot Area. To provide flexibility for innovative design and good planning principles, the development of criteria for minimum lot area and minimum building setbacks and separations within and adjacent to development tracts will be reserved, unless otherwise provided, until the presentation of final site plans, but no such final site plan shall be presented for consideration or approved which does not establish these criteria.

SECTION IV

GENERAL USE AREAS

4.1 The land shall be divided into general use areas as the same are located on the Amended Meadows Preliminary Planned ~~Unit~~ Development Plan. Said general use areas shall be of eight (8) types, as designated below. The aggregate number of acres within each type of use area and maximum number of dwelling units to be constructed in residential areas shall be as indicated opposite each use designation.

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Type Use Area	Range of Density	Acreage	Dwelling Units	% of Site
Low Single-Family	1-4 du/ac	1,015 <del>1,179</del>	3,390 <del>3,933</del>	28.5% <b>565</b> <del>33.2%</del>
Single-Family	4-8 du/ac	427 <del>373</del>	2,989 <del>2,706</del>	12.0% <del>10.5%</del>
Multi-Family	8-12 du/ac	297 <del>302</del>	3,267 <del>3,313</del>	8.3% <del>6.5%</del>
	12-18 du/ac	257 <del>233</del>	4,112 <del>3,844</del>	7.2% <del>6.6%</del>
Subtotal		1,996 <del>2,067</del>	13,758 <del>13,796</del>	56.1% <del>58.8%</del>
Neighborhood Commercial	--	29 <del>30</del>	--	0.9%
Commercial	--	176.8 <del>110<sup>1</sup></del>		4.9% <del>3.0%</del>
Office	--	56 <del>111<sup>2</sup></del>	--	1.6% <del>3.1%</del>
Light Industrial	--	195 <del>203</del>	--	5.5% <del>5.7%</del>
Public Land Dedication		700.8		19.7%
Open Space	--	<del>609.8</del>	--	<del>17.1%</del>
Park and Schools	--	405 <del>404</del>	--	11.3% <del>11.4%</del>
TOTALS	gross density: 3.9 du/ac	3,558.6 <del>3,554.8</del>	13,758 <del>13,796</del>	100.0%

4.2 Residential areas shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, as called for by Section ~~17.48.120~~ 17.60.070 of the Castle Rock Municipal Code. Any such private open space shall be perpetually protected by appropriate protective covenants and the title of such

<sup>1</sup> Although previous Commercial acreage was listed as 110, actual acreage shown on Preliminary PUD Site Plan was 165 acres.

<sup>2</sup> Although previous office acreage was listed as 111, actual acreage shown on Preliminary PUD Site Plan was 56 acres. Total Commercial and Office Acreage was 221 acres either way.

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private open space shall be held by non-profit corporate entities or associations which shall bear the responsibility of maintaining and controlling such private open space.

SECTION V

PERMITTED RESIDENTIAL DENSITIES

86-42

5.1 It is the intent of this Ordinance to permit the development of a total of ~~13,796~~ 13,758 residential dwelling units upon the Land. Densities permitted in residential areas (except as otherwise provided herein) may be increased as set forth in paragraph 3.2 above.

SECTION VI

LOW SINGLE-FAMILY

RESIDENTIAL USE AREAS

6.1 Permitted Uses.

(a) Detached dwelling units, garages and accessory structures.

(b) Recreational facilities.

6.2 Uses by Special Review.

86-42

(a) Home occupations.

(b) Wind generators.

(c) Any use which is deemed to be compatible with the permitted uses specified in section 6.1 and which furthers the overall purposes of the Planned-~~Unit~~ Development.

6.3 Maximum Building Heights. Thirty-five (35) feet.

SECTION VII

SINGLE-FAMILY

RESIDENTIAL USE AREAS

7.1 Permitted Uses.

(a) Detached dwelling units, garages and accessory structures.

(b) Recreational facilities.

7.2 Uses by Special Review.

(a) Attached dwelling units, garages, and accessory structures.

(b) Home occupations.

(c) Wind generators.

(d) Any use which is deemed to be compatible with the permitted uses specified in section 7.1 and which furthers the overall purposes of the Planned ~~Unit~~ Development.

86-42

7.3 Maximum Building Heights. Thirty-five (35) feet.

SECTION VIII

MULTI-FAMILY

RESIDENTIAL USE AREAS

8.1 Permitted Uses.

(a) Multi-family dwelling units to include, but not be limited to, apartments, condominiums, patio homes, and townhomes.

(b) Recreational facilities.

(c) Rental or property managers' offices and rental offices.

Ord. 99-17 (d) Any use permitted under section 7.1.  
(e) Public and private schools, excepting vocation  
8.2 Uses by Special Review. and trade schools.

(a) Home occupations.

(b) Wind generators.

Ord. 99-17 (c) Any use which is deemed to be compatible  
(d) Vocational and trade schools  
(e) Colleges and Universities  
with the permitted uses specified in section 8.1 and which  
furthers the overall purposes of the Planned ~~Unit~~ Develop-  
ment.

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8.3 Maximum Building Height. The maximum building height which may be constructed by right shall be fifty (50) feet. At the time of final site plan review, the developer may request, in accordance with the use by special review procedures then in effect, building heights not to exceed seventy-five feet (75'). When making such a request, the developer shall submit a visual representation showing the proposed building or buildings in relation to the topography of the site. Action on such a request shall be based on the consideration of at least the following criteria: (i) topography of the site and visual impact of the proposed structure; (ii) size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) effect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all appli-

cable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

8.4 Site Coverage. Maximum permitted building ground coverage is forty percent (40%) of net acreage of building site exclusive of dedicated roadways.

8.5 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting single-family residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

86-42

SECTION IX

NEIGHBORHOOD COMMERCIAL USE AREAS

9.1 Permitted Uses. Permitted uses shall include but shall not be limited to:

- (a) Community centers.
- (b) Places of public assembly, entertainment, and recreation.
- (c) Public or private membership clubs and health clubs.
- (d) Day care centers.
- (e) Professional offices.
- (f) Religious facilities.

(g) Private schools.

(h) Parks and playgrounds.

(i) Convenience commercial.

Ord 99-17 (j) Public schools

9.2 Uses by Special Review.

(a) Wind generators.

Ord. 99-17 (b) Any use which is deemed to be compatible  
(c) Vocational and trade schools\*\*\*

with the permitted uses specified in section 9.1 and which furthers the overall purposes of the Planned-Unit Development.

86-42

9.3 Maximum Building Height. Thirty-five (35)

feet.

9.4 Site Coverage. Maximum permitted building

ground coverage is thirty-five percent (35%) of net acreage of building site exclusive of dedicated roadways.

