PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 1
MEMMEN YOUNG PORTION – THE VILLAGES AT CASTLE ROCK INFILL

1ST AMENDMENT OF THE MEMMEN YOUNG PORTION - THE VILLAGES AT CASTLE ROCK INFILL, PLANNED UNIT DEVELOPMENT/PRELIMINARY SITE PLAN
A PART OF THE WEST HALF OF SECTION 7,
TOWNSHIP 08 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN,
AND THE EAST HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CASE NO. PDP19-0002

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND THE EAST HALF OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTIONS 7 AND 12, BEING MARKED WITH A 2-1/2" DIAMETER ALUMINUM CAP ON MONUMENT STAMPED LS 6935; THENCE ALONG THE EAST LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 12 NORTH 01°14'47" EAST A DISTANCE F 109.20 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 53°18'55" WEST A DISTANCE OF 455.22 FEET; THENCE NORTH 66°06'25" WEST A DISTANCE OF 295.00 FEET; THENCE NORTH 50°55'58" WEST A DISTANCE OF 365.55 FEET;
THENCE NORTH 43°09 14" WEST A DISTANCE OF 654.85 FEET; THENCE NORTH 00°56'21" WEST A DISTANCE OF 239.21 FEET TO A POINT ON THE EASTERLY LINE OF MICHAEL S 2ND ADDITION TO CASTLE ROCK AMENDED AS DESCRIBED IN RECEPTION NO. 8705480; THENCE ALONG THE EASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK AMENDED NORTH 28°08'02" EAST A DISTANCE OF 187.28 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1363 AT PAGE 2141, BEING A NO. 5 REBAR; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 70°32'55" EAST A DISTANCE OF 145.49 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;
2. NORTH 12°20'25" EAST A DISTANCE OF 193.05 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;
3. NORTH 43°49'54" WEST A DISTANCE OF 236.69 FEET TO THE EAST LINE OF SAID MICHAEL'S SECOND ADDITION TO CASTLE ROCK, BEING A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;

THENCE ALONG SAID EASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK
NORTH 02°42'47" EAST A DISTANCE OF 180.06 FEET TO A NO. 5 REBAR; THENCE
NORTH 03°25'12" EAST A DISTANCE OF 325.36 FEET TO THE EASTERLY MOST COMMON
CORNER OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK AND MEMMEN'S 2ND ADDITION TO CASTLE ROCK, BEING A NO. 5 REBAR; THENCE ALONG THE EAST LINE OF SAID MEMMEN'S 2ND ADDITION TO CASTLE ROCK NORTH 07°00'59" WEST A DISTANCE OF 331.78 FEET BEING THE EASTERLY MOST COMMON CORNER OF SAID MEMMEN'S 2ND ADDITION TO CASTLE ROCK AND MEMMEN'S 3RD ADDITION TO CASTLE ROCK, AS DESCRIBED IN RECEPTION NO. 207418, BEING A NO. 5 REBAR; THENCE ALONG THE EAST LINE OF SAID MEMMEN'S 3RD ADDITION TO CASTLE ROCK THE FOLLOWING SIX (6) COURSES:

1. NORTH 20°10'12" EAST A DISTANCE OF 24.26 FEET TO A REBAR WITH A 1-1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935;
2. NORTH 18°02'51" EAST A DISTANCE OF 131.97 FEET TO A REBAR WITH A 1-1/8" DIAMETER RED PLASTIC CAP LS 6395;
3. NORTH 10°12'52" WEST A DISTANCE OF 152.23 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;
4. NORTH 32°15'43" WEST A DISTANCE OF 133.60 FEET TO A REBAR WITH A 1-1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935;
5. NORTH 07°10'26" WEST A DISTANCE OF 205.77 FEET TO A NO. 5 REBAR;
6. NORTH 06°48'57" WEST A DISTANCE OF 89.39 FEET TO THE NORTHEAST CORNER OF SAID MEMMEN'S THIRD ADDITION TO CASTLE ROCK, BEING A SHINER WITH NAIL STAMPED PLS 22100;

