

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

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THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PINE CANYON PRE-ANNEXATION AGREEMENT..

1. The mineral rights associated with this development have been severed. Notification of development hearings before Planning Commission and Town Council must be provided to owners of mineral estates.
2. This site lies within FEMA Flood Zone AE and X per maps 08035C0188G and 08035C0189G dated March 16, 2016. No structures shall be permitted in the approved 100-year flood plain
3. A LOMR will be submitted at the time of Site Development Plan, if necessary.
4. This development plan is not impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations due to the view plane protection overlay commitment within the PD, as detailed in Section 4.a.i of the Pine Canyon Pre-Annexation Agreement.
5. This development plan is impacted by species protected by the U.S. Fish & Wildlife Service. The only area with species with USFWS protection on-site is the Prebel's Mouse. Its habitat is designated along East Plum Creek and it will all be undisturbed and preserved as Open Space.
6. The Site is within the Town of Castle Rock 2-Yellow, 3-Blue, 4-Purple, 5-Red, and 6-Green water pressure zones.
7. All-weather (concrete or asphalt) surfaced access roads capable of withstanding the imposed loads of fire apparatus (75,000 lbs.) and all required fire hydrants shall be installed and made serviceable prior to and during all construction.
8. Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.
9. Urban/Wildland Interface Area Management Plan to be evaluated by the Town of Castle Rock Fire Department as appropriate to each Planned Development (PD).

Notes:

- 1) The maximum residential units is 1,800 du for the entire property. The Resort/SFD Small area may include up to 75 residential units. However, the amount of residential units within PA-6 will be reduced from other residential planning areas to maintain the overall maximum count of 1,800 du. The existing dwelling in OSP-9 shall not count toward the total unit count in the PD.
- 2) The maximum non-residential square footage is 600,000 s.f. for the entire property. The Resort/SFD Small area may include up to 150,000 s.f. However, the amount of non-residential square footage within the Resort/SFD will be reduced from other non-residential planning areas to maintain the overall maximum of 600,000 s.f.
- 3) Even though PA-6 may be resort/sfa or contain residential units, for simplicity, the totality of PA-6 was used as part of the non-residential acreage.

Land Use Type	Acreage	Percentage
Residential (excludes MF in Mixed Use)	251.3	47%
Mixed Use	35.1	7%
Business/Light Industrial	11.4	2%
Resort	21.4	4%
Parks	22.9	4%
Open Space	148.1	28%
School	12.7	2%
ROW	31.7	6%
TOTAL	534.6	100%

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

DATE _____

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

Title Company

Signed this _____ day of _____, 20_____

Subscribed and sworn to before me this _____ day of _____, 20____ by _____
_____ as authorized representative of _____
_____.

Witness my hand and official seal.

Notary Public

My commission expires: _____

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

JRW Family Limited Partnership LLLP, Colorado Limited Liability Partnership
Signed this _____ day of _____, 20_____

Subscribed and sworn to before me this _____ day of _____, 20____ by _____.

Witness my hand and official seal.

Notary Public

My commission expires: _____

This Pine Canyon Planned Development Plan and Zoning Regulations was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado on the _____ day of _____, 20____.

Chair	Date
-------	------

Director of Development Services _____ Date _____

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

Mayor	Date
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Town Clerk	Date
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**PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO. PDP25-0003**

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

ENGINEERING:



3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:



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

REVISIONS:

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

SHEET INFO

PINE CANYON

COVER SHEET

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

1
OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

LEGAL DESCRIPTION:

WEST PARCEL

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

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

PARCEL ONE:

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

PARCEL TWO:

LOT 1,

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

PARCEL THREE:

THAT PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 34 FROM WHENCE THE EAST ¼ CORNER BEARS SOUTH 89° 32' 53" EAST, A DISTANCE OF 512.11 FEET AND CONSIDERING SAID SOUTH LINE TO BEAR SOUTH 89° 32' 53" EAST, AS DETERMINED BY SOLAR OBSERVATION, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE, THE FOLLOWING COURSES ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD WESTERLY RIGHT OF WAY:
NORTH 25° 25' 05" WEST, A DISTANCE OF 744.26 FEET;
NORTH 64° 34' 55" EAST, A DISTANCE OF 100.00 FEET;
NORTH 25° 25' 05" WEST, A DISTANCE OF 455.31 FEET TO A POINT OF CURVATURE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02° 32' 56", A RADIUS OF 5620.00 FEET, AN ARC LENGTH OF 250.00 FEET AND A CHORD THAT BEARS NORTH 24° 08' 34" WEST, A DISTANCE OF 250.00 FEET;
THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY, SOUTH 70° 36' 31" WEST, A DISTANCE OF 911.40 FEET;
THENCE, SOUTH 27° 58' 52" EAST, A DISTANCE OF 1183.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 34;
THENCE, ALONG SAID SOUTH LINE, SOUTH 89° 32' 53" EAST, A DISTANCE OF 831.16 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO

ABOVE LEGAL DESCRIPTION IS ALSO DESCRIBED AS FOLLOWS :

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

THENCE NORTH 89° 28' 38" WEST, A DISTANCE OF 3552.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, BEING MONUMENTED BY A 3.25 INCH ALUMINUM CAP STAMPED "CDOT POINT 939", BEING THE THE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY LINE FOLLOWING EIGHT (8) COURSES;
1. SOUTH 18° 57' 27" EAST, A DISTANCE OF 97.46 FEET;
2. SOUTH 34° 19' 43" EAST, A DISTANCE OF 116.54 FEET;
3. SOUTH 10° 33' 34" EAST, A DISTANCE OF 210.86 FEET;
4. SOUTH 19° 03' 26" EAST, A DISTANCE OF 342.07 FEET;
5. SOUTH 06° 26' 49" EAST, A DISTANCE OF 432.31 FEET;
6. SOUTH 39° 49' 42" WEST, A DISTANCE OF 69.17 FEET;
7. SOUTH 10° 19' 22" EAST, A DISTANCE OF 83.49 FEET;
8. SOUTH 42° 40' 51" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
9. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89° 19' 42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2091.57 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTIONS 34 AND 35;
10. SOUTH 89° 30' 25" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1117.36 FEET TO A POINT ON THE EAST BOUNDARY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
11. NORTH 11° 45' 56" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 72.25 FEET TO A POINT OF CURVATURE;
12. CONTINUING ON SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY A DISTANCE OF 510.22 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1507.70 FEET, A CENTRAL ANGLE OF 19° 23' 21", A CHORD BEARING OF NORTH 21° 27' 37" WEST, AND A CHORD LENGTH OF 507.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
13. NORTH 00° 56' 39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 781.54 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 34;
14. NORTH 89° 58' 06" WEST, ALONG THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 34.78 FEET;
15. NORTH 28° 20' 52" WEST, A DISTANCE OF 1183.02 FEET;
16. NORTH 70° 09' 33" EAST, A DISTANCE OF 911.69 FEET TO A POINT ON THE WEST BOUNDARY OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) COURSES;
17. SOUTHEASTERLY A DISTANCE OF 249.04 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5620.00 FEET, A CENTRAL ANGLE OF 2° 32' 20", A CHORD BEARING OF SOUTH 24° 32' 33" EAST, AND A CHORD LENGTH OF 249.02 FEET;
18. SOUTH 25° 48' 43" EAST, A DISTANCE OF 455.32 FEET;
19. SOUTH 64° 11' 17" WEST, A DISTANCE OF 100.00 FEET;

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

SAVING AND EXCEPTING THEREFROM

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

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

EAST PARCEL

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

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

PARCEL A:
THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
EXCEPT THE EASTERLY 55 FEET THEREOF DEEDED TO THE TOWN OF CASTLE ROCK BY INSTRUMENT RECORDED MARCH 27, 1985 IN BOOK 567 AT PAGE 182, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:
THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LYING EAST OF INTERSTATE HIGHWAY 25, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL C:
THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL D:
THE SOUTHEAST ½ OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL E:
THE SOUTHEAST ¼, THE EAST ½ OF THE SOUTHWEST ¼, AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

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

AND

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

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

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

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

THENCE THE FOLLOWING TWENTY-THREE (23) COURSES;
1. NORTH 89° 51' 44" EAST, A DISTANCE OF 3864.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FOUNDERS PARKWAY;
2. SOUTH 00° 13' 20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2125.88 FEET TO THE NORTHEASTERN MOST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2010076348 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

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

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

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

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

HEREIN DESCRIBED;
9. SOUTH 89° 17' 31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2588.82 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 1;
10. NORTH 01° 04' 11" EAST, ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, A DISTANCE OF 1361.34 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;
11. SOUTH 89° 27' 39" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2585.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;
12. NORTH 89° 09' 02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1348.09 FEET TO THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 35 AND 2;
13. NORTH 01° 03' 36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 662.52 FEET TO THE CENTER SOUTH SOUTHEAST 1/64TH CORNER OF SAID SECTION 35;
14. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, TO THE SOUTHWEST CORNER THEREOF, A DISTANCE OF 1342.46 FEET;
15. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 161.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FRONT STREET;

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

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

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

PREPARED FOR:



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

ENGINEERING:



3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:



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

REVISIONS:

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

SHEET INFO:

PINE CANYON

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

2
OF 16

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

DOUGLAS COUNTY: GI- GENERAL INDUSTRIAL - GENERAL INDUSTRIAL

DOUGLAS COUNTY: GI- GENERAL INDUSTRIAL - DOUGLAS COUNTY SCHOOL DISTRICT BUILDING

DOUGLAS COUNTY JUSTICE CENTER PLANNED DEVELOPMENT

FRONT STREET

INTERSTATE 25

CASTLE ROCK: METZLER RANCH PD - RESIDENTIAL, INCLUDING PARKS AND SCHOOLS, ON THE EAST SIDE OF I-25

POB WEST PARCEL

CASTLE ROCK: HAZEN MOORE PD - RESIDENTIAL ON THE EAST SIDE OF PROJECT, A MIX OF ALLOWED USES ON THE WEST SIDE OF THE PROPERTY.

