

Zoning Regulations

Pinon Manor Apartments Planned Development Plan

Amended: _____

Approved: _____

**Zoning Regulations
For
Pinon Manor Apartments**

Coversheet.....	1
Table of Contents.....	2
Section I: .General Provisions.....	3
Section II: Development Agreement.....	3
Section III: Site Development Plans and Plats.....	3
Section IV: Use Area.....	3-4
Section V: Development Standards.....	5
Figure 1... Existing Architecture - Pinon Manor Apartments.....	6
Figure 2...Future Architecture and Future Design.....	7

SECTION I: GENERAL PROVISIONS.

Adoption/Authorization. The Town Council has adopted the Pinon Manor Apartments Planned Development Plan and Planned Development Zoning Regulations pursuant to Chapter 17.34 of this Code after appropriate public notice and hearing.

Applicability. The Pinon Manor Apartments Planned Development Plan shall run with and bind all landowners of record, their successors, heirs or assigns of the land as approved by Town Council.

Maximum level of development. The total number of dwelling units approved for development within the established use areas is the maximum allowed for platting and development. The actual number of dwellings or floor area approved will be determined at the plat and SDP stage of review based upon environmental constraints, utility and street capacity, compatibility within surrounding land uses and other elevations.

Relationship to Town regulations. The provisions of this PD plan and zoning regulations shall prevail and govern the development of the Pinon Manor Apartments Planned Development Plan; provided, however, that where the provisions of the Town zoning ordinance, as amended, or any other applicable provisions of this Code shall be applicable.

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

SECTION II: DEVELOPMENT AGREEMENT.

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners.

This agreement, entitled _____, was adopted by the Town on _____ day of _____, 20____, by Ordinance No. 2016- _____.

SECTION III: SITE DEVELOPMENT PLANS AND PLATS.

Following approval of the Pinon Manor Apartments Planned Development Plan, the property owners shall submit a SDP plan for all or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until a SDP plan and subdivision plat have been approved.

SECTION IV: USE AREAS

4.1 Multi-Family Use Area – MM-1

These units are existing.

A. Permitted Uses:

- 1) Multiple-family dwellings.
- 2) Temporary leasing office and construction trailers.
- 3) Leasing offices, model units.
- 4) Storage areas and covered parking.
- 5) Recreation and gathering areas.

B. Design Standards:

- 1) The photograph attached as Figure 1 has been included to demonstrate the current architecture on this site. Improvements may be made during the Site Plan and Subdivision Plat approval stage.

4.2 Multi-Family Use Area – MM-2

These are new units.

A. Permitted Uses:

- 1) Multiple-family dwellings.
- 2) Temporary leasing office and construction trailers.
- 3) Leasing offices, model units.
- 4) Storage areas and covered parking. 5) Recreation and gathering areas.

B. Design Standards:

- 1) Building Height shall be forty (40') maximum for principal apartment buildings
- 2) Building Height shall be (24') for accessory buildings.
- 3) A 25' foot wide landscape buffer shall be installed along Gilbert Road.
- 4) Site development shall work with the topography
- 5) The architectural elevation renderings for buildings in MM2 attached as Figure 2 have been included to demonstrate the level of quality in architecture

planned for this site. The rendering is conceptual in nature, but will be used as a guide for the general architectural design and plans.

4.3 Accessory Uses

A. The following Accessory Uses are permitted in all use areas:

- 1) Home occupations subject to Town of Castle Rock Municipal Code 17.52.230 (excluding in-home Daycare)
- 2) Public utilities
- 3) Roadways, bike paths, pedestrian trails
- 4) Stormwater drainage detention areas
- 5) Parking areas
- 6) Mail kiosks

SECTION V: DEVELOPMENT STANDARDS.

	<u>MM-1</u>	<u>MM-2</u>
Gross Density	16 du/acre	
Use Area Density	15 du/acre	18 du/acre
Planning Area	2.2 acres	1.09 acre
Minimum lot area	.95 acres	1.09 acre
<u>Setbacks:</u>		
Front	15'	15'
Rear	15'	15'
Side	15'	15'
Landscape buffer adjacent to Gilbert Rd.	30'	25'
Max. building coverage	40%	40%
Max. building height	40'	40'
<u>Parking Standards:</u>	<ul style="list-style-type: none"> • 2 parking stalls per 2-3 bedroom unit • 1.5 parking stall per 1 bedroom unit • 1 parking space per studio unit • 1 visitor parking space for every 4 units • 1/3 of the total parking spaces may be reduced in size (9' x 16') to accommodate compact automobiles 	

5.1 Lighting: Lighting shall comply with the Town of Castle Rock Illumination Regulations.

5.2 Landscaping: Landscaping shall comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

5.3 Signage: Signage must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.