9.5 Minimum Setbacks. All setbacks shall be shown

on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

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9,2 \*\*\*(d) Colleges and Universities (9.2)

SECTION X

COMMERCIAL USE AREAS

10.1 Permitted Uses. Permitted uses shall include but shall not be limited to:

- (a) Automotive sales, repair and service facilities.
- (b) Convenience stores.
- (c) Day care centers.
- (d) Drug stores.
- (e) Financial institutions.
- (f) Grocery stores.
- (g) Laundries and dry cleaning establishments.
- (h) Liquor stores.
- (i) Offices, professional and commercial, to include, but not be limited to, travel agencies, medical, dental and law offices.
- (j) Parking lots, structures and garages.
- (k) Personal service establishments.
- (l) Places of public assembly, entertainment and recreation.
- (m) Public and private community services.
- (n) Public lodging facilities, hotel/convention centers.
- (o) Public or private health clubs.
- (p) Restaurants, lounges and fast food establishments.
- (q) Retail stores, sales and display rooms and shops.

(r) Service related businesses.

(s) Transit terminals/park-and-ride

facilities.

Ord. 99-17 (t) Public and private schools, excepting vocation

and trade schools  
10.02 Uses by Special Review.

(a) Wind generators.

(b) Any use which is deemed to be compatible with the permitted uses specified in section 10.1 and which furthers the overall purposes of the Planned ~~Unit~~ Develop-

ment. Ord. 99-17 (c) Vocatinoal and trade schools

(d) Colleges and Universities.

86-42

10.3 Site Coverage. Maximum permitted building ground coverage is forty percent (40%) of net acreage of building site exclusive of dedicated roadways.

10.4 Maximum Building Heights. The maximum building height which may be constructed by right shall be fifty feet (50'). At the time of final site plan review, the developer may request, in accordance with the use by special review procedures then in effect, building heights not to exceed seventy-five feet (75'). When making such a request, the developer shall submit a visual representation showing the proposed building or buildings in relation to the topography of the site. Action on such a request shall be based on a consideration of at least the following criteria:

- (i) topography of the site and visual impact of the proposed structure;
- (ii) size of the site;
- (iii) height of adjacent structures;
- (iv) compatibility with adjacent structures;
- (v) effect 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.

86-42

10.5 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

SECTION XI

OFFICE USE AREAS

11.1 Permitted Uses.

- (a) Financial institutions.
- (b) Hospitals and clinics.
- (c) Offices, including but not limited to corporate, professional, business, medical and governmental offices.
- (d) Personal service establishments.
- (e) Parking lots, structures and garages.
- (f) Public or private membership clubs.
- (g) Retail uses and restaurants located within an office building primarily to serve tenants of such building.

(h) Research facilities and laboratories.

(i) Transit terminals/park-and-ride

facilities. Ord 99-17 (j) Public and private schools, excepting vocational and trade schools

11.2 Uses by Special Review.

(a) Wind generators.

(b) Any use which is deemed to be compatible with the permitted uses specified in section 11.1 and which furthers the overall purposes of the Planned Unit Develop-

ment. Ord. 99-17 (c) Vocational and trade schools (d) Colleges and Universities

86-42

11.3 Site Coverage. Maximum permitted building

ground coverage is forty percent (40%) of net acreage of building site exclusive of dedicated roadways.

11.4 Maximum Building Heights. The maximum build-

ing height which may be constructed by right shall be fifty feet (50'). At the time of final site plan review, the developer may request, in accordance with the use by special review procedures then in effect, building heights not to exceed seventy-five feet (75'). When making such a request, the developer shall submit a visual representation showing the proposed building or buildings in relation to the topography of the site. Action on such a request shall be based on a 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 adjacent structures;
- (iv) compatibility with adjacent structures;
- (v) effect 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.

86-42

11.5 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

SECTION XII

LIGHT INDUSTRIAL USE AREAS

12.1 Permitted Uses.

86-42

(a) Any light industrial uses except those specifically prohibited by the Town of Castle Rock Municipal Code Chapter ~~17.40~~ 17.52.

(b) Office/warehouses.

(c) Offices.

(d) Parking lots, structures and garages.

(e) Research facilities and laboratories.

(f) Restaurants.

(g) Retail (repair services, showrooms and support services).

- (h) Transit terminals/park-and-ride facilities
- (i) Veterinarian clinics and kennels.

86-42

12.2 Uses by Special Review.

- (a) Wind generators.
- (b) Any use which is deemed to be compatible with the permitted uses specified in section 12.1 and which furthers the overall purposes of the Planned ~~Unit~~ Development.

12.3 Maximum Building Height. Forty feet (40').

86-42

12.4 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

12.5 Site Coverage. Maximum permitted building ground coverage is forty percent (40%) of net acreage of building site, exclusive of dedicated roadways. At the time of final site plan review, the developer may request fifty percent (50%) in accordance with the use by special review procedures then in effect.

12.6 Limitations on External Effects of Uses.

- (a) Any industrial use, unless expressly exempted by the Castle Rock Municipal Code, shall be operated

in its entirety within a completely enclosed structure or screened area; outdoor storage shall be behind any building setback line, completely screened from view from adjacent properties and abutting streets, and compose an area not to exceed the floor area of the structure of which the outdoor storage is an auxiliary use.

(b) Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the site on which the use is located.

(c) Every use shall be so operated that it does not emit any obnoxious or dangerous degree of heat, glare, radiation, fumes or odors beyond any boundary line of the site on which the use is located.

(d) Outdoor storage and waste disposal.

(1) No highly inflammable or explosive liquids, solids, or gases shall be stored in bulk above ground. Tanks or drums of fuel directly connecting with heating devices or appliances located on the same site as the tanks or drums of fuel are excluded from this provision as well as liquified and gaseous noncombustible materials.

(2) All outdoor storage facilities for manufacturing equipment, fuel, raw materials, subassemblies, finished goods and defective or reparable goods shall be enclosed by a fence or other appropriate treatment adequate to conceal such facilities from adjacent property, but the

use of chain link fencing with slats is prohibited. Only split rail or similar decorative fencing shall be allowed in or in front of a landscaped area. Opaque fencing may be permitted at the rear of a landscaped area

(3) No materials or wastes shall be deposited upon an industrial lot in such form or manner that they may be transferred off the lot by natural causes or forces.

(4) All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed trash containers which are screened from adjacent property.

12.7 Noise.

86-42

(a) Every industrial use, unless expressly exempted by Chapter ~~17.40~~ 17.52 of the Castle Rock Municipal Code, shall be operated so that the volume of sound inherently and recurrently generated by the use does not impact contiguous residential, commercial, office or industrial zoned property in excess of the following standards as measured from any point on the boundary line of the site on which the use is located:

Area	dba	
	7:00 a.m. to 7:00 p.m.	7:00 p.m. to 7:00 a.m.
All industrial use areas abutting residential use areas	55	50
All industrial use areas abutting commercial or business use areas	60	55
All industrial use areas abutting other industrial use areas	80	75

(b) It shall be unlawful for any person or entity to generate any noise or to allow the generation of any noise which causes the noise level to exceed the applicable noise standard on any industrial property that is owned, leased, occupied, or otherwise controlled by that entity.