DOUGLAS COUNTY: A1 - AGRICULTURAL ONE - UNDEVELOPED / VACANT

POINT OF BEGINNING EAST PARCEL

FOUNDERS PARKWAY

DOUGLAS COUNTY: CANYONS SOUTH PD - VACANT / UNDEVELOPED

**CASTLE OAKS FILING NO.1
PD DENSITY: 0.5-18 DU/AC
PLATTED DENSITY: 0.8-7.4 DU/AC**

BURINGTON NORTHERN SANTA FE RAILROAD

LIGGETT ROAD

UNION PACIFIC RAILROAD

CASTLE ROCK: MEADOWS PD - MIX OF USES, OPEN SPACE ADJACENT TO WALKER PROPERTY, DEVELOPED AND UNDEVELOPED SINGLE-FAMILY AND UNDEVELOPED LOTS, AND OPEN SPACE TRACTS

CASTLE ROCK: PUBLIC LAND - OPEN SPACE AND TRAIL USES

CASTLE ROCK: GENERAL INDUSTRIAL - GENERAL INDUSTRIAL USES

**CASTLE TERRACE SCOTT II RESIDENTIAL (MF)
PD DENSITY: 20 DU/AC
PLATTED DENSITY: 20 DU/AC**

**SCOTT II FILING NO. 3 RESIDENTIAL (SFD)
PD DENSITY: 5.4 DU/AC
PLATTED DENSITY: 2.2 DU/AC (GROSS), 5.4 DU/AC (NET)**

**THE WOODLANDS FILING NO.9 RESIDENTIAL (SFD)
PD DENSITY: 0-6 DU/AC (SFD), 6-14 DU/AC (TH), 17-24 DU/AC (MF)
PLATTED DENSITY: 1.31 DU/AC (GROSS), 3.05 DU/AC (NET)**

DOUGLAS COUNTY: A1 - AGRICULTURAL ONE DOUGLAS COUNTY HIGH SCHOOL

**THE WOODLANDS FILING NO. 10 RESIDENTIAL (SFD)
PD DENSITY: 2-3.5 DU/AC (SFD)
PLATTED DENSITY: 1.16 DU/AC (GROSS), 2.84 DU/AC (NET)**

**THE WOODLANDS FILING NO. 12 RESIDENTIAL (SFD)
PD DENSITY: 2-3.5 DU/AC (SFD)
PLATTED DENSITY: 2.14 DU/AC (GROSS), 4.16 DU/AC (NET)**

**BASIS OF BEARINGS
WEST LINE NORTHWEST QUARTER SECTION 36
NORTH 0°19'27" EAST, 2679.42'**

N70°09'43"E 911.65'

S84°11'17"W 100.00'

S89°58'06"W 34.75'

N89°58'06"W 34.75'

S89°30'25"W 1117.36'

N11°45'56"W 72.25'

**L=510.22' R=1507.70' Δ=19°28'21"
CHB=N21°27'37"W CH=507.79'**

S89°28'36"E 3552.58' (TIE)

S89°51'44"W 1318.61' (TIE)

N89°51'44"E 3864.58'

N10°03'W 1326.83'

S89°39'41"E 1305.83'

S89°56'39"W 1305.83'

N89°19'17"E 1336.13'

S89°19'15"E 1336.37'

S89°19'42"E 216.50'

N42°05'51"W 52.61'

S39°45'42"W 359.97'

S89°26'48"E 432.31'

S19°05'26"E 342.07'

S10°33'34"E 210.86'

S34°19'43"E 116.54'

S18°57'27"E 95.45'

S89°26'44"E 1810.18'

S12°01'W 512.01'

N89°19'42"W 2081.57'

S10°19'22"E 83.45'

N8°01'18"W 174.44'

N5°23'34"W 272.88'

N88°15'24"W 1342.48'

N89°09'02"W 1348.09'

S89°27'39"W 2555.72'

S89°17'31"W 2588.82'

S11°15'06"E 1341.86'

N73°43'24"W 67.75'

S24°44'16"W 84.60'

S0°00'08"E 308.73'

N89°58'39"E 101.85'

S0°13'20"E 142.09'