THENCE ALONG THE SOUTHERLY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 115 AT PAGE 263 AND BOOK 178 AT PAGE 494, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87°56'51" EAST A DISTANCE OF 165.80 FEET TO A REBAR WITH 1-1/8" DIAMETER RED PLASTIC CAP;
2. NORTH 42°34'38" EAST A DISTANCE OF 377.00 FEET TO THE SOUTHWEST CORNER OF PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2000054670, BEING A NO. 5 REBAR;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 57°53'34" EAST A DISTANCE OF 145.00 FEET TO THE SOUTH CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION 2011069439, BEING A SHINER WITH MAG NAIL IN ROCK FACE; THENCE ALONG THE
EASTERLY LINE OF SAID PARCEL NORTH 08°53'56" EAST A DISTANCE OF 205.88 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2008069656,
BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
THENCE ALONG THE SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2)
COURSES;

1. NORTH 83°09'24" EAST A DISTANCE OF 367.33 FEET TO A NO. 5 REBAR;
2. NORTH 88°46'45" EAST A DISTANCE OF 147.75 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2008042214 BEING A REBAR WITH A RED PLASTIC CAP;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL SOUTH 52°28'06" EAST A DISTANCE OF 1490.80 FEET TO THE SOUTHWEST CORNER THEREOF, BEING A WASHER WITH A NAIL; THENCE ALONG THE
NORTHWESTERLY AND SOUTHWESTERLY AND SOUTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 9510408 THE FOLLOWING THREE (3)COURSES:

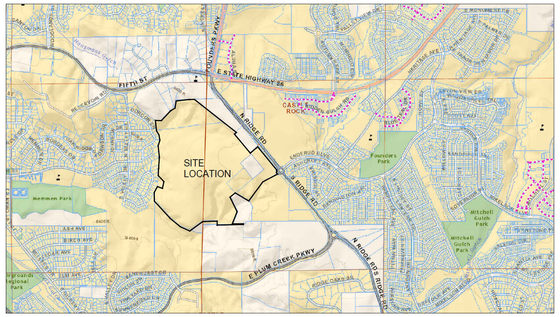
1. SOUTH 49°04'31" WEST A DISTANCE OF 70.96 FEET TO A NO. 5 REBAR;
2. SOUTH 40°24'20" EAST A DISTANCE OF 689.78 FEET TO A REBAR WITH A RED PLASTIC CAP;
3. NORTH 49°09'07" EAST A DISTANCE OF 274.97 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2009078701, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 39°57'58" EAST A DISTANCE OF 839.70 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
2. SOUTH 05°02'02" WEST A DISTANCE OF 77.78 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
3. SOUTH 39°57'46" EAST A DISTANCE OF 46.52 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1317 AT PAGE 1156, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 61°51'44" WEST A DISTANCE OF 457.70 FEET TO A 2" DIAMETER ALUMINUM CAP STAMPED LS 9329;
2. SOUTH 35°49'21" WEST A DISTANCE OF 672.31 FEET TO THE EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2002068769, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION (CONT.)

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

1. NORTH 59°37'39" WEST A DISTANCE OF 438.31 FEET TO A NO. 4 REBAR;
2. SOUTH 50°26'51" WEST A DISTANCE OF 187.19 FEET TO A CHISELED " +" IN ROCK FACE;
3. SOUTH 26°23'49" EAST A DISTANCE OF 456.05 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
4. SOUTH 21°15'53" WEST A DISTANCE OF 362.12 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
5. NORTH 88°56'23" EAST A DISTANCE OF 315.30 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE SOUTH 00°18'26" WEST A DISTANCE OF 20.14 FEET TO THE NORTHEAST CORNER OF IRVING SUBDIVISION, BEING A REBAR WITH 1-1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935; THENCE ALONG THE NORTH LINE OF SAID IRVING SUBDIVISION SOUTH 87°55'04" WEST A DISTANCE OF 738.58 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1999037093, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;

1. NORTH 01°14'47" EAST A DISTANCE OF 109.20 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
2. SOUTH 87°55'04" WEST A DISTANCE OF 400.00 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056 TO THE **POINT OF BEGINNING**.