(1) These limits may be exceeded by ten (10) dbA for no longer than fifteen (15) minutes in any one hour period.

(2) Periodic, impulsive or predominant tones consisting of speech, music, or shrill sounds shall be unlawful when the noise levels reach five (5) dbA less than those specified in (a) above.

(3) In the event that the sound course affects different abutting use areas, the standards for the more restrictive use area shall apply.

(4) Any site plan which includes industrial development abutting a residential use area must show how any noise impact on the residential area will be mitigated.

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12.8 Outdoor Storage. Railroad boxcars and trailers may not be used for storage or warehousing purposes. Outdoor storage shall be screened with an appropriate visual barrier of such height and density to adequately screen the area from view. Such barriers shall include fencing, berming, or other landscape treatment, but the use of chain link fencing with slats for screening is prohibited.

SECTION XIII

PUBLIC LAND DEDICATION

13.1 Permitted Uses.

- (a) Open space.
- (b) Parks, playgrounds and picnic areas, excluding camping and overnight parking.
- (c) Community centers.
- (d) Community recreational facilities.
- (e) Public buildings, including, but not limited to, schools, libraries, fire and police stations.
- (f) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (g) Storm water detention and drainage areas, if approved in accordance with the use by special review procedures in effect at the time of final plat review.



13.2 Uses by Special Review.

(a) Wind generators.

(b) Any use which is deemed to be compatible with the permitted uses specified in section 13.1 and which furthers the overall purposes of the Planned ~~Unit~~ Development.

13.3 Development Standards.

(a) Building Height. Maximum Height: As permitted in most permissive abutting area.

(b) Building Setback. As permitted in most permissive abutting area.

(c) Buffer. Ten feet (10') along perimeter areas except when adjacent to other open space areas.

SECTION XIX

ACCESSORY USES PERMITTED IN ALL USE AREAS

14.1 Uses permitted in all use areas.

(a) Underground utility and communications distribution lines, specifically including, but not limited to, cable television distribution trunks and lines.

(b) Roadways, bike paths, and pedestrian and equestrian trails.

(c) Parking areas.

(d) Open spaces and lakes, to include storm water drainage detention areas.

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(e) Fences.

(f) Wells and wellhouses, pump stations, recharge facilities and reinjection wells.

(g) Railroad tracks.

14.2 Uses Permitted by Special Review in all Use Areas.

(a) Electric substations and gas regulator stations.

(b) Above ground utility transmission lines.

SECTION XV

SUBMISSION OF FINAL PLANNED UNIT

DEVELOPMENT PLANS AND/OR PLATS

AND ADDITIONAL INFORMATION

15.1 Following the approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

15.2 No structural building permit will issue until a final site plan and final plat for such area has been approved by the Board of Trustees and filed for the public record.

15.3 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, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a final site plan

if the deed or other document evidencing the sale or transfer contains the following language:

No building permit will issue for the erection of any structural improvement in any area described herein for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.

15.4 On an annual basis following approval of this Ordinance, developer shall review the relative progress of residential and industrial development on the Land and submit its findings to the Board of Trustees.

15.5 Prior to seeking final site plan approval for any industrial uses as provided for in Section XII of this Ordinance, developer shall submit development guidelines for such uses to the Board of Trustees for their approval.

SECTION XV

TRANSITIONAL USE

16.1 After approval of the Preliminary Planned-Unit Development Site Plan incorporated herein by reference, any portion or portions of the Land which have not been included in 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 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.

86-42

include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

16.2 Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit or enjoin such agricultural use in areas for which no final site plan has been submitted if the Board determines that, due to the proximity of such uses to developed areas, a danger exists to the health, safety or welfare of the residents of such developed areas.

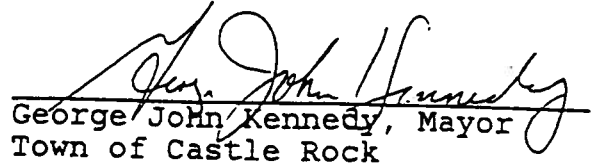
16.3 Such transitional use areas shall be closed to vehicular traffic and off-road recreational motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

## SECTION XVII

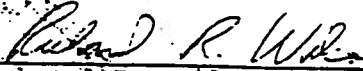
### SEVERABILITY OF PROVISIONS

17.1 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.

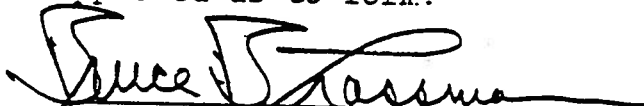
INTRODUCED, READ, ADOPTED, AND ORDERED PUBLISHED  
this 6<sup>TH</sup> day of December, 1984, at 9<sup>23</sup> p.m. by a vote of  
the Board of Trustees of the Town of Castle Rock, Colorado of  
6 for and 0 against.

  
George John Kennedy, Mayor  
Town of Castle Rock

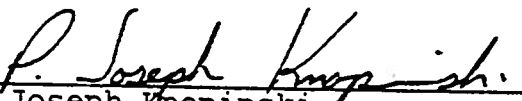
ATTEST:

  
Richard R. Wilson, Town Clerk

Approved as to form:

  
Bruce B. Lassman,  
Town Attorney

Approved for Board action:

  
P. Joseph Knopinski,  
Town Administrator

Beginning at the Southeast corner of Section 5, Township 8 South, Range 67 West, of the 6th P.M., County of Douglas, State of Colorado and considering the South line of said Section 5 to bear South  $89^{\circ} 58' 23''$  West and all bearings contained herein relative thereto; thence South  $89^{\circ} 58' 23''$  West for a distance of 2641.14 feet to the South  $\frac{1}{4}$  corner of Section 5; thence North  $0^{\circ} 00' 49''$  East along the West line of the Southeast  $\frac{1}{4}$  of said Section 5 for a distance of 2611.25 feet to the Northwest corner of the said Southeast  $\frac{1}{4}$  of Section 5; thence North  $89^{\circ} 56' 05''$  West along the South line of the East  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 5 for a distance of 1320.39 feet to the Southwest corner of the East  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 5; thence North  $0^{\circ} 01' 33''$  East along the West line of the said East  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  for a distance of 2651.14 feet to the Northwest corner of the East  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 5, said point being also the Southwest corner of the East  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 32, Township 7 South, Range 67 West of the 6th P.M.; thence North  $00^{\circ} 16' 44''$  West along the West line of the said East  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 32 for a distance of 2630.40 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32; thence North  $00^{\circ} 07' 40''$  West along the West line of the said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  for a distance of 1346.63 feet to the Northwest corner of the said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32; thence North  $87^{\circ} 35' 05''$  East along the North line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  for a distance of 1307.30 feet to the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32; thence North  $0^{\circ} 25' 06''$  West along the East line of the said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  for a distance of 1359.25 feet to the Northeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32, said corner being also the Southeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29; thence South  $87^{\circ} 01' 04''$  West along the South line of the said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29 for a distance of 1300.98 feet to the Southwest corner of the said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North  $0^{\circ} 16' 12''$  East along the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29 for a distance of 1330.59 feet to the Northwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North  $57^{\circ} 14' 24''$  East along the North line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  for a distance of 1302.46 feet to the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 29 being also the Southwest corner of the North  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 29; thence North  $0^{\circ} 20' 45''$  East along the West line of the North  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  for a distance of 1325.63 feet to the Northwest corner of the North  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North  $87^{\circ} 26' 57''$  East along the above described North line for a distance of 2604.81 feet to the Northeast corner of the Southeast  $\frac{1}{4}$  of Section 29; thence North  $0^{\circ} 28' 33''$  East along the East line of the Northeast  $\frac{1}{4}$  of said Section 29 for a distance of 2632.75 feet to the Northeast corner of Section 29; thence North  $0^{\circ} 28' 45''$  East along the West line of Section 21 for a distance of 818.87 feet to a point; thence along the following courses:

South 59° 58' 05" East for a distance of 668.40 feet to a point.  
 South 78° 50' 57" East for a distance of 672.68 feet to a point.  
 South 40° 05' 35" East for a distance of 248.39 feet to a point.  
 South 58° 33' 45" East for a distance of 210.95 feet to a point.  
 South 22° 49' 33" East for a distance of 412.31 feet to a point.  
 South 57° 15' 25" East for a distance of 166.43 feet to a point.  
 South 89° 17' 36" East for a distance of 820.06 feet to a point.  
 South 74° 38' 31" East for a distance of 528.87 feet to a point.  
 North 83° 59' 56" East for a distance of 382.10 feet to a point.  
 South 87° 06' 54" East for a distance of 394.09 feet,  
 more or less, to a point on the East line of the West  $\frac{1}{4}$  of the  
 Northeast  $\frac{1}{4}$  of Section 28; thence North 0° 36' 40" East along  
 the said East line of the West  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section  
 28 for a distance of 504.20 feet to the Northeast corner of the  
 West  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28; thence South 89° 26'  
 10" East along the North line of the East  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$   
 for a distance of 109.11 feet to a point on the Westerly R.O.W.  
 of The Denver and Rio Grande Western Railroad; thence  
 the following courses along the said Westerly R.O.W. of The Denver  
 and Rio Grande Western Railroad:  
 South 64° 50' 00" East for a distance of 1192.05 feet;  
 South 61° 22' 22" East for a distance of 177.62 feet; thence  
 along a non-tangent curve to the right having a central angle  
 of 17° 35' 31", a radius of 1765.53 feet, an arc length of 542.08  
 feet and a chord bearing of South 50° 16' 26" East; thence South  
 39° 10' 31" East for a distance of 177.62 feet; thence South  
 35° 42' 55" East for a distance of 1157.12 feet;  
 thence departing said railroad R.O.W. South 41° 49' 21" West  
 a distance of 266.18 feet; thence South 22° 58' 41" West a  
 distance of 154.62 feet; thence South 40° 20' 22" East a  
 distance of 121.90 feet; thence North 84° 55' 28" East a  
 distance of 464.67 feet to a point on a non-tangent curve,  
 being also a point on the Westerly R.O.W. of The Denver and  
 Rio Grande Western Railroad; thence the following courses  
 along said Westerly R.O.W.: along a curve to the left having  
 a central angle of 00° 50' 21", a radius of 5745.00 feet,  
 an arc length of 84.15 feet and a chord that bears South  
 40° 37' 18" East; thence South 41° 02' 28" East for a  
 distance of 2847.54 feet; thence along a non-tangent curve to  
 the right having a central angle of 28° 29' 55", a radius of 1730.00  
 feet, and arc length of 860.49 feet and a chord bearing of South  
 26° 47' 20" East; thence North 88° 58' 06" West for a distance of  
 25.73 feet; thence along a non-tangent curve to the right having  
 a central angle of 0° 38' 36", a radius of 1705.00 feet, an arc  
 length of 19.14 feet and a chord bearing of South 12° 25' 11"  
 East; thence South 12° 06' 08" East for a distance of 325.01 feet;  
 thence along a tangent curve to the left having a central  
 angle of 10° 45' 56", a radius of 5620.00 feet, an arc length  
 of 1055.97 feet and a chord bearing of South 17° 29' 06" East;  
 thence departing said railroad R.C.W. 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 North line of the West  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of

Section 34; thence South 89° 32' 53" East along the said North line of the West ¼ of the Southeast ¼ of Section 34 for a distance of 34.23 feet to the Northeast corner of the West ¼ of the Southeast ¼ of said Section; thence South 00° 25' 17" East along the East line of the said West ¼ of the Southeast ¼ for a distance of 2653.55 feet to the Southeast corner of the West ¼ of the Southeast ¼ of Section 34; thence South 89° 23' 29" West along the South line of said Section 34 for a distance of 3939.60 feet to the Southwest corner of Section 34 being also the Northeast corner of Section 4, Township 8 South, Range 67 West of the 6th P.M.; thence South 89° 54' 05" West along the said North line of Section 4 for a distance of 2627.13 feet to the Northwest corner of the Northeast ¼ of Section 4; thence South 00° 45' 54" East along the West line of the said Northeast ¼ of Section 4 for a distance of 2657.74 feet to the Southwest corner of the Northeast ¼ of Section 4; thence South 89° 31' 55" East along the South line of the Northeast ¼ of Section 4 for a distance of 2630.79 feet to the Southeast corner of the said Northeast ¼ of Section 4; thence North 89° 46' 29" East along the North line of the Northwest ¼ of the Southwest ¼ of Section 3 for a distance of 1298.22 feet to the Northeast corner of the said Northwest ¼ of the Southwest ¼; thence South 00° 11' 25" West along the East line of the Northwest ¼ of the Southwest ¼ for a distance of 656.22 feet; thence South 53° 24' 55" West a distance of 2687.00 feet; thence along a non-tangent curve to the right having a central angle of 53° 03' 36", a radius of 1500.00 feet, an arc length of 1389.11 feet and a chord that bears South 75° 33' 39" East a distance of 1340.00 feet; thence South 49° 09' 51" East a distance of 100.00 feet to a point on the Northwesterly R.O.W. of Wolfensberger Road; thence the following courses along said Northwesterly R.O.W.:

- South 45° 58' 09" West for a distance of 444.55 feet.
- South 49° 17' 08" West for a distance of 70.68 feet.
- South 37° 50' 56" West for a distance of 257.80 feet.
- South 37° 45' 59" West for a distance of 207.43 feet.
- South 32° 54' 34" West for a distance of 58.04 feet.
- South 32° 52' 42" West for a distance of 21.82 feet to a point on the South line of that parcel of land described in Book 164, Page 220 as recorded in the Douglas County Courthouse, Castle Rock, Colorado; thence departing said Northwesterly R.O.W and continuing the following courses along said parcel as described in said Book 164 Page 220: South 86° 48' 42" West along the above described South line for a distance of 413.37 feet; thence North 44° 21' 18" West for a distance of 510.00 feet; thence North 65° 21' 18" West a distance of 382.00 feet; thence North 60° 21' 18" West for a distance of 295.00 feet to the Northwest corner of said parcel of land being also the Southeast corner of the Southwest ¼ of the Southeast ¼ of Section 4; thence departing said boundary as described in Book 164 Page 220 North 89° 26' 32" West along the above described South line for a distance of 1286.83 feet to the Southeast corner of the Southwest ¼ of Section 4; thence North 88° 31' 42" West along the South line of the said Southwest ¼ of Section 4 for a distance of 2732.30 feet to the Point of Beginning.