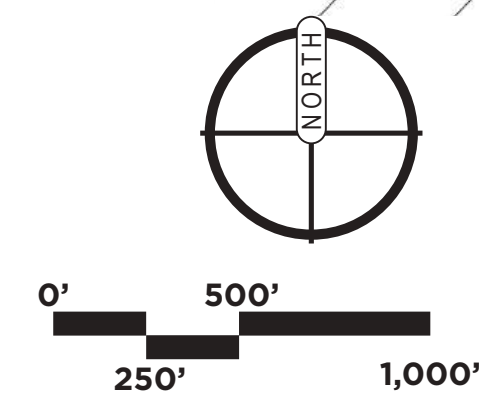
TOWN OF CASTLE ROCK LIMITS

**PINE CANYON
PLANNED DEVELOPMENT BOUNDARY**

CASTLE ROCK: PLANNED DEVELOPMENT - PD

CASTLE ROCK: PUBLIC LAND (OPEN SPACE) - PL

DOUGLAS COUNTY: GENERAL INDUSTRIAL - GI



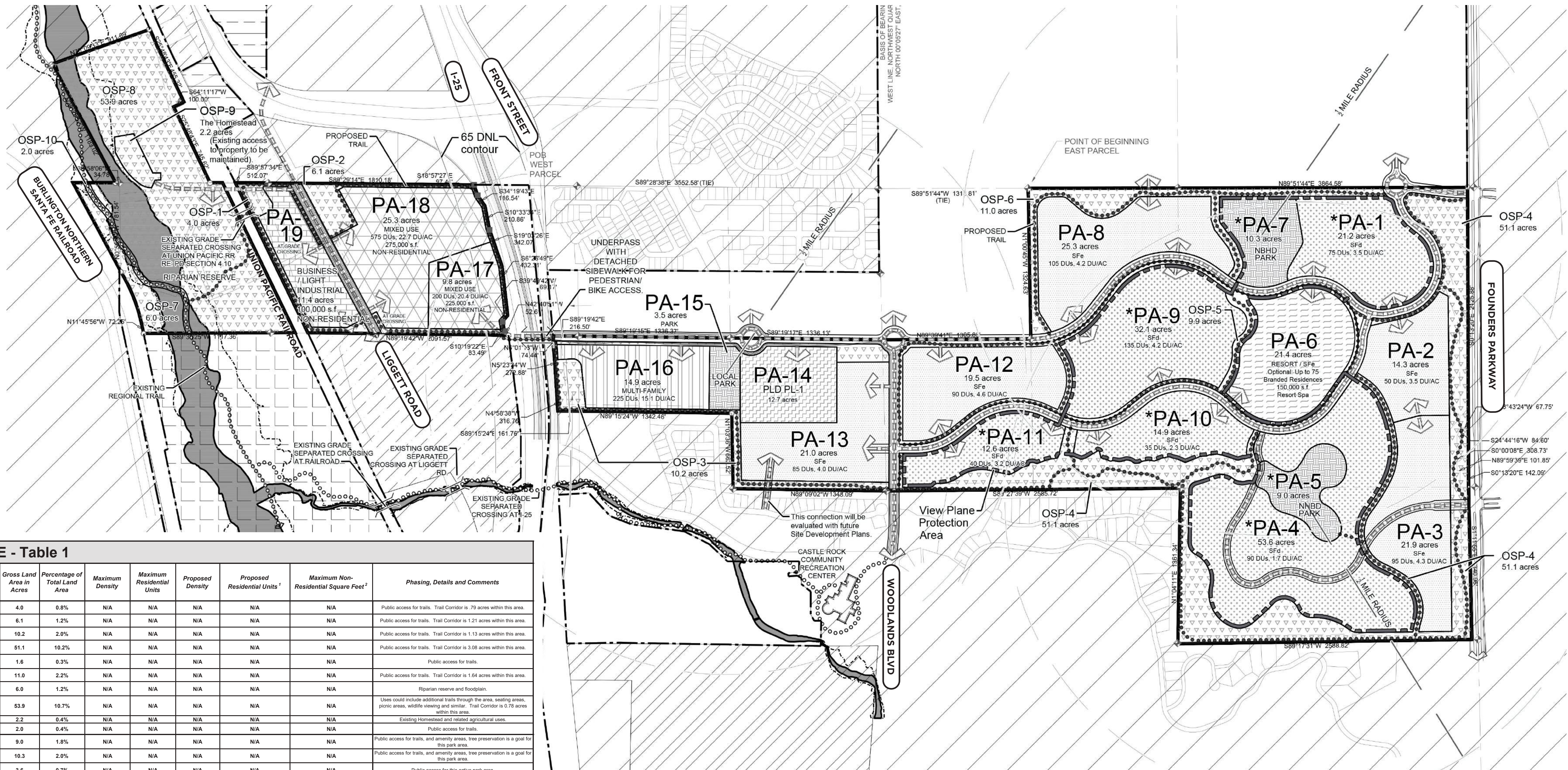
3
OF 16

**PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO. PDP25-0003**

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

LAND USE PLAN OVERVIEW



PINE CANYON LAND USE - Table 1

Land Use Item	Planning Area Map Number	Permitted Principal Uses	Gross Land Area in Acres	Percentage of Total Land Area	Maximum Density	Maximum Residential Units	Proposed Density	Proposed Residential Units ¹	Maximum Non-Residential Square Feet ²	Phasing, Details and Comments	
Open Space Areas	OSP-1	TRAILS, DETENTION	4.0	0.8%	N/A	N/A	N/A	N/A	N/A	Public access for trails. Trail Corridor is .79 acres within this area.	
	OSP-2	TRAILS, DETENTION	6.1	1.2%	N/A	N/A	N/A	N/A	N/A	Public access for trails. Trail Corridor is 1.21 acres within this area.	
	OSP-3	TRAILS, DETENTION	10.2	2.0%	N/A	N/A	N/A	N/A	N/A	Public access for trails. Trail Corridor is 1.13 acres within this area.	
	OSP-4	TRAILS, DETENTION, BUFFER	91.1	10.2%	N/A	N/A	N/A	N/A	N/A	Public access for trails. Trail Corridor is 3.08 acres within this area.	
	OSP-5	DETENTION, PLANTINGS	1.6	0.3%	N/A	N/A	N/A	N/A	N/A	Public access for trails.	
	OSP-6	TRAILS, DETENTION	11.0	2.2%	N/A	N/A	N/A	N/A	N/A	Public access for trails. Trail Corridor is 1.64 acres within this area.	
	OSP-7	RIPARIAN RESERVE	6.0	1.2%	N/A	N/A	N/A	N/A	N/A	Riparian reserve and floodplain.	
	OSP-8	TRAILS, RIPARIAN RESERVE	53.9	10.7%	N/A	N/A	N/A	N/A	N/A	Uses could include additional trails through the area, seating areas, picnic areas, wildlife viewing and similar. Trail Corridor is 0.78 acres within this area.	
	OSP-9	AGRICULTURE	2.2	0.4%	N/A	N/A	N/A	N/A	N/A	Existing Homestead and related agricultural uses.	
	OSP-10	TRAILS	2.0	0.4%	N/A	N/A	N/A	N/A	N/A	Public access for trails.	
Park Areas	PA-5	NEIGHBORHOOD PARKS	9.0	1.8%	N/A	N/A	N/A	N/A	N/A	Public access for trails, and amenity areas, tree preservation is a goal for this park area.	
	PA-7	NEIGHBORHOOD PARKS	10.3	2.0%	N/A	N/A	N/A	N/A	N/A	Public access for trails, and amenity areas, tree preservation is a goal for this park area.	
	PA-15	LOCAL PARK	3.6	0.7%	N/A	N/A	N/A	N/A	N/A	Public access for this active park area.	
Development Areas	PA-1	SfE	21.2	4.2%	4.5 DU/AC	95 DUs	3.5 DU/AC	75 DUs	N/A	The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of Hotel Rooms, up to 75 Branded Residences may be built conforming to the Sfe standards; however, the maximum number of dwellings, or non-residential square footage permitted in the PD shall not be exceeded. ³ The square footage of the Hotel/Resort has been analyzed in the traffic report and water studies based on the two-hundred and twenty-five room hotel and full service spa facility because if developed as Branded Residences the use would be of a lesser impact.	
	PA-2	Sfe	14.3	2.8%	4.5 DU/AC	64 DUs	3.5 DU/AC	50 DUs	N/A		
	PA-3	Sfe	21.9	4.4%	8.0 DU/AC	175 DUs	4.3 DU/AC	95 DUs	N/A		
	PA-4	SfE	53.6	10.7%	4.5 DU/AC	241 DUs	1.7 DU/AC	90 DUs	N/A		
	PA-6	RESORT / Sfe	21.4	4.3%	N/A	75 DUs	N/A	UP TO 75 DUs	150,000 SF		
	PA-8	Sfe	25.3	5.0%	8.0 DU/AC	105 DUs	4.2 DU/AC	105 DUs	N/A		
	PA-9	SfE	32.1	6.4%	4.5 DU/AC	135 DUs	4.2 DU/AC	135 DUs	N/A		
	PA-10	SfE	14.9	3.0%	4.5 DU/AC	35 DUs	2.3 DU/AC	35 DUs	N/A		
	PA-11	SfE	12.6	2.5%	4.5 DU/AC	40 DUs	3.2 DU/AC	40 DUs	N/A		
	PA-12	Sfe	19.5	3.9%	8.0 DU/AC	90 DUs	4.6 DU/AC	90 DUs	N/A		
	PA-13	Sfe	21.0	4.2%	8.0 DU/AC	85 DUs	4.0 DU/AC	85 DUs	N/A		
	PA-14	PLD PL-1	12.7	2.5%	N/A	N/A	N/A	N/A	N/A ³		
	PA-16	Mfa	14.9	3.0%	24.0 DU/AC	225 DUs	15.1 DU/AC	225 DUs	N/A		
	PA-17	MIXED USE / Mfa	9.8	1.9%	24.0 DU/AC	200 DUs	N/A	UP TO 200 DUs	225,000 SF	Anticipated to include up to approximately 500,000 square feet of Office, Retail or Commercial Use Square Footage between PA-17 & PA-18; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ³	
	PA-18	MIXED USE / Mfa	25.3	5.0%	24.0 DU/AC	575 DUs	N/A	UP TO 575 DUs	275,000 SF		
	PA-19	BUSINESS/LIGHT INDUSTRIAL	11.4	2.3%	N/A	N/A	N/A	N/A	100,000 SF	Anticipated to include up to approximately 100,000 square feet of Business/Light Industrial Square Footage; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ³	
	Total Map Acreage (Total Figures above)			502.9	100.0%				MAXIMUM TOTAL RESIDENTIAL UNITS ¹	MAXIMUM TOTAL NON-RESIDENTIAL SQUARE FEET ²	Notes: 1) The total # of residential units for the entire PD shall be limited to 1,800 units. The existing dwelling in OSP-9 shall not count toward the total unit count in the PD. 2) The total square feet of non-residential uses shall be limited to 600,000 square feet. Maximum square footage in the PD shall be measured in gross floor area as defined in the Town of Castle Rock Zoning Resolution as amended. 3) School square footage is not considered as part of the maximum non-residential square footage allowed in the PD.
	ROW inside of property			31.7				1800 DUs	600,000 SF		
	Total Property Acreage			534.6							

LEGEND

	SFfe		BUSINESS/ LIGHT INDUSTRIAL		VIEW PLANE PROTECTION ¹		EXISTING TRAIL CORRIDOR
	SFd		MIXED USE		100-YR FLOODPLAIN WITH AE FLOOD ZONE		PROPOSED TRAIL CORRIDOR
	RESORT/Sfe		SCHOOL		PLANNED DEVELOPMENT BOUNDARY		ROADWAY
	MULTI-FAMILY		PARKS		GRADE SEPARATED CROSSING		
	HOMESTEAD/AG		OPEN SPACE				

NOTES:

- PLANNING AREAS WITH AN ASTERISK LIE WITHIN THE VIEW PLANE PROTECTION AREA. THE VIEW PLANE PROTECTION AREA DEVELOPMENT STANDARDS INCLUDE NO OVER-LOT GRADING (REFER TO DEVELOPMENT STANDARDS, SECTION GENERAL PROVISIONS #11).
- STREETS AND ACCESS POINTS ARE CONCEPTUAL IN NATURE.
- OWNER SHALL DEDICATE PUBLIC RIGHTS-OF-WAY (ROW) TO THE TOWN OF CASTLE ROCK AT NO COST TO THE TOWN OF CASTLE ROCK FOR PUBLIC ROADWAYS SHOWN ON THE PD AND PUBLIC ROADWAYS DEVELOPED IN SUBSEQUENT SUBMITTALS.