PURPOSE STATEMENT

THIS PLANNED DEVELOPMENT PLAN (PDP), AMENDMENT NO. 1 AMENDS THE CURRENTLY APPROVED PLAN TO PERMIT A MAXIMUM OF 562 SINGLE FAMILY ATTACHED AND DETACHED HOMES ON 180.5 ACRES. TO BE KNOWN AS FOUNDERS VISTA IS MODERATELY VEGETATED WITH UNIQUE TOPOGRAPHICAL FEATURES WITHIN THE TOWN OF CASTLE ROCK. THIS AMENDMENT PROVIDES OPEN SPACE BUFFERS AND AMENITIES ALONG THE SOUTH AND SOUTHWESTERN EDGE OF THIS DEVELOPMENT . A MINUMUM OF 48.1% OF THE SITE IS DESIGNATED AS PUBLIC OPEN SPACE (OSP). FURTHER DESIGN CONSIDERATIONS HAVE BEEN MADE FOR ADJACENT LAND OWNERS, HAVING ADDITIONAL HEIGHT RESTRICTIONS AND ADDITIONAL BUFFERS TO MINIMIZE VISIBILITY OF HOMES AND COMPATIBILITY.

SURVEYOR'S CERTIFICATE

I, RUSSELL B. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

I, RUSSELL B. HALL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PLANNED DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
OWNER
MACOR LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS ___ DAY OF _____, 20___

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__
BY MACOR LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

_____
OWNER
HIGHLINE C.M., INC., A COLORADO CORPORATION
SIGNED THIS ___ DAY OF _____, 20___

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__
BY HIGHLINE C.M., INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED BY THE PLANNING COMMISION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

TITLE CERTIFICATION

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.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

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: _____.

RECORDERS CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____, ON THE ____ DAY OF _____, 20____
AT RECEPTION NO/ _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

HIGHLINE ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS
PO BOX 1295
PARKER, COLORADO 80134
Tel. No.(303) 889-0044
Fax. No.(303) 380-3320

DATE: 6/01/23

JOB NO. FOUNDERS VISTA CASE NO. PDP19-0002

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 1
MEMMEN YOUNG PORTION – THE VILLAGES AT CASTLE ROCK INFILL

1ST AMENDMENT OF THE MEMMEN YOUNG PORTION - THE VILLAGES AT CASTLE ROCK INFILL, PLANNED UNIT DEVELOPMENT/PRELIMINARY SITE PLAN
A PART OF THE WEST HALF OF SECTION 7,
TOWNSHIP 08 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN,
AND THE EAST HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CASE NO. PDP19-0002

Section 1
General Provisions

1.1 Adoption / Authorization
The Town Council has adopted Founders Vista Planned Development Plan and Planned Development Zoning Regulations pursuant to section 17.34 of Title 17 of the Castle Rock Municipal Code after appropriate public notice and hearing.
1.2 Applicability
Founders Vista Planned Development Plan and Planned Development Zoning Regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns in interest to the property.
1.3 Maximum Level of Development The total number of dwelling units or total non-residential floor area approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings approved will be determined at the Site Development Plan / Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.
1.4 Phasing
The phasing order indicated on Founders Vista Planned Development Plan is advisory in nature and is obligatory upon the Developer per the terms of the approved Development Agreement.
1.5 Relationship to the Town of Castle Rock Regulations
All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a Planned Development. Such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.
1.6 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.
1.7 Development Agreement
In addition to these regulations, certain provisions of the development of Founders Vista Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. This development agreement is subject to the Planned Development Plan as approved by the Town on the _____ day of _____, 20__ by Resolution No. _____.

Section 2
Definitions

2.1 Building Height
The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas, architectural projections and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.
2.2 Building Setback
The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond any lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate such setback.
2.3 Private Open Space
Space, suitable for landscaping, play areas, dog parks, outdoor entertainment venues, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses, which is held in common ownership.
2.4 Public Open Space
Space, suitable for landscaping, play areas, dog parks, outdoor entertainment venues, passive and/or active recreation, gardens, view protection and enhancement, and/or other appropriate uses, which is held in ownership by a municipality or public entity.
2.5 Single Family Attached Home
Dwelling, Single Family Attached means a building containing two residential dwellings attached only by a common wall or walls, but with each dwelling unit located entirely on its own lot.
2.6 Single Family Detached Home
A residential building having accommodations for and occupied exclusively by one family, and which is located on a separate lot of record apart from other buildings.