ORDINANCE NO. 86-20

AN ORDINANCE AMENDING CASTLE ROCK ORDINANCE NO. 84-48  
(THE MEADOWS PLANNED UNIT DEVELOPMENT ORDINANCE -  
SECOND AMENDMENT)

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

(a) Lincoln Savings and Loan Association has filed  
an application for an amendment to the Meadows Planned Unit  
Development Ordinance; and

(b) Public meetings and hearings, following notice  
duly made and published pursuant to applicable Colorado  
Statutes and Town of Castle Rock ordinances, have been held  
before the Planning Commission of the Town of Castle Rock,  
and the Board of Trustees of the Town of Castle Rock; and

(c) The amendment sought complies with the Planned  
Unit Development Ordinance, Chapter 17.48 of the Castle Rock  
Municipal Code.

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

SECTION 1

Section 3.2 of Ordinance No. 84-48, the Meadows  
Planned Unit Development Ordinance, is amended as follows  
(Sections 3.2(b) and 3.2(c) remain unchanged):

8611018 - 06/25/86 11:29 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER 1/6  
80648 - P0652 - \$18.00

3.2 Modification. To allow for response to changing conditions over the extended planning and development period inherent in the project, modifications, including those described in subsections (a), (b) and (c) below, may be made to the plan subject to the express limitations of this Section 3.2, a recommendation by the Planning Commission, and approval by the Board of Trustees. In no instance shall the maximum number of dwellings units exceed ~~14,000~~ 13,796.

(a) Neighborhoods. The neighborhood plan may be modified to relocate neighborhood boundaries, modify the size of the neighborhood, adjust the location of site and size of neighborhood commercial areas, relocate residential areas, and relocate park and recreation areas. In no case may the number of residential units be increased more than twenty percent (20%) in a particular neighborhood. In addition, no such increase in density shall increase the total number of residential units specified in this ordinance nor shall any height or setback restriction of this ordinance be violated. In the event developer increases the density of any neighborhoods, developer shall, at the time of final site plan review, present in balance sheet form the increases and corresponding decreases in density by neighborhood. Any modification in elementary school sites within a neighborhood shall accommodate the projected elementary school population for the neighborhood, based on the Douglas County Board of Education student ratios. However, it is anticipated that

8611018 - 06/25/86 11:29 - RETA A. GRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
R0648 - P0653 - \$18.00 2/ 6

the total area allocated for elementary schools shall not exceed sixty (60) gross acres.

The present plan calls for the following uses, acreages and unit numbers in the five neighborhoods:

<u>Neighborhood</u>	<u>Residential Acreage</u>	<u>Gross Residential Units</u>	<u>Other Uses</u>
A	447	2,402	Neighborhood commercial, elementary school, park and recreation
B	<del>375</del> 373	<del>4,904</del> 4,871	Neighborhood commercial, elementary school, park and recreation
C	501	2,675	Neighborhood commercial, elementary school, park and recreation
D	403	2,029	Neighborhood commercial, elementary school, park and recreation
E	<del>375</del> 363	<del>1,990</del> 1,819	Neighborhood commercial, elementary school, park and recreation
<hr/>			
TOTAL	<del>2,101</del> 2,087	<del>14,000</del> 13,796	

SECTION 2

Section 4.1 of Ordinance No. 84-48, The Meadows Planned Unit Development Ordinance, is amended as follows:

4.1 The land shall be divided into general use

8611018 - 06/25/86 11:29 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 3/6  
B0648 - P0654 - \$18.00

areas as the same are located on the amended Meadows Preliminary Planned Unit Development Plan. Said general use areas shall be of eight (8) types, as designated below. The aggregate number of acres within each type of use area and maximum number of dwelling units to be constructed in residential areas shall be as indicated opposite each use designation.

<u>Type Use Area</u>	<u>Range of Density</u>	<u>Acreage</u>	<u>Dwelling Units</u>	<u>% of Site</u>
Low Single-Family	1-4 du/ac	1,179 <del>1,173</del>	3,933	33.2% <del>33.0%</del>
Single-Family	4-8 du/ac	373 <del>379</del>	2,706	10.5% <del>10.7%</del>
Multi-Family	8-12 du/ac	302 <del>307</del>	3,313 <del>3,368</del>	8.5% <del>8.6%</del>
	12-18 du/ac	233 <del>242</del>	3,844 <del>3,993</del>	6.6% <del>6.8%</del>
Subtotal		2,087 <del>2,101</del>	13,796 <del>14,000</del>	58.8% <del>59.1%</del>
Neighborhood Commercial	--	30	--	.9% <del>.8%</del>
Commercial	--	110 <del>96</del>	--	3.0% <del>2.7%</del>
Office	--	111	--	3.1%
Light Industrial	--	203	--	5.7%
Public Land Dedication				
Open Space	--	609.8	--	17.1%
Park and Schools	--	404	--	11.4%
TOTALS	gross density: 3.9 du/ac	3,554.8	13,796 <del>14,000</del>	100.0%

8611018 - 06/25/86 11:29 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
 \$18.00  
 4/ 6

SECTION 3

Section 5.1 of Ordinance No. 84-48, the Meadows Planned Unit Development Ordinance, is amended as follows:

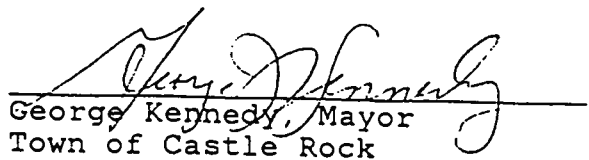
5.1 It is the intent of this Ordinance to permit the development of a total of ~~14,000~~ 13,796 residential dwelling units upon the Land. Densities permitted in residential areas (except as otherwise provided herein) may be increased as set forth in paragraph 3.2 above.

SECTION 4

An amendment to the Meadows Preliminary Planned Unit Development Site Plan has been approved contemporaneously herewith and is hereby incorporated by reference.

INTRODUCED, READ AND PASSED on first reading this 22<sup>nd</sup> day of May, 1986 by a vote of the Board of Trustees of the Town of Castle Rock, Colorado of 6 for and 0 against.