PREPARED FOR:



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

ENGINEERING:



3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:



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

REVISIONS:

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

SHEET INFO:

PINE CANYON LAND USE PLAN OVERVIEW

DRAWN BY:

CGR

DESIGNED BY:

JP

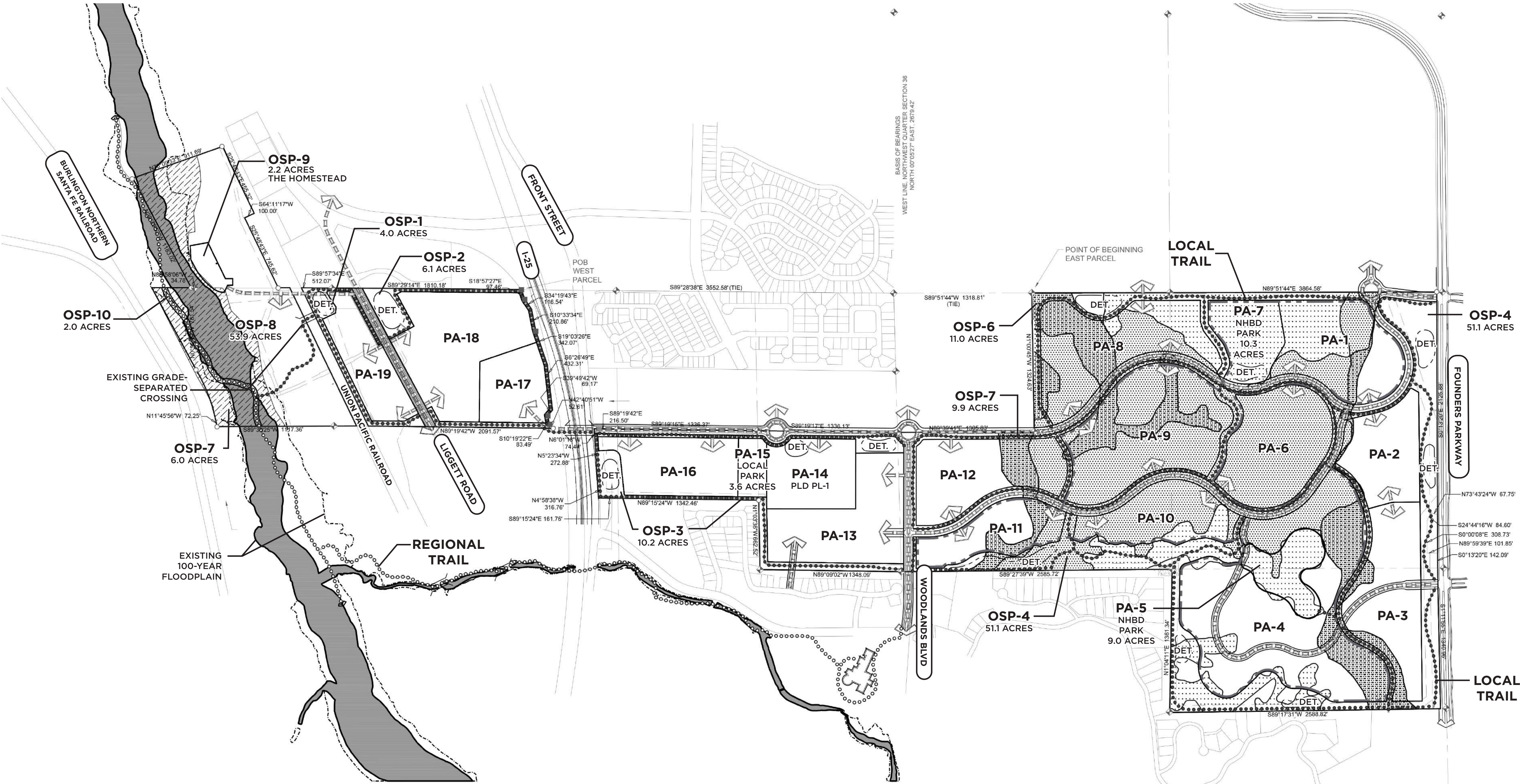
SUBMITTED ON:

2025-02-19

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

EXISTING CONDITIONS -
VEGETATION & RCZ



LEGEND

Ponderosa Pine

Oak - Pine

Oak

RCZ

VIEW PLANE PROTECTION

100-YR FLOODPLAIN WITH AE FLOOD ZONE

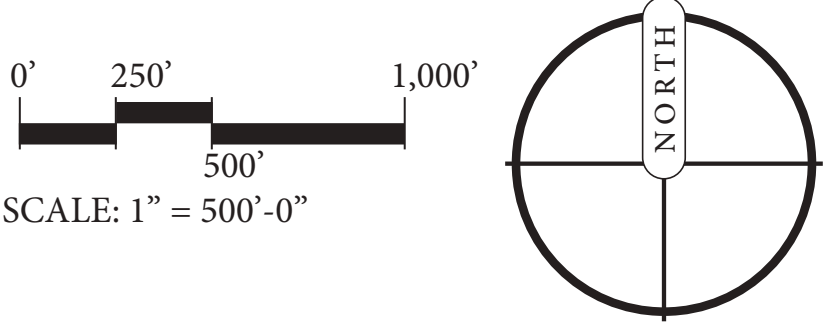
PLANNED DEVELOPMENT BOUNDARY

EXISTING TRAIL CORRIDOR

PROPOSED TRAIL CORRIDOR

ROADWAY

GRADE SEPARATED CROSSING



PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
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303.587.0102

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PINE CANYON
EXISTING CONDITIONS -
VEGETATION & RCZ

DRAWN BY:

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DESIGNED BY:

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SUBMITTED ON:

2025-02-19

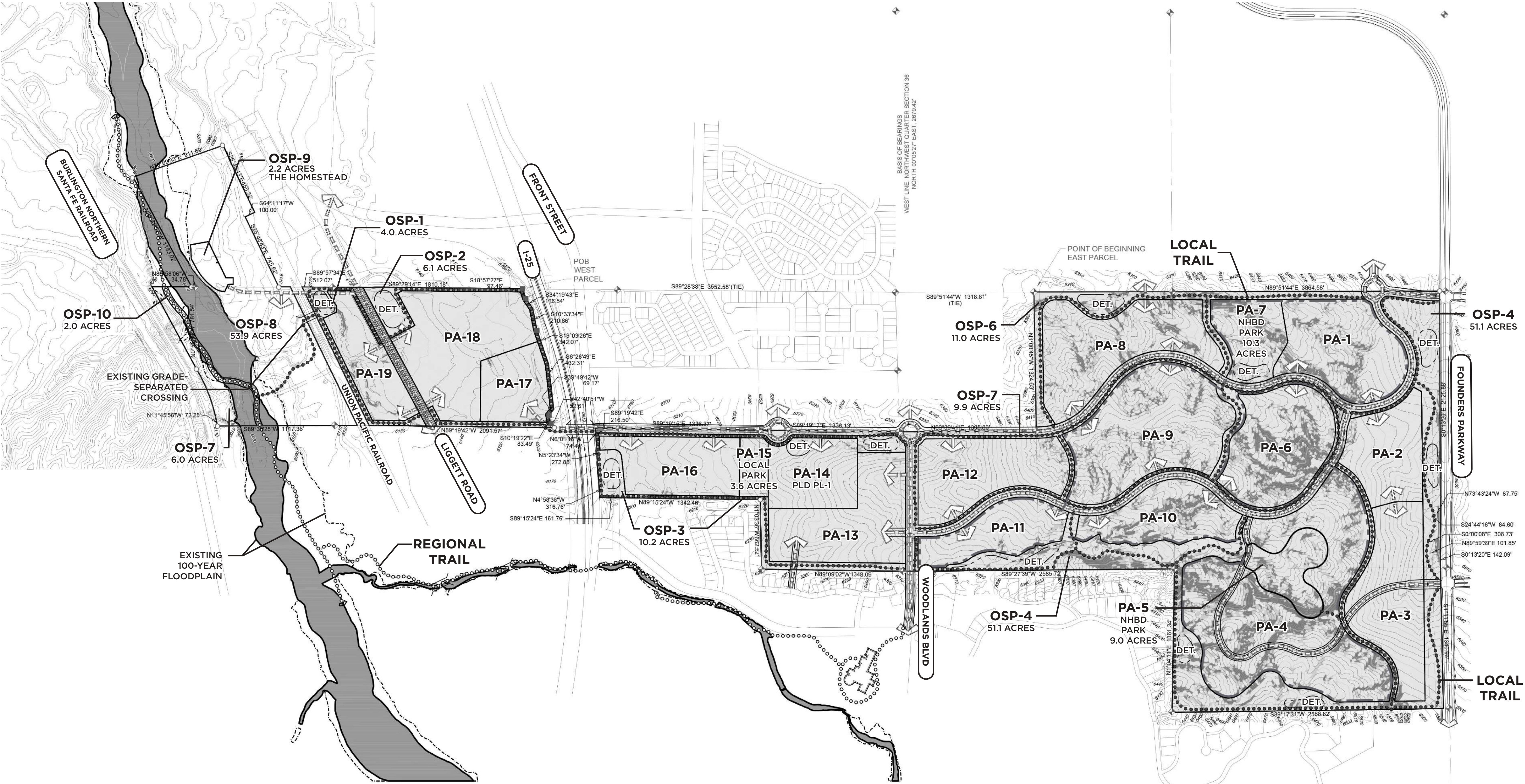
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OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXISTING CONDITIONS -
SLOPE ANALYSIS



SLOPES > 25%

SLOPES 20% - 25%

SLOPES < 20%

VIEW PLANE PROTECTION

100-YR FLOODPLAIN WITH AE FLOOD ZONE

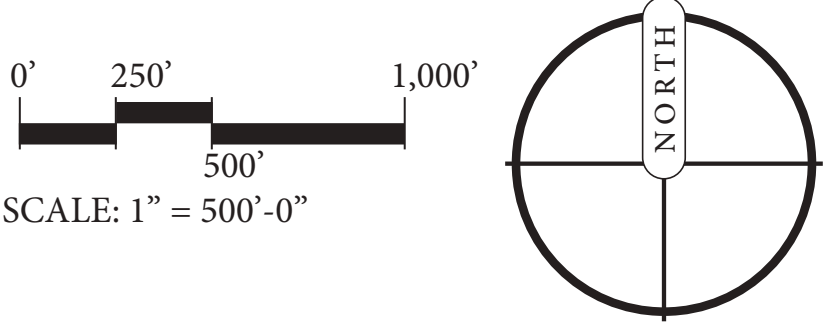
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EXISTING TRAIL CORRIDOR