Section 3
Control Provisions

3.1 Use Area Boundaries
There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the Planned Development Plan due to the scale of the drawings and the diagrammatic depiction on the Land Use Areas.
3.2 Road Alignments
The Planned Development Plan is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Planned Development Plan itself. Major road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Code.
3.3 Density Standards The dwelling unit density depicted in the PD in any individual Planning Area is the anticipated density for that individual planning area and shall not be specifically applicable to any portion thereof. However, whereas portions of a plat may vary, no individual final plat may exceed the overall maximum allowable dwelling units within the PD, nor the maximum density allowed within each Planning Area / Zone District. Residential Planning Areas are established on the Preliminary PD Site Plan with a suggested size and density for that parcel.

Section 4
Overall Project Standards

These PD regulations shall not preclude the application of Town ordinances, including revisions to this Title, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified by the following:
4.1 General Project Description
Founders Vista PD consists of approximately 180.5 acres with a maximum of 562 residential units. The overall gross residential density for the property is 3.1 units per acre, with densities in the various planning areas ranging from 5.2 - 9.2 units per acre. This Urban design concept focuses residential homes in the center of the property with large perimeter open space to the South, East and West boundaries of the site. The general character of the development includes, large contiguous open space corridors and parks covering approximately 49 percent of the property. Roads are designed to generally minimize impacts to existing topography, preservation of high points to reduce visual impacts. Incorporation of natural site amenities: ponds, wetlands and vegetation, provision of wildlife corridors, use of low visual impact construction materials and colors, and water conscious landscape guidelines are utilized throughout the project.
4.2 Parking
Off-street parking is required for all land uses. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Site Development Plan / Plat, unless Developer can demonstrate to the satisfaction of the Town Council, at the time of Site Development Plan / Plat review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.
4.3 Development Standards
The table below outlines the Development Standards for Founders Vista. Setbacks for non-residential uses (i.e. recreation buildings, school, club houses, etc.) will be defined during Site Development Plan / Plat for each use.

4.4 Street Standards
All streets within Founders Vista shall meet Town of Castle Rock design criteria or Town approved alternative street standards as deemed appropriate and necessary at later stages in design and development.
4.5 Lighting
Lighting shall comply with the Town of Castle Rock Illumination Regulations.
4.6 Temporary Uses
Construction offices and material storage shall be permitted in all use areas during construction and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area. Sales offices and associated improvements shall be permitted in all use areas during sales and for a period of thirty (30) days after cessation of actual sales in those areas being served by such sales office.
4.7 Additional Design Standards
In addition to the Development Standards and other requirements set forth in these regulations, the Development will be subject to one or more Declaration of Covenants, Codes, and Restrictions (CCRs). Where there is conflict between the CCRs and the Development Standards, the more stringent shall apply. Design Standards will be addressed in the Site Development Plan.
4.8 Fencing
Fencing regulations will be addressed in the Site Development Plan and also be provided in future codes, covenants, or restrictions.
4.9 Landscaping
Landscaping shall, at a minimum, comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.
4.10 Signs
Sign regulations will be provided in future codes, covenants, or restrictions. Signs must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.
4.11 Accessory Structures
Accessory structures shall be subject to square footage limitations and architectural control limitations as established in future codes, covenant and restrictions.
4.12 Buildings / Improvements
Any buildings to be constructed as recreational facilities shall have the plans approved by the Homeowners Association or other entity beyond those approvals required by the Town. Such buildings and improvements must be included in the Site Development Plan for specific areas within Founders Vista. Recreational facilities shall include but not be limited to clubhouses, recreational centers, lavatory facilities, etc. Buildings and Facilities located within Public Land Dedication are exempt from this provision.
4.13 Compliance with Skyline/Ridgeline Protection Regulations
All areas within Founders Vista that are identified as within the Skyline / Ridgeline protection area as shown on the Land Use Map shall be in compliance with Skyline/Ridgeline Protection Regulations of Castle Rock Municipal Code.
4.14 Architectural Standards
Architectural standards will be provided in future codes, covenants, or restrictions and will be included in the Site Development Plan.
4.15 Residential Planning Area Boundary Adjustment
To provide flexibility the boundaries for Planning Areas 1 - 5 boundaries may be adjusted up to twenty percent (20%) as permitted by the Development Services Director, at the time of and as a part of the Site Development Plan / Plat review process. However, the minimum open space buffer/setback located on the north and east edges of the property as described on the PDP Plan for Planning Areas 1 - 4 may not be reduced.