PASSED, ADOPTED AND ORDERED PUBLISHED on second reading this 12<sup>th</sup> day of June, 1986 by a vote of the Board of Trustees of the Town of Castle Rock, Colorado of 4 for and 0 against.

  
George Kennedy, Mayor  
Town of Castle Rock

8611018 - 06/25/86 11:29 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER - 5/6  
B0648 - P0656 - \$18.00

ATTEST: .

Phyllis L Brown Deputy  
Richard Wilson, Town Clerk

APPROVED AS TO FORM:

Bruce B. Lassman, Town Attorney

Publication Date: June 19, 1986

8611018 - 06/25/86 11:29 - BETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B0648 - P0657 - \$18.00

ORDINANCE NO. 86- 42

AN ORDINANCE AMENDING CASTLE ROCK ORDINANCE NO. 84-48

(THE MEADOWS PLANNED UNIT DEVELOPMENT ORDINANCE -  
THIRD AMENDMENT)

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

(a) Certain land, commonly known as the Meadows  
Wedge, has recently been annexed to the Town of Castle Rock;  
and

(b) Lincoln Savings and Loan Association and the  
Denver and Rio Grande Western Railroad Company have filed  
a petition with the Town Clerk requesting an amendment to the  
Zoning District Map of the Town of Castle Rock to zone the  
Meadows Wedge PD; and

(c) Lincoln Savings and Loan Association has filed  
an application for an amendment to the Meadows Planned Unit  
Development Ordinance to include the Meadows Wedge within  
such Ordinance and to make other changes to such Ordinance;  
and

(d) Said petition and said application have been  
forwarded to the Board of Trustees; and

(e) Public meetings and hearings, following notice  
duly made and published pursuant to applicable Colorado  
Statutes and Town of Castle Rock ordinances, have been held  
before the Planning Commission of the Town of Castle Rock,  
and the Board of Trustees of the Town of Castle Rock; and

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(f) The amendments sought comply with the Planned Development Ordinance, Chapter 17.60 of the Castle Rock Municipal Code.

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

SECTION 1

The Zoning Classification of the Meadows Wedge consisting of 3.8 acres, more or less, described in Exhibit "A," attached hereto and made a part hereof, is changed from Douglas County Zoning Classification A-1 (Agricultural) and GI (General Industrial) to Castle Rock Zoning Classification PD (Planned Development District) and pursuant to the following sections is made subject to Castle Rock Ordinance No. 84-48, heretofore known as The Meadows Planned Unit Development Ordinance.

SECTION 2

Sections 1.1 and 1.2 of Ordinance No. 84-48 are amended as follows:

1.1. This Ordinance constitutes an amendment to the Town of Castle Rock Zoning District Map and establishes permitted densities, uses and development standards for each tract within the Land in accordance with the Town of Castle Rock Municipal Code, specifically Chapter ~~17.48~~ 17.60.



1.2 Purpose. The Meadows Preliminary Planned ~~Unit~~ Development Plan calls for the development of the Land as a series of five neighborhoods, designated A through E on the Plan. In addition to residences, each of the five neighborhoods will include an elementary school, a park and recreation area, and a neighborhood commercial area, as shown on the Plan.

The Plan also calls for two "Village Centers," designated I and II on the Plan, each of which will include commercial space, offices, a junior high school and a park and recreation area. Two other Centers are designated on the Plan, Center III to consist of a senior high school, commercial space and a park and recreation area and Center IV to consist of office and industrial uses.

The purpose of this ~~PUD~~ PD plan is to:

(a) Locate frequently used shopping, recreation, education and service facilities as close to users as possible to minimize sprawl, traffic congestion, and adverse environmental impacts;

(b) Preserve natural land features such as ridges, drainages and steep slopes as open space within the neighborhoods and villages;

(c) Provide an environment that will attract a variety of new industries and other employment opportunities;

(d) Allow the development of the Land to be responsive to the changing needs of the community over time;

(e) Provide substantial park and open space areas throughout the development to meet the recreation needs of the community.

### SECTION 3

Section 3.1 of Ordinance No. 84-48 is amended as follows:

3.1 Parking. Off-street parking is required for all land uses developed in The Meadows ~~PUD~~ PD. The number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Regulations at the time of final site plan review, provided the developer may request fewer or small spaces in accordance with the use by special review procedures in effect at the time of final site plan review. Such request shall be granted if the developer can demonstrate that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

### SECTION 4

Section 3.2 of Ordinance No. 84-48 is amended as follows (Sections 3.2(b) and 3.2(c) remain unchanged):

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B0698 - P0234 - \$63.00 4 / 21

3.2 Modification. To allow for response to changing conditions over the extended planning and development period inherent in the project, modifications, including those described in subsections (a), (b) and (c) below, may be made to the plan subject to the express limitations of this Section 3.2, a recommendation by the Planning Commission, and approval by the Board of Trustees. In no instance shall the maximum number of dwellings units exceed ~~13,796~~ 13,758.

(a) Neighborhoods. The neighborhood plan may be modified to relocate neighborhood boundaries, modify the size of the neighborhood, adjust the location of site and size of neighborhood commercial areas, relocate residential areas, and relocate park and recreation areas. In no case may the number of residential units be increased more than twenty percent (20%) in a particular neighborhood. In addition, no such increase in density shall increase the total number of residential units specified in this ordinance nor shall any height or setback restriction of this ordinance be violated. In the event developer increases the density of any neighborhoods, developer shall, at the time of final site plan review, present in balance sheet form the increases and corresponding decreases in density by neighborhood. Any modification in elementary school sites within a neighborhood shall accommodate the projected elementary school population for the neighborhood, based on the Douglas County Board of Education student ratios. However, it is anticipated that

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the total area allocated for elementary schools shall not exceed sixty (60) gross acres.

The present plan calls for the following uses, acreages and unit numbers in the five neighborhoods:

<u>Neighborhood</u>	<u>Residential Acreage</u>	<u>Gross Residential Units</u>	<u>Other Uses</u>
A	383 <del>447</del>	2,594 <del>2,402</del>	Neighborhood commercial, elementary school, park and recreation
B	373	4,761 <del>4,871</del>	Neighborhood commercial, elementary school, park and recreation
C	497 <del>501</del>	2,444 <del>2,675</del>	Neighborhood commercial, elementary school, park and recreation
D	380 <del>403</del>	2,153 <del>2,029</del>	Neighborhood commercial, elementary school, park and recreation
E	363	1,806 <del>1,819</del>	Neighborhood commercial, elementary school, park and recreation
<b>TOTAL</b>	1,996 <del>2,087</del>	13,758 <del>13,796</del>	

SECTION 5

Section 3.3 of Ordinance No. 84-48 is amended as follows:

3.3 Temporary Uses. Temporary uses are permitted as follows:

(a) Single family, townhome and condominium units may be utilized as models and/or sales and information offices if the unit so utilized is a permitted use in the use area where it is located. Any such use shall be discontinued when all comparable dwelling units within the Planned ~~Unit~~ Development have been sold or leased.