PROPOSED TRAIL CORRIDOR

ROADWAY

GRADE SEPARATED CROSSING



PREPARED FOR:

JRW Family Limited
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1200 17th St, Suite 3000,
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CONSULTANTS

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SHEET INFO:

PINE CANYON
EXISTING CONDITIONS -
SLOPE ANALYSIS

DRAWN BY:

CGR

DESIGNED BY:

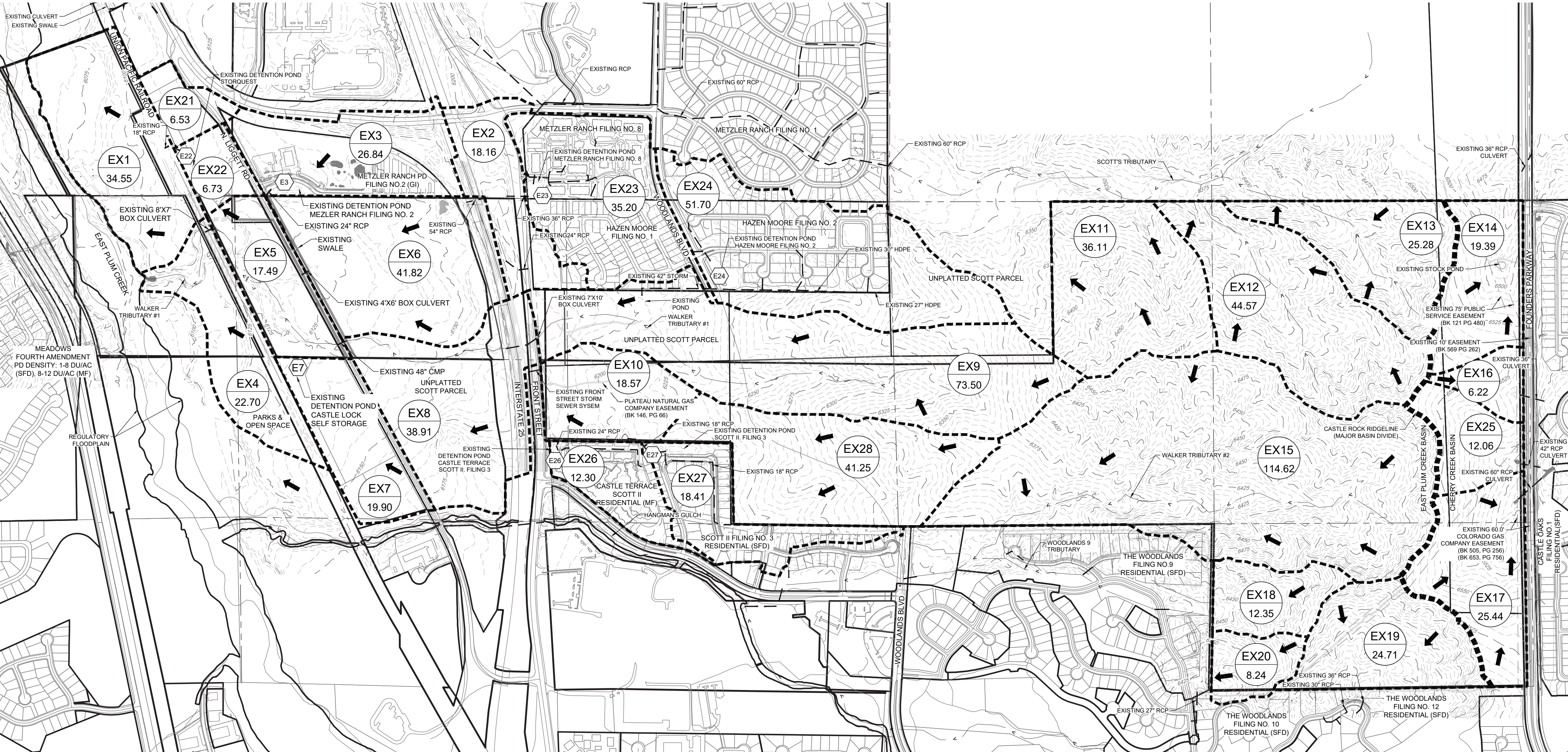
JP

SUBMITTED ON:

2025-02-19

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

XX
XX.XX BASIN DESIGNATION

▲ DIRECTIONAL FLOW ARROW

△ DESIGN COLLECTION POINT

○ PROPOSED POND DESIGNATION (APPROXIMATE LOCATION)

— OVERALL PROPERTY BOUNDARY

- - - MAJOR DRAINAGE BASIN BOUNDARY

- - - MINOR DRAINAGE BASIN BOUNDARY

- - - CHANNEL FLOWLINE & FLOW DIRECTION

- - - PLANNING AREA (PA) BOUNDARY

PREPARED FOR:



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Liability Partnership
1200 17th St, Suite 3000,
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REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	REVISION 1	4/9/2025
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4		
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6		

SHEET INFO:

PINE CANYON
EXISTING DRAINAGE PATTERNS &
BASIN LOCATIONS

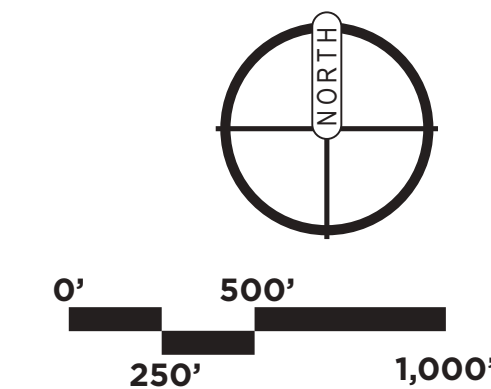
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CGR

DESIGNED BY:
JP

SUBMITTED ON:
2025-02-19

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OF 16

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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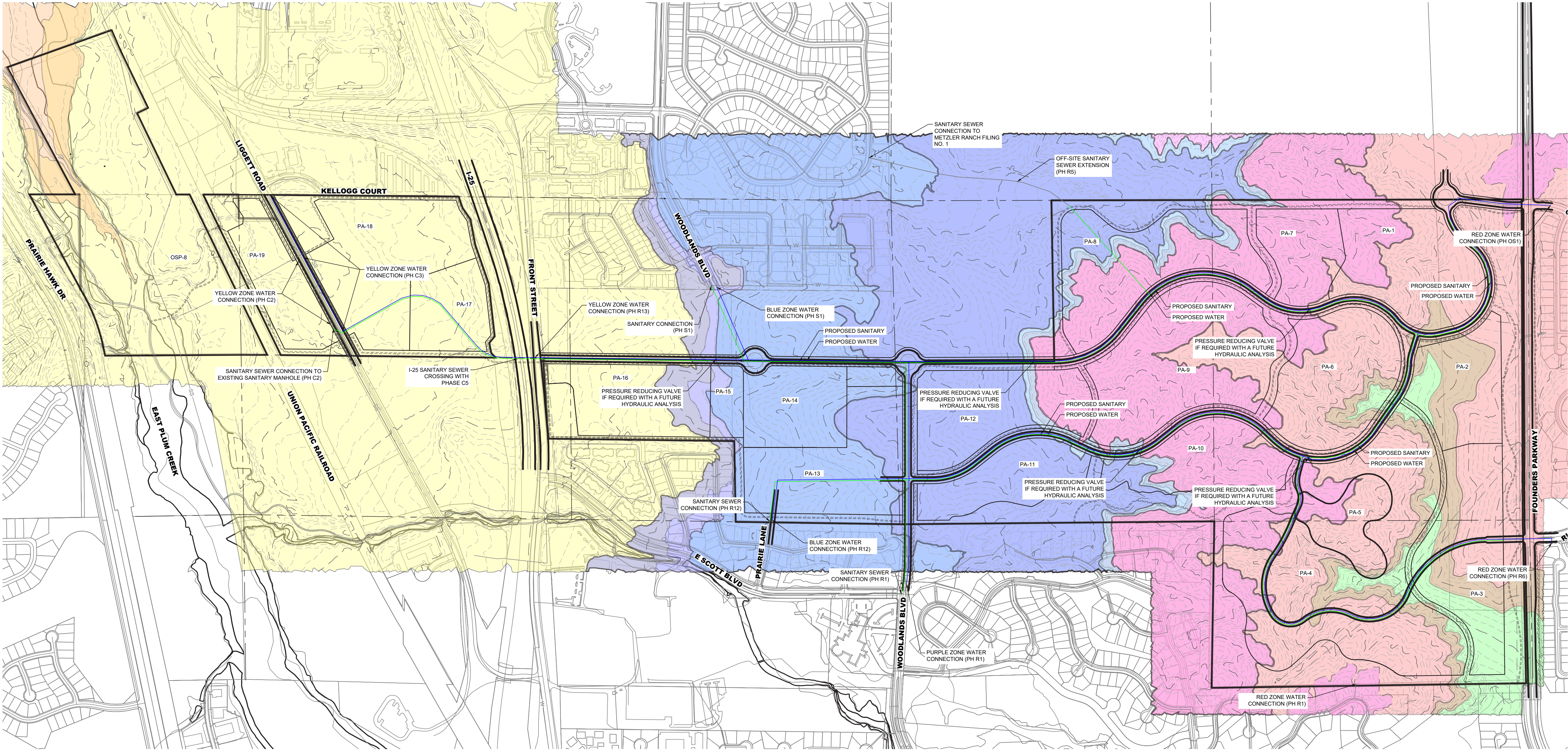
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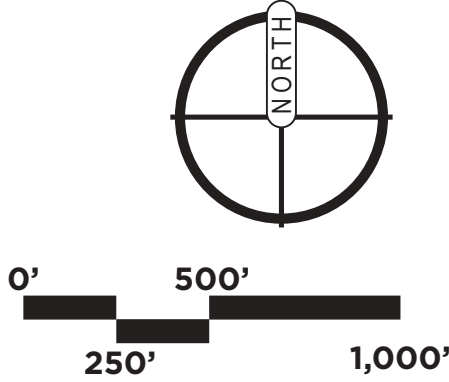
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OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND
- ORANGE PRESSURE ZONE 1 - 5915' TO 6072'
 - YELLOW PRESSURE ZONE 2 - 6065' TO 6230'
 - BLUE-EAST PRESSURE ZONE 3A - 6221' TO 6389'
 - BLUE-WEST PRESSURE ZONE 3B - 6236' TO 6399'
 - PURPLE PRESSURE ZONE 4 - 6308' TO 6474'
 - RED PRESSURE ZONE 5 - 6393' TO 6557'
 - GREEN PRESSURE ZONE 6 - 6537' TO 6700'
 - PROPOSED SANITARY
 - PROPOSED WATER
 - PROPOSED TRAIL
 - PROPOSED ROADWAY



PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
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ENGINEERING:



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LAND PLANNING:



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REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	REVISION 1	4/9/2025
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4		
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SHEET INFO:

PINE CANYON
PRELIMINARY UTILITY PLAN

DRAWN BY:
CGR

DESIGNED BY:
JP

SUBMITTED ON:
2025-02-19

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OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

OSP & PARK DEDICATION TABLE

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

DEDICATION REQUIREMENTS

Pine Canyon PDP with reductions to not exceed 1800 homes and 600K non-residential	SF Residential		MF Residential		Mixed Retail, Office, or Industrial Allowed Uses*		Retail		Office		Industrial		Totals
	ac/du	800 du	ac/du	1000 du	ac/ac	11.48 ac	ac/ac	0 ac	ac/ac	0 ac	ac/ac	2.30 ac	
Neighborhood Park	0.006	4.8 ac	0.0039	3.9 ac									8.70 ac
Community Park	0.018	14.4 ac	0.0117	11.7 ac	0.042	0.48209 ac					0.02	0.04591 ac	26.63 ac
Water Facilities Land	0.0041	3.28 ac	0.0027	2.7 ac	0.0123	0.14118 ac					0.0123	0.02824 ac	6.15 ac
Fire Station Land	0.00012	0.096 ac	0.00012	0.12 ac	0.00183	0.02101 ac					0.00183	0.0042 ac	0.24 ac
Police Station Land	0.000041	0.0328 ac	0.000026	0.026 ac	0.00049	0.00562 ac					0.00009	0.00021 ac	0.06 ac
Own Administrative Land	0.00015	0.12 ac	0.000093	0.093 ac	0.0018	0.02066 ac					0.0009	0.00207 ac	0.24 ac
Subtotal =		22.73 ac		18.54 ac		0.67 ac						0.081 ac	42.02 ac
													TOWN PLD

TOTAL DEDICATION

Total PLD = (includes School & Town PLD)	62.58
--	-------

Residential Product Type	# of Dwelling Units	Density (DU's per Acre)	Student Generation Factor			Student Generation			School Land Dedication			Total School Land Ded. (acres)
			Grades K-6	Grades 7-8	Grades 9-12	Grades K-6	Grades 7-8	Grades 9-12	Grades K-6	Grades 7-8	Grades 9-12	
IF Higher DU	575	22.0 +	0.05	0.008	0.017	28.75	4.6	9.775	0.018	0.030	0.030	
IF Mid DU	200	15.1 - 22.0	0.07	0.03	0.05	14	6	10				
IF	225	12.1 - 15.0	0.17	0.05	0.11	38.25	11.25	24.75				
FA/Cluster	0	8.0	0.26	0.08	0.16	0	0	0	acres per student generated			
FD	710	2.1 - 5.0	0.48	0.14	0.28	340.8	99.4	198.8				
Low Density SFD	90	0.51 - 2.0	0.52	0.15	0.29	46.8	13.5	26.1				
Subtotal =						468.60	134.75	269.43	8.4348	4.0425	8.08275	20.56

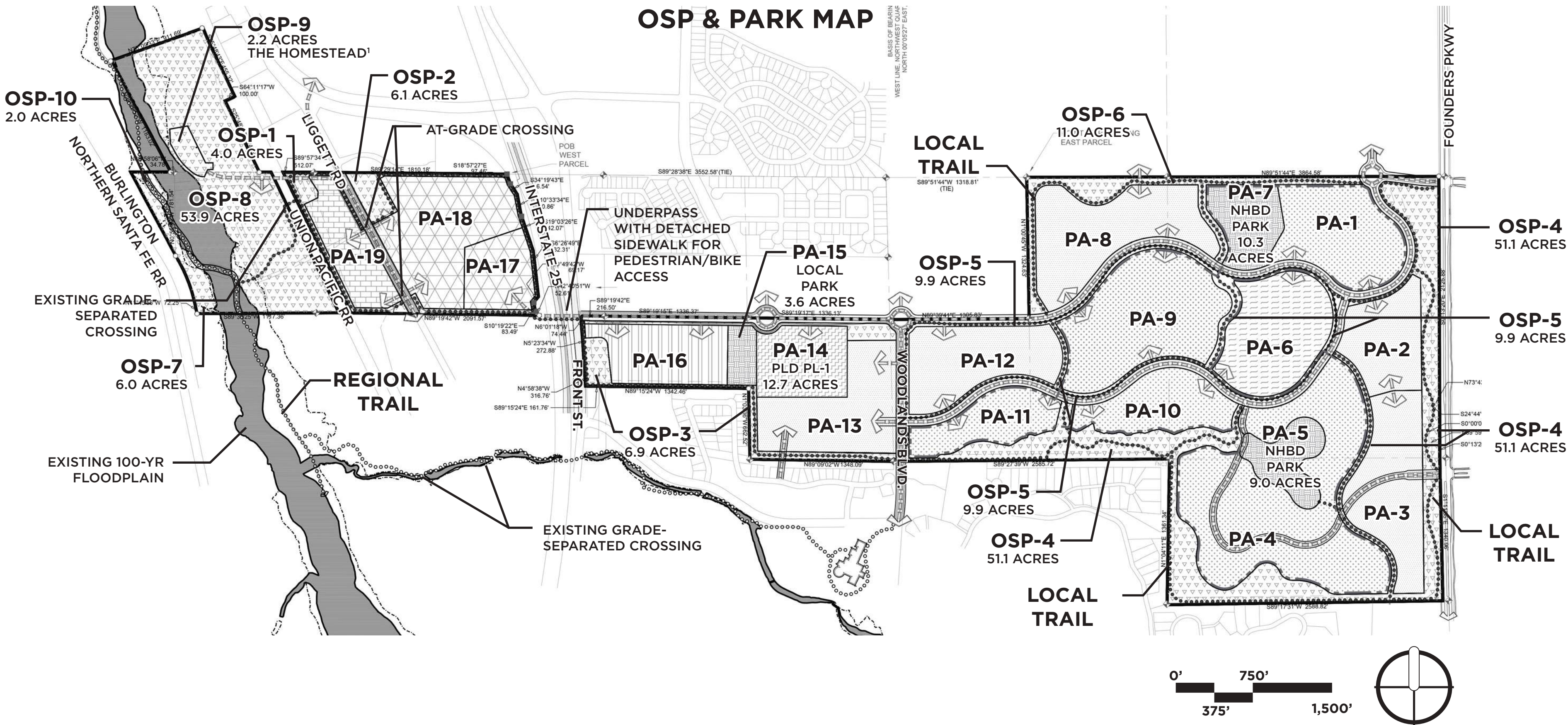
PINE CANYON PARKS & OPEN SPACE - Table 2

Town PLD Dedication Requirements (from chart above)			
	Neighborhood Park Requirement	Community Park Requirement	Other PLD Requirement
Total Town PLD Requirement (in acres)	8.7	26.6	6.7
Open Space Dedication Requirements (OS)			
20% of gross site area	106.9		
Proposed Parks, Open Space, and Trails			
	Proposed Acres		Required Acres
Total Local Parks	3.6	Total Proposed Parks Acres	N/A
Total Neighborhood Parks	19.3	22.9	8.7
Total Private Open Space/Riparian Reserve/Homestead ¹	62.1	Total Proposed Open Space Acres	106.9
Total Public Open Space	86.0	148.1	
Total Parks & Open Space ²	171.0		32% of Total Site

Notes:
1) Per the Development Agreement, this area may at some point be owned by the Town if the agriculture use is discontinued and it may become public space.
2) At time of Site Development Plan, it is anticipated that each planning area will add additional open space, typically in buffers or internal trail connection points, and may have additional pocket parks. Multifamily/townhome areas may count their common open space and recreational amenities as open space, per 17.32.050.B.9. These will be added to the overall PD area's open space and park totals.

LEGEND

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



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

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

GENERAL PROVISIONS :

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

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

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

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

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

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

7 Interpretation:
When used in this Development Plan, the term “shall” indicates a mandatory provision and each of the terms “should” and “may” indicates a permissive provision that is not mandatory.

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

- i. Planning Areas in the View Plane Protection Area shall not be overlot graded, except to provide for necessary roadway infrastructure.
- ii. Overlot grading may be limited to reduce impact to existing trees, significant vegetation, and natural geologic conditions.
- iii. Overlot grading plans shall be designed, submitted and accepted per the Town of Castle Rock permit shall be obtained prior to the commencement of any grading operation.
- iv. Permanent buildings shall not be constructed greater than 35 feet in height in the View Plane Protection Area.
- v. Specific Design Guidelines shall be developed and enforced by a Title 32 Metro District, its successors or assigns, for Planning Areas within the View Plane Protection area regarding siting and building design techniques to create a community which blends into the natural environment.

DEVELOPMENT STANDARDS :

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

1. Intent

Provide for Residential Development allowing for a variety of Single Family Detached Dwelling Units, and Accessory Uses at no more than 4.5 Dwelling Units per acre.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. A temporary sales and marketing center developed to showcase a variety of builders and housing types within a limited area.
- c. Temporary model home and construction trailer sales office.
- d. Community information center and kiosks.
- e. Detached private garages (1,200 sq. ft. maximum).
- f. Accessory Uses, incidental to the Principal Use

- or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, and private facilities for the keeping of common household pets (ie dog house, or dog run, for example), refer to Castle Rock Municipal Code, Title 6, as amended.
- g. Open Space.
- h. Public or Private parks, playgrounds and recreational facilities including, but not limited to tennis courts, swimming pools and multipurpose trails.
- i. Places of religious assembly.
- j. Utility facilities.
- k. Fire & Police facilities.

3. Uses Permitted by Special Review

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

4. Development Standards

- a. Maximum Density. The Maximum Density shall be up to four and a half (4.5) Dwelling Units per acre for the SFd Planning Areas, gross planning area density is specified in the Pine Canyon Land Use – Table 1 land use chart.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area are specified in the Pine Canyon Land Use – Table 1 land use chart for each individual Planning Area. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.
- c. Building Setback:

Single Family Detached Unit (from property line)		
Front/Street	-	15’ to porch or exterior wall
	-	20’ to garage face
Sides	-	5’
Sides	-	15’ from ROW on corner lot
Rear	-	20’

Accessory Uses (from property line)		
Front/Street	-	30’
Side	-	5’ interior, 15’ from ROW
Rear	-	5’

Non-residential Land Uses (from property line)		
Front/Street	-	20’
Side	-	10’
Side from ROW on corner lot	-	20’
Rear	-	20’
Distance to SF (attached or detached) residential lot	-	25’

- d. Building Separation. The minimum building separation shall be the greater of:
 - i) ten (10) feet for Single Family Detached residential Buildings and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or

- ii) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height. Accessory uses shall have a maximum height of 20’.
- f. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be forty five hundred (4,500) square feet for a Single Family Detached Homes. There shall be no minimum lot size for non-residential uses.
- g. Transition to Adjacent Development. Pine Canyon shall match or exceed the lot size within 300’ of any existing adjacent Single Family Dwelling property line along the southern property boundary.
- h. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended shall apply.
- i. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- j. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- k. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- l. Transition to Adjacent Development. Pine Canyon shall match or exceed the lot size within 300’ of any existing adjacent Single Family Dwelling Unit along the southern property boundary.
- m. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

5. View Plane Protection Area.

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

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

1. Intent

Provide for Residential Development allowing for a variety of Single Family Detached Dwelling Units, Duplex Dwelling Units, Single Family Attached (Townhome), and Accessory Uses at no more than 8.0 Dwelling Units per acre.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Duplex.
- c. Townhome Dwelling Units including Single Family Attached, not to exceed 6 units per building.
- d. A temporary sales and marketing center developed to showcase a variety of builders and housing types within a limited area.
- e. Temporary model home and construction trailer sales office.
- f. Community information center and kiosks.

PREPARED FOR:



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REVISIONS:

NO.	REVISION DESCRIPTION		DATE	
	1	2	3	4
	REVISION 1		4/9/2025	

SHEET INFO:

PINE CANYON
DEVELOPMENT STANDARDS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

11
OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

- g. Detached private garages (750 sq. ft. maximum).
- h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, and private facilities for the keeping of common household pets (ie dog house, or dog run, for example), refer to refer to Castle Rock Municipal Code Title 6, as amended.
- i. Open Space.
- j. Public or Private parks, playgrounds and recreational facilities including, but not limited to, tennis courts, swimming pools and multipurpose trails.
- k. Places of religious assembly.
- l. Religious schools.
- m. Private schools and related administrative facilities for elementary and secondary education.
- n. Utility facilities.
- o. Fire & Police facilities.
- p. Group Care Facilities.

3. Uses Permitted by Special Review

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

4. Development Standards

- a. Maximum Density. The Maximum Density shall be up to eight (8.0) Dwelling Units per acre for the SFe Planning Areas, gross planning area density is specified in the Pine Canyon Land Use – Table 1 land use chart.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area are specified in the Pine Canyon Land Use – Table 1 land use chart for each individual Planning Area. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.
- c. Cluster Development. Patio homes, Townhome dwelling units, or duplex dwelling units where a reduction in lot size results in additional parcel open space that will not be available for future development shall be permitted.
- d. Building Setback: The minimum setbacks in SFe residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

- Single Family Detached Unit (from property line)**
- Front/Street - 15' to porch or exterior wall
- Sides - 20' to garage face
- Sides - 5'
- Sides - 15' from ROW on corner lot
- Rear - 5'
- Rear - 20'
- (alley condition)- 10' from alley to garage face

- Patio Home Dwelling Unit (from property line)**
- Front/Street - 15'
- Sides - 20' to garage face
- Sides - 5'
- Sides - 15' from ROW on corner lot
- Rear - 5'
- Rear - 15'
- (alley condition)- 10' from alley to garage face

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

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

- Accessory Uses (from property line)**
- Front/Street - 30'
- Side - 5' interior, 15' from ROW
- Rear - 5'

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

- e. Building Separation. The minimum building separation shall be the greater of ten (10) feet for all Residential Buildings, and twenty (20) feet for other Principal Non-Residential Buildings located within each SFe Land Use Planning Area, or shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height, accessory uses shall have a maximum height of 20'.

- g. Minimum Lot Sizes. The minimum lot sizes for detached homes in SFe Planning Areas shall be:
- Three thousand five hundred (3,500) square feet for Single Family Detached Homes
 - Two thousand (2,000) square feet for Duplex
 - Two thousand (2,000) square feet for Patio Home
 - One thousand two hundred (1,200) square feet for Townhome Dwelling Units
 - There shall be no minimum lot size for non-residential uses.
- h. Transition to Adjacent Development. Pine Canyon shall match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling property line along the southern property boundary.
- i. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- j. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- k. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- l. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- m. Transition to Adjacent Development. Pine Canyon shall match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling Unit along the southern property boundary.
- n. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

C. Residential (MFa) - PA-16

1. Intent

Provide for Residential Development allowing for a variety of Multi-family/Condominium Units at no more than 24 Dwelling Units per acre.

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

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

4. Development Standards

- a. Maximum Density. The Maximum Density shall be up to twenty four (24) Dwelling Units per acre for the MFa Planning Areas, gross planning area density is specified in the Pine Canyon Land Use – Table 1 land use chart.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within the MFa residential Planning Areas are specified in the Pine Canyon Land Use – Table 1 land use chart for each individual Planning Area. The total number of Dwelling Units for the entire PD shall not exceed 1,800 units.
- c. Building Setback.

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

- Accessory Uses (from property line)**
- Front/Street - 20'
- Side - 5' interior, 15' from ROW
- Rear - 15'

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

- d. Building Separation. The minimum building separation shall be the greater of:
- i) twenty (20) feet for Principal Buildings located within each MFa Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within MFa Planning Areas shall exceed forty (40) feet in height.
- f. Minimum Lot Size. There shall be no minimum lot size.

PREPARED FOR:



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REVISIONS:

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

SHEET INFO:

PINE CANYON
DEVELOPMENT STANDARDS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

12
OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

- g. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended shall apply.
- h. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- i. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- j. Landscape. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- k. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

D. Mixed Use (MU) - PA-17

1. Intent

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

2. Uses Permitted by Right

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

- t. Fire & Police facilities
- u. Accessory Uses, customary and incidental to the principal use.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. Uses permitted in Section C.3

4. Development Standards

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

d. Building Setback:

Multi-Family Residential

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

Non-Residential Land Uses

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

- | | | |
|--|---|---------------------------|
| Front/Street | - | 15' |
| Side | - | 0' interior, 15' from ROW |
| Rear | - | 20' |
| Distance to nearest residential use – 25', unless vertically integrated, residential above a non-residential use in the same building. | | |
| Setback to Regional/major arterial - 75', from a minor arterial - 40', from a collector - 20' | | |

Accessory Uses

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

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

- e. Building Separation. Commercial buildings can have a 0' separation.
- f. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 60' in height.
- g. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- h. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- i. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

- j. Outdoor Storage. Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.
- k. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, or as amended, shall apply.
- l. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

E. Mixed Use (MU) - PA-18

1. Intent

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

2. Uses Permitted by Right

- a. Principal Uses
- a. bank/financial institution, may include drive through option
 - b. bar/lounge
 - c. church
 - d. cultural facility
 - e. fire station
 - f. library
 - g. open space/trails
 - h. park/playground
 - i. plaza
 - j. recreation facility - indoor
 - k. school - including college or university and related facilities
 - l. day care center
 - m. event center
 - n. hospital (helipad permitted as an accessory use)
 - o. hotel/motel, including conference or convention facilities located within the principal building
 - p. mass transit stations and local transit service connections
 - q. nursing or convalescent home and other extended-care medical facilities
 - r. office, general, medical, dental, professional, governmental
 - s. public or private parking garages or parking lots, park & rides,
 - t. restaurant/fast-food establishment, with no drive-through services
 - u. retail/service business
 - v. retirement home
 - w. theater - indoor
 - x. utility service facility
 - y. multi-family residential, all uses and standards as defined in the MFa land use category, refer

- to section C.2.
- z. Fire & Police facilities
- aa. Accessory Uses, customary and incidental to the principal use.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. Uses permitted in Section C.3

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio within the Mixed Use Planning Area shall not be greater than three (3) to one (1).
- b. Minimum Lot Size. There shall be no minimum lot size.
- c. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within the Mixed-Use Planning Area is specified in the Pine Canyon Land Use – Table 1 land use chart for each individual Planning Area.
- d. Building Setback:

Multi-Family Residential

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

Non-Residential Land Uses

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

- | | | |
|--|---|----------------------|
| Front/Street | - | 15' |
| Side | - | 0' interior, 15' ROW |
| Rear | - | 20' |
| Distance to nearest residential use – 25', unless vertically integrated, residential above a non-residential use in the same building. | | |
| Setback to Regional/major arterial - 75', from a minor arterial - 40', from a collector - 20' | | |

Accessory Uses

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

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

- e. Building Separation. Commercial buildings can have a 0' separation.
- f. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 60' in height.
- g. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- h. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- i. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.

PREPARED FOR:



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REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	REVISION 1	4/9/2025
2		
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SHEET INFO:

PINE CANYON
DEVELOPMENT STANDARDS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

13
OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

- j. Outdoor Storage. Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.
- k. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- l. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

F. Business/Light Industrial - PA-19

1. Intent

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

2. Uses Permitted by Right

- a. General Office and Professional Services
- a. business and professional offices
- b. medical and dental offices and clinics
- c. banks and other financial service establishments, with or without drive-through facilities
- d. mortuaries
- e. mass transit stations and local transit service connections
- f. park and rides
- g. Fire & Police facilities.
- b. Light Industrial
- a. automobile service station with gasoline pumps
- b. building material - wholesale/retail
- c. church
- d. fire station
- e. hospital
- f. library
- g. open space/trails
- h. recreation facility - indoor/outdoor
- i. school - including college, or university related facilities
- j. cultural facility
- k. equipment rental
- l. greenhouse/plant nursery - wholesale/retail
- m. industrial/manufacturing operation which does not emit unusual or excessive amounts of dust, smoke, fumes, gas, noxious odors, or noise beyond the lot boundary
- n. kennel

- o. motorized vehicle/equipment - service/repair and incidental sales
- p. public or private parking garages or parking lots, park & rides
- q. product distribution/storage - excluding hazardous materials
- r. research and development facility
- s. restaurant/fast food establishment, may include drive through option
- t. telecommunication facility
- u. utility service facility
- v. veterinary clinic/hospital
- w. warehouse
- x. wholesale business - sales/service
- y. Accessory Uses, customary and incidental to the principal use.

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

3. Development Standards

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

Accessory Uses

- The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:
- Front/Street - 20'
- Side - 5' interior, 10' from ROW
- Rear - 5'
- d. Building Separation. Commercial/Office buildings can have a 0' separation.
- e. Building Height. Buildings or structures in Business/Light Industrial Planning Area are permitted up to 40' in height.
- f. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- g. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- h. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- i. Outdoor Storage. Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor

- Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.
- j. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- k. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

G. Resort Spa - PA-6

1. Intent

The two-hundred and twenty-five (225) room hotel and full service spa facility will function as an anchor for the Pine Canyon community. Amenities will include those normally found in a resort complex, including, but not limited to, a restaurant, conference center and gift shop. In lieu of Hotel Rooms, Branded Residences may be built conforming to the SFe standards. Branded Residences may be substituted for hotels rooms at a 1:3 ratio. This Planning Area shall allow for a combination of hotel rooms and branded residences; however, the maximum number of dwellings permitted in the PD shall not be exceeded if residences are proposed in PA-6.

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

- a. Uses permitted in Section B.3

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio within the Resort Spa Planning Area shall not be greater than three tenths (.30) to one (1).
- b. Minimum Lot Area. The minimum lot area for the Resort complex shall be 5 acres, potential residential uses are subject to the SFe standards, section B.4.
- c. Building Setback: The minimum setback for the Resort complex from any internal public street right-of-way or property line, whichever applies, shall be:
- Front/Street - 25 feet
- Side - 10 feet
- Rear - 20 feet

Accessory Uses

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

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

- d. Residential Uses: are subject to the SFe standards, section B.4.
- e. Building Height. The mass of the building(s) shall be broken up by favoring terraced roofs and offsets in wall planes. The maximum height for the Resort complex shall be 65' in height, not including towers or similarly distinct architectural elements. Any potential residential uses are subject to the SFe standards, section B.4.
- f. Parking. Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- g. Lighting. Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- h. Fencing. Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- i. Outdoor Storage. For non-residential uses: Castle Rock Municipal Code, Chapter 17.52.160, Enclosure of Uses and Outdoor Storage Screening; and 17.28.030 Business/Commercial/Industrial Districts Uses, as amended, shall apply.
- j. Landscaping. Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- k. Signage. Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.

H. Parks - PA-5, 7, 15

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

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

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LAND PLANNING:



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720.259.8246

REVISIONS:

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

SHEET INFO:

PINE CANYON
DEVELOPMENT STANDARDS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

14
OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

3. Development Standards

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

4. View Plane Protection Area.

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

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

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

Metro Districts as needed, at their expense, at Final Plat.

I. Open Space (OS) - OSP-1, 2, 3, 4, 5, 6, 7

1. Intent

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

2. Uses Permitted by Right

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

3. Development Standards

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

J. Open Space (OS) - OSP-8

1. Intent

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

2. Uses Permitted by Right

- a. Nature center/picnic area/trail head.
- b. Nature/Education
- c. Passive recreation uses.
- d. Open Space/trails.
- e. Use permitted in a conservation easement agreement or similar document.
- f. General Utilities.

3. Development Standards

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

K. The Homestead - OSP-9

1. Intent

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

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Unit.
- b. Attached or detached private garages (1,000 sq. ft. maximum).
- c. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, and private facilities for the keeping of domicile pets

- d. Use permitted in a conservation easement agreement or similar document.
- e. Agriculture
- f. Barn, max. 6,000 s.f.
- g. Hay Sales
- h. Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site.
- i. Animals, including livestock.

3. Development Standards

- a. Maximum Density/Number of Units: The Maximum Density and number of units shall be the one existing residential home. This existing home is not included within the overall 1,800 units within the community. If the existing residential home is no longer being used, or is removed, no additional residential homes will be permitted.

b. Building Setback:

Single Family Detached Unit (from property line)

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

Accessory Uses (from property line)

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

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

- d. Building Height: No buildings or structures shall exceed thirty-five (35) feet in height.
- e. Parking: Castle Rock Municipal Code, Chapter 17.54, Off-street Parking Standards, as amended, shall apply.
- f. Lighting: Castle Rock Municipal Code, Chapter 17.58, Illumination, as amended, shall apply.
- g. Fencing: Castle Rock Municipal Code, Chapter 17.52.130, Fences Standards, as amended, shall apply.
- h. Landscaping: Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended, shall apply.
- i. Signage: Castle Rock Municipal Code, Chapter 19.04, Sign Code Regulations, as amended.
- j. All current agricultural uses can continue in the PD area after zoning, until a Site Development Plan is approved for each area and infrastructure construction has started.

L. PA-14

- 1. PA-14 is zoned PL-1 per Town of Castle Rock Municipal Code.

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	REVISION 1	4/9/2025
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3		
4		
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SHEET INFO:

PINE CANYON
DEVELOPMENT STANDARDS &
DEFINITIONS

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2025-02-19

15
OF 16

PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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

DEFINITIONS:

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

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

“Dwelling, Duplex” A building consisting of two principal dwelling units with a common wall, regardless of whether the building is on one or two lots.

“Dwelling, Single-Family Attached” Three or more attached dwelling units, without any dwelling units above or below, commonly known as townhomes. Single Family Attached units shall follow the Town’s multi-family process for Site Development Plans and applicable regulations.

“Mixed-use Building” means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the building.

“Non-residential Building” means a commercial, industrial or other similar non-residential building constructed within the Property that does not contain any Dwelling Units.

“Nursing or convalescent home and other extended-care healthcare facilities” are facilities that provide short-term and extended medical care and rehabilitation services for individuals recovering from illness, injury, surgery, or the elderly, but who are no longer in need of acute hospital care. It excludes care for alcohol and drug rehabilitation, mental illness or communicable disease

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

“Property” means the Pine Canyon Planned Development.

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

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PINE CANYON

DRAWN BY:

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DESIGNED BY:

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SUBMITTED ON:

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16
OF 16