Section 5
Residential Use Area R-PA-1
5.1 Use
Individually owned single-family attached and detached residential structures.
5.2 Development Regulations
A. Maximum density of 9.2 dwelling units / acre within each such use area
B. Maximum Building Height - provided in Section 4.3 Development Standards
C. Setbacks - provided in Section 4.3 Development Standards
D. Minimum lot area - provided in Section 4.3 Development Standards
E. For houses located in the 25' height restriction area and have walkout basements mitigation shall be provided in the form of combination of trees and berms in accordance with the Ridgeline/Skyline Ordinance.
5.3 Permitted Uses
A. Detached single-family residences
B. Attached or detached garages
C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
D. Home occupations
E. Mother-In-Law or nanny units
F. In-Home Day Care
G. Temporary Sales Office / Model Units and Construction Trailers
5.4 Accessory Uses
A. Satellite dish (one (1) meter or smaller)
B. Roadways, bike paths and pedestrian trails
C. Fences and walls
D. Solar collection devices
E. Patio / gazebo
F. Facilities for the acquisition, treatment, and storage of water
G. Facilities for the collection, treatment, and disposal of sewage
H. Facilities for the collection, treatment, and disposal of reuse water
I. Drainage structures
J. Open spaces and lakes to include storm water drainage detention areas
K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
L. Parks, playgrounds and picnic areas

Section 6
Residential Use Area R-PA-2
6.1 Use
Individually owned single-family detached residential structures.
6.2 Development Regulations
A. Maximum density of 5.6 dwelling units / acre within each such use area
B. Maximum Building Height - provided in Section 4.3 Development Standards
C. Setbacks - provided in Section 4.3 Development Standards
D. Minimum lot area - provided in Section 4.3 Development Standards
E. For houses located in the 25' height restriction area and have walkout basements mitigation shall be provided in the form of combination of trees and berms in accordance with the Ridgeline/Skyline Ordinance.
6.3 Permitted Uses
A. Attached single-family residences
B. Attached or detached garages
C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
D. Home occupations
E. Mother-In-Law or nanny units
F. In-Home Day Care
G. Temporary Sales Office / Model Units and Construction Trailers
6.4 Accessory Uses
A. Satellite dish (one (1) meter or smaller)
B. Roadways, bike paths and pedestrian trails
C. Fences and walls
D. Solar collection devices
E. Patio / gazebo
F. Facilities for the acquisition, treatment, and storage of water
G. Facilities for the collection, treatment, and disposal of sewage
H. Facilities for the collection, treatment, and disposal of reuse water
I. Drainage structures
J. Open spaces and lakes to include storm water drainage detention areas
K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
L. Parks, playgrounds and picnic areas

Section 7
Residential Use Area R-PA-3
7.1 Use
Individually owned single-family detached residential structures.
7.2 Development Regulations
A. Maximum density of 5.2 dwelling units / acre within each such use area
B. Maximum Building Height - provided in Section 4.3 Development Standards
C. Setbacks - provided in Section 4.3 Development Standards
D. Minimum lot area - provided in Section 4.3 Development Standards
E. For houses located in the 25' height restriction area and have walkout basements mitigation shall be provided in the form of combination of trees and berms in accordance with the Ridgeline/Skyline Ordinance.
7.3 Permitted Uses
A. Detached single-family residences
B. Attached or detached garages
C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
D. Home occupations
E. Mother-In-Law or nanny units
F. In-Home Day Care
G. Temporary Sales Office / Model Units and Construction Trailers
7.4 Accessory Uses
A. Satellite dish (one (1) meter or smaller)
B. Roadways, bike paths and pedestrian trails
C. Fences and walls
D. Solar collection devices
E. Patio / gazebo
F. Facilities for the acquisition, treatment, and storage of water
G. Facilities for the collection, treatment, and disposal of sewage
H. Facilities for the collection, treatment, and disposal of reuse water
I. Drainage structures
J. Open spaces and lakes to include storm water drainage detention areas
K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
L. Parks, playgrounds and picnic areas