(b) Mobile sales and information units may be utilized in any residential or commercial use area provided no such mobile sales and information unit is erected until site plans for such unit have first been submitted to the Town for review and approval. No such unit may be maintained in any area described in a final site plan more than sixty (60) days after a certificate of occupancy has been issued for the first residential or commercial structure within the area being served by such unit without the express approval of the Board of Trustees, but in no instance shall a mobile unit be allowed to remain longer than a period of one hundred eighty (180) days following Board approval.

(c) Construction offices and material storage shall be permitted in all use areas during and for a period of sixty (60) days after cessation of actual construction in

those areas being served by such construction office or material storage area.

SECTION 6

Section 4.1 of Ordinance No. 84-48 is amended as follows:

4.1 The land shall be divided into general use areas as the same are located on the Amended Meadows Preliminary Planned ~~Unit~~ Development Plan. Said general use areas shall be of eight (8) types, as designated below. The aggregate number of acres within each type of use area and maximum number of dwelling units to be constructed in residential areas shall be as indicated opposite each use designation.

<u>Type Use Area</u>	<u>Range of Density</u>	<u>Acreage</u>	<u>Dwelling Units</u>	<u>% of Site</u>
Low Single-Family	1-4 du/ac	1,015 <del>1,179</del>	3,390 <del>3,933</del>	28.5% <del>33.2%</del>
Single-Family	4-8 du/ac	427 <del>373</del>	2,989 <del>2,706</del>	12.0% <del>10.5%</del>
Multi-Family	8-12 du/ac	297 <del>302</del>	3,267 <del>3,313</del>	8.3% <del>8.5%</del>
	12-18 du/ac	257 <del>233</del>	4,112 <del>3,844</del>	7.2% <del>6.6%</del>
Subtotal		1,996 <del>2,087</del>	13,758 <del>13,796</del>	56.1% <del>58.8%</del>

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Neighborhood Commercial	--	29	--	0.9%
		<del>30</del>		
		176.8		4.9%
Commercial	--	<del>110</del> <sup>1</sup>	--	<del>3.0%</del>
		56		1.6%
Office	--	<del>111</del> <sup>2</sup>	--	<del>3.1%</del>
		195		5.5%
Light Industrial	--	<del>203</del>	--	<del>5.7%</del>
Public Land Dedication		700.8		19.7%
Open Space	--	<del>609.8</del>	--	<del>17.1%</del>
		405		11.3%
Park and Schools	--	<del>404</del>	--	<del>11.4%</del>
TOTALS	gross density: 3.9 du/ac	3,558.6	13,758	
		<del>3,554.8</del>	<del>13,796</del>	100.0%

SECTION 7

Section 4.2 of Ordinance No. 84-48 is amended as follows:

4.2 Residential areas shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, as called for by Section ~~17.48.120~~ 17.60.070 of the Castle Rock Municipal Code. Any such private open space shall be perpetually protected by appropriate protective covenants and the title of such

<sup>1</sup> Although previous Commercial acreage was listed as 110, actual acreage shown on Preliminary PUD Site Plan was 165 acres.

<sup>2</sup> Although previous office acreage was listed as 111, actual acreage shown on Preliminary PUD Site Plan was 56 acres. Total Commercial and Office Acreage was 221 acres either way.

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private open space shall be held by non-profit corporate entities or associations which shall bear the responsibility of maintaining and controlling such private open space.

SECTION 8

Section 5.1 of Ordinance No. 84-48 is amended as follows:

5.1 It is the intent of this Ordinance to permit the development of a total of ~~13,796~~ 13,758 residential dwelling units upon the Land. Densities permitted in residential areas (except as otherwise provided herein) may be increased as set forth in paragraph 3.2 above.

SECTION 9

Section 6.2 of Ordinance No. 84-48 is amended as follows:

6.2 Uses by Special Review.

- (a) Home occupations.
- (b) Wind generators.
- (c) Any use which is deemed to be compatible with the permitted uses specified in section 6.1 and which furthers the overall purposes of the Planned ~~Unit~~ Development.

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SECTION 10

Section 7.2 of Ordinance No. 84-48 is amended as follows:

7.2 Uses by Special Review.

(a) Attached dwelling units, garages, and accessory structures.

(b) Home occupations.

(c) Wind generators.

(d) Any use which is deemed to be compatible with the permitted uses specified in section 7.1 and which furthers the overall purposes of the Planned-~~Unit~~ Development.

SECTION 11

Section 8.2 of Ordinance No. 84-48 is amended as follows:

8.2 Uses by Special Review.

(a) Home occupations.

(b) Wind generators.

(c) Any use which is deemed to be compatible with the permitted uses specified in section 8.1 and which furthers the overall purposes of the Planned-~~Unit~~ Development.

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SECTION 12

Section 8.5 of Ordinance No. 84-48 is amended as follows:

8.5 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting single-family residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

SECTION 13

Section 9.2 of Ordinance No. 84-48 is amended as follows:

9.2 Uses by Special Review.

- (a) Wind generators.
- (b) Any use which is deemed to be compatible with the permitted uses specified in section 9.1 and which furthers the overall purposes of the Planned ~~Unit~~ Development.

SECTION 14

Section 9.5 of Ordinance No. 84-48 is amended as follows:

9.5 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting residential

areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

#### SECTION 15

Section 10.2 of Ordinance No. 84-48 is amended as follows:

##### 10.02 Uses by Special Review.

- (a) Wind generators.
- (b) Any use which is deemed to be compatible with the permitted uses specified in section 10.1 and which furthers the overall purposes of the Planned ~~Unit~~ Development.

#### SECTION 16

Section 10.5 of Ordinance No. 84-48 is amended as follows:

10.5 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

SECTION 17

Section 11.2 of Ordinance No. 84-48 is amended as follows:

11.2 Uses by Special Review.

(a) Wind generators.

(b) Any use which is deemed to be compatible with the permitted uses specified in section 11.1 and which furthers the overall purposes of the Planned ~~Unit~~ Development.

SECTION 18

Section 11.5 of Ordinance No. 84-48 is amended as follows:

11.5 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum, shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

SECTION 19

Sections 12.1 and 12.2 of Ordinance No. 84-48 are amended as follows:

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12.1 Permitted Uses.

(a) Any light industrial uses except those specifically prohibited by the Town of Castle Rock Municipal Code Chapter ~~17.40~~ 17.52.

(b) Office/warehouses.

(c) Offices.

(d) Parking lots, structures and garages.

(e) Research facilities and laboratories.

(f) Restaurants.

(g) Retail (repair services, showrooms and support services).

(h) Transit terminals/park-and-ride facilities.

(i) Veterinarian clinics and kennels.

12.2 Uses by Special Review.

(a) Wind generators.