Section 8
Residential Use Area R-PA-4
8.1 Use
Individually owned single-family detached residential structures.
8.2 Development Regulations
A. Maximum density of 5.6 dwelling units / acre within each such use area
B. Maximum Building Height - provided in Section 4.3 Development Standards
C. Setbacks - provided in Section 4.3 Development Standards
D. Minimum lot area - provided in Section 4.3 Development Standards
E. For houses located in the 25' height restriction area and have walkout basements mitigation shall be provided in the form of combination of trees and berms in accordance with the Ridgeline/Skyline Ordinance.
8.3 Permitted Uses
A. Detached single-family residences
B. Attached or detached garages
C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
D. Home occupations
E. Mother-In-Law or nanny units
F. In-Home Day Care
G. Temporary Sales Office / Model Units and Construction Trailers
8.4 Accessory Uses
A. Satellite dish (one (1) meter or smaller)
B. Roadways, bike paths and pedestrian trails
C. Fences and walls
D. Solar collection devices
E. Patio / gazebo
F. Facilities for the acquisition, treatment, and storage of water
G. Facilities for the collection, treatment, and disposal of sewage
H. Facilities for the collection, treatment, and disposal of reuse water
I. Drainage structures
J. Open spaces and lakes to include storm water drainage detention areas
K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
L. Parks, playgrounds and picnic areas

Section 9
Residential Use Area R-PA-5
9.1 Use
Individually owned single-family attached and detached residential structures.
9.2 Development Regulations
A. Maximum density of 8.3 dwelling units / acre within each such use area
B. Maximum Building Height - provided in Section 4.3 Development Standards
C. Setbacks - provided in Section 4.3 Development Standards
D. Minimum lot area - provided in Section 4.3 Development Standards
E. For houses located in the 25' height restriction area and have walkout basements mitigation shall be provided in the form of combination of trees and berms in accordance with the Ridgeline/Skyline Ordinance.
9.3 Permitted Uses
A. Attached single-family residences
B. Attached or detached garages
C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
D. Home occupations
E. Mother-In-Law or nanny units
F. In-Home Day Care
G. Temporary Sales Office / Model Units and Construction Trailers
9.4 Accessory Uses
A. Satellite dish (one (1) meter or smaller)
B. Roadways, bike paths and pedestrian trails
C. Fences and walls
D. Solar collection devices
E. Patio / gazebo
F. Facilities for the acquisition, treatment, and storage of water
G. Facilities for the collection, treatment, and disposal of sewage
H. Facilities for the collection, treatment, and disposal of reuse water
I. Drainage structures
J. Open spaces and lakes to include storm water drainage detention areas
K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
L. Parks, playgrounds and picnic areas

Section 10
PL-1 (PL-1)
Land use shall comply with the PL-1 zoning district of the Town of Castle Rock Municipal Code Chapter 17.30

Section 11
PL-2 (PL-2)
Land use shall comply with the PL-2 zoning district of the Town of Castle Rock Municipal Code Chapter 17.30

11.1 Additional Use
Land proposed to meet the PD open space requirements and proposed to be held in private ownership.
A. Stormwater Facilities

Section 12
Submission of Site Development Plans and/or Plats
12.1 Following the approval of this Ordinance, the owners of tracts within the Land shall present a Site Development Plan / Plat for all or any portion or portions of the general use areas as they are ready for development. Public Land Dedication is exempt from this provision.
12.2 No structural building permit will be issued until a Site Development Plan / Plat for such areas have been presented to and approved by the Town Council. Public Land Dedication is exempt from this provision.
12.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a plat prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a plat has been approved which must contain the following language: No building permit will be issued for the erection of any structural improvement in any area described hereon for which a Site Development Plan has not been approved.

Section 13
Transitional Use
13.1 After approval of the Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a Site Development Plan, may be used for agricultural purposes until approval of a Site Development Plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
13.2 Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Site Development Plan / Plat for such area or areas has been approved.
13.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.
13.4 It is recognized that an existing Wireless Cellular Facility (WCF) exists within this use area and shall be considered to be a valid pre-existing use. Any changes or modification to the WCF must comply with the Town's WCF regulations.

LAND USE SUMMARY

PLANNING AREA	MIN. LOT WIDTH	MIN. LOT AREA (SF)	SETBACKS MIN. FRONT YARD SETBACK TO GARAGE FACE	SETBACKS MIN. FRONT YARD SETBACK TO PRINCIPAL STRUCTURE(S)	REAR	SIDE	SIDE TO STREET	BUILDING SEPARATION	RESIDENTIAL MAX. BUILDING HEIGHT	MAXIMUM NUMBER OF UNITS
PA-1	32.0'	2500	N/A	10.0'	3.0'	5.0'	10.0'	10.0'	35.0'	130
PA-2	45.0'	4500	18.0'	18.0'	10.0'	5.0'	10.0'	10.0'	35.0'*	139
PA-3	45.0'	4500	18.0'	18.0'	10.0'	5.0'	10.0'	10.0'	35.0'*	85
PA-4	45.0'	4500	18.0'	18.0'	10.0'	5.0'	10.0'	10.0'	35.0'	110
PA-5	30.0'	2000	18.0'	10.0'	3.0'	5.0'	10.0'	10.0'	35.0'	98

*25' maximum height in area identified as single story on land use map. See Section 7.1E for additional criteria.
**Collector streets shall be considered the Front of Duplex lots having double frontage street ROW located in PA-1 and PA-5. Rear setback and development standards shall apply to both sides of the frontage opposite from the collector street.

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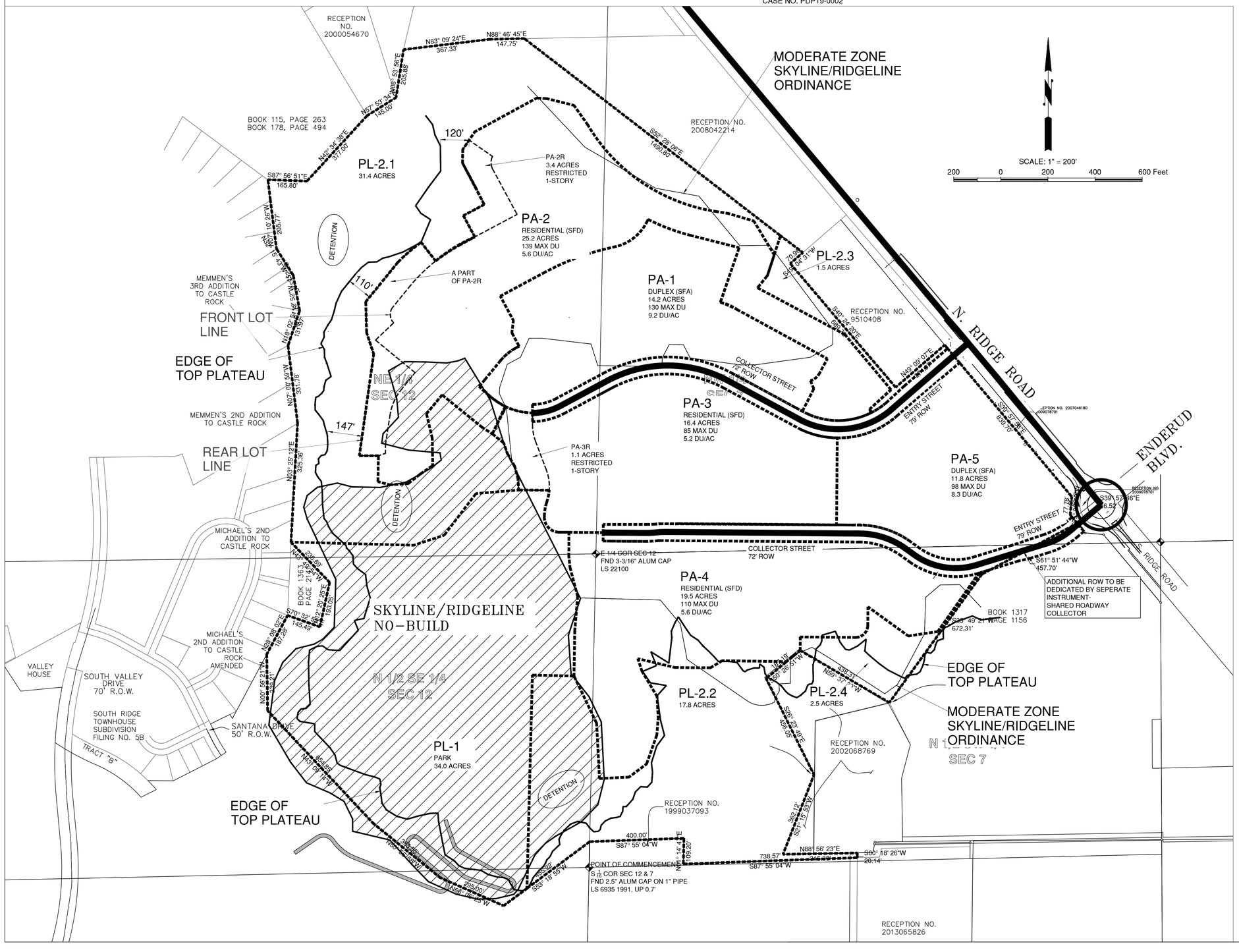
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 1
MEMMEN YOUNG PORTION – THE VILLAGES AT CASTLE ROCK INFILL

1ST AMENDMENT OF THE MEMMEN YOUNG PORTION - THE VILLAGES AT CASTLE ROCK INFILL, PLANNED UNIT DEVELOPMENT/PRELIMINARY SITE PLAN
A PART OF THE WEST HALF OF SECTION 7,
TOWNSHIP 08 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN,
AND THE EAST HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CASE NO. PDP19-0002



LAND USE SUMMARY

AREA	MAX DENSITY DU/AC	MAX NUMBER OF UNITS	USE	ACRES	% OF TOTAL
PA-1	9.2	130	DUPLEX(SFA)	14.9	
PA-2	5.6	139	RESIDENTIAL	24.5	
PA-3	5.2	85	RESIDENTIAL	16.4	
PA-4	5.6	110	RESIDENTIAL	19.5	
PA-5	8.3	98	DUPLEX (SFA)	11.8	
SUBTOTAL PA-1 THRU PA-5				87.1	48.3
PL-1			PUBLIC PARK	34.0	
*PL-2.1			PUBLIC OPEN SPACE	31.1	
*PL-2.2			PUBLIC OPEN SPACE	17.8	
PL-2.3			PUBLIC OPEN SPACE	1.5	
PL-2.-4			PUBLIC OPEN SPACE	2.5	
TOTAL OPEN SPACE				86.9	48.1
ROW - COLLECTOR				6.5	3.6
TOTAL		562		180.5	100

NOTE: * THESE USE AREAS MAY INCLUDE STORMWATER DETENTION FACILITIES. THESE FACILITIES WILL BE TRACTED OUT WITH PRIVATE OWNERSHIP.

PHASING PLAN

AREA	PHASE 1	PHASE 2
PA-1	X	X
PA-2	X	X
PA-3	X	X
PA-4		X
PA-5	X	X
PL-1		X

NOTE:
1. EDGE OF TOP OF PLATEAU DELINEATED AT GRADE BREAK WHERE SLOPE EXCEEDS 3:1
2. PA-2R IS THE PROPOSED FIRST ROW OF HOUSES ALONG THE RIDGE.

LEGEND

- PLANNING AREA BOUNDARY
- PROPERTY BOUNDARY
- COLLECTOR STREET
- EDGE OF TOP PLATEAU
- SOFT TRAIL
- MODERATE ZONE SKYLINE/RIDGELINE
- PA-2R AND PA-3R BOUNDARY

LAND USE MAP

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