(b) Any use which is deemed to be compatible with the permitted uses specified in section 12.1 and which furthers the overall purposes of the Planned-~~Unit~~ Development.

SECTION 20

Section 12.4 of Ordinance No. 84-48 is amended as follows:

12.4 Minimum Setbacks. All setbacks shall be shown on the final site plan. However, where abutting residential areas, such setbacks shall be thirty feet (30') minimum,

shall include landscaping required by Section ~~17.48.170~~ 17.60.120 of the Castle Rock Municipal Code, and shall not contain parking, accessory buildings, or driveways, excepting direct access driveways.

SECTION 21

Section 12.7 of Ordinance No. 84-48 is amended as follows:

12.7 Noise.

(a) Every industrial use, unless expressly exempted by Chapter ~~17.40~~ 17.52 of the Castle Rock Municipal Code, shall be operated so that the volume of sound inherently and recurrently generated by the use does not impact contiguous residential, commercial, office or industrial zoned property in excess of the following standards as measured from any point on the boundary line of the site on which the use is located:

Area	dbA	
	7:00 a.m. to 7:00 p.m.	7:00 p.m. to 7:00 a.m.
All industrial use areas abutting residential use areas	55	50
All industrial use areas abutting commercial or business use areas	60	55
All industrial use areas abutting other industrial use areas	80	75

(b) It shall be unlawful for any person or entity to generate any noise or to allow the generation of

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any noise which causes the noise level to exceed the applicable noise standard on any industrial property that is owned, leased, occupied, or otherwise controlled by that entity.

(1) These limits may be exceeded by ten (10) dbA for no longer than fifteen (15) minutes in any one hour period.

(2) Periodic, impulsive or predominant tones consisting of speech, music, or shrill sounds shall be unlawful when the noise levels reach five (5) dbA less than those specified in (a) above.

(3) In the event that the sound course affects different abutting use areas, the standards for the more restrictive use area shall apply.

(4) Any site plan which includes industrial development abutting a residential use area must show how any noise impact on the residential area will be mitigated.

#### SECTION 22

Section 13.2 of Ordinance No. 84-46 is amended as follows:

#### 13.2 Uses by Special Review.

(a) Wind generators.

(b) Any use which is deemed to be compatible with the permitted uses specified in section 13.1 and which

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furtheres the overall purposes of the Planned ~~Unit~~ Development.

SECTION 23

Section 14.1 of Ordinance No. 84-48 is amended as follows:

14.1 Uses permitted in all use areas.

(a) Underground utility and communications distribution lines, specifically including, but not limited to, cable television distribution trunks and lines.

(b) Roadways, bike paths, and pedestrian and equestrian trails.

(c) Parking areas.

(d) Open spaces and lakes, to include storm water drainage detention areas.

(e) Fences.

(f) Wells and wellhouses, pump stations, recharge facilities and reinjection wells.

(g) Railroad tracks.

SECTION 24

The title for Section XV of Ordinance No. 84-48 is amended as follows:

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SECTION XV  
SUBMISSION OF FINAL PLANNED ~~UNIT~~  
DEVELOPMENT PLANS AND/OR PLATS  
AND ADDITIONAL INFORMATION

SECTION 25

Section 16.1 of Ordinance No. 84-48 is amended as follows:

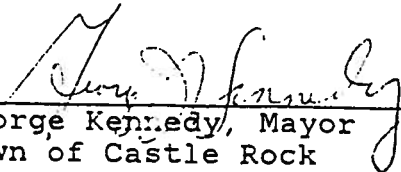
16.1 After approval of the Preliminary Planned ~~Unit~~ Development Site Plan incorporated herein by reference, any portion or portions of the Land which have not been included in a final site plan may be used for agricultural purposes until approval of a final site plan for the area or areas in question. Agricultural uses, for 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.

SECTION 26

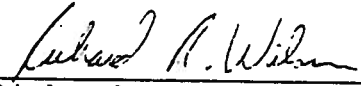
An Amended Meadows Preliminary Planned Development Site Plan incorporating the changes reflected in this Ordinance has been approved contemporaneously herewith and is hereby incorporated by reference.

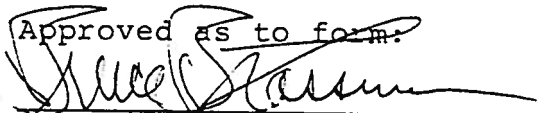
INTRODUCED, READ AND PASSED on first reading this 23<sup>rd</sup> day of October, 1986 by a vote of the Board of Trustees of the Town of Castle Rock, Colorado of 5 for and 0 against.

PASSED, ADOPTED AND ORDERED PUBLISHED on second reading this 13<sup>th</sup> day of November 1986 by a vote of the Board of Trustees of the Town of Castle Rock, Colorado of 4 for and 0 against.

  
George Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Richard Wilson, Town Clerk

Approved as to form:  
  
Bruce Lassman, Town Attorney

Publication date: 12-4-86

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EXHIBIT "A"

LEGAL DESCRIPTION - Meadows Wedge

A parcel of land lying in the Northeast quarter of Section 34 and the Southeast quarter of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado being described as follows:

Commencing at the North quarter corner of said Section 34, as monumented by a 3 inch brass cap and pipe marked LS 2690, and considering the North line of the Northeast quarter of said Section 34, to bear South 88°58'06" East to the Northeast corner of said Section 34 as monumented by a 1 inch axle in a mound of stone, with all bearings contained herein relative thereto; thence South 67°35'24" East 1429.06 feet to the Northerly boundary line of the Meadows P.U.D. and the POINT OF BEGINNING of this description; thence along said Northerly boundary line the following courses: along a non-tangent curve to the right having a central angle of 01°57'12", a radius of 5,620.00 feet, an arc length of 191.59 feet and a chord which bears North 13°04'46" West 191.59 feet; thence North 12°06'08" West 325.01 feet; thence along a curve to the left having a central angle of 00°38'36", a radius of 1705.00 feet, an arc length of 19.14 feet and a chord which bears North 12°25'11" West 19.14 feet to the North line of the Northeast quarter of said Section 34; thence along said North line South 88°58'06" East 25.73 feet; thence departing said North line, along a non-tangent curve to the left having a central angle of 18°15'16", a radius of 1,730.00 feet, an arc length of 551.18 feet and a chord which bears North 21°40'01" West 548.85 feet; thence departing said Northerly boundary line, North 59°12'21" East 49.00 feet to the Westerly right-of-way line of U.S. Highway 85; thence along said Westerly right-of-way line the following courses: along a non-tangent curve to the right having a central angle of 08°05'39", a radius of 2,815.00 feet, an arc length of 397.68 feet and a chord which bears South 31°53'57" East 397.35 feet; thence South 27°51'06" East 655.90 feet; thence departing said Westerly right-of-way line, South 62°08'54" West 300.80 feet to the POINT OF BEGINNING, containing 3.77 acres more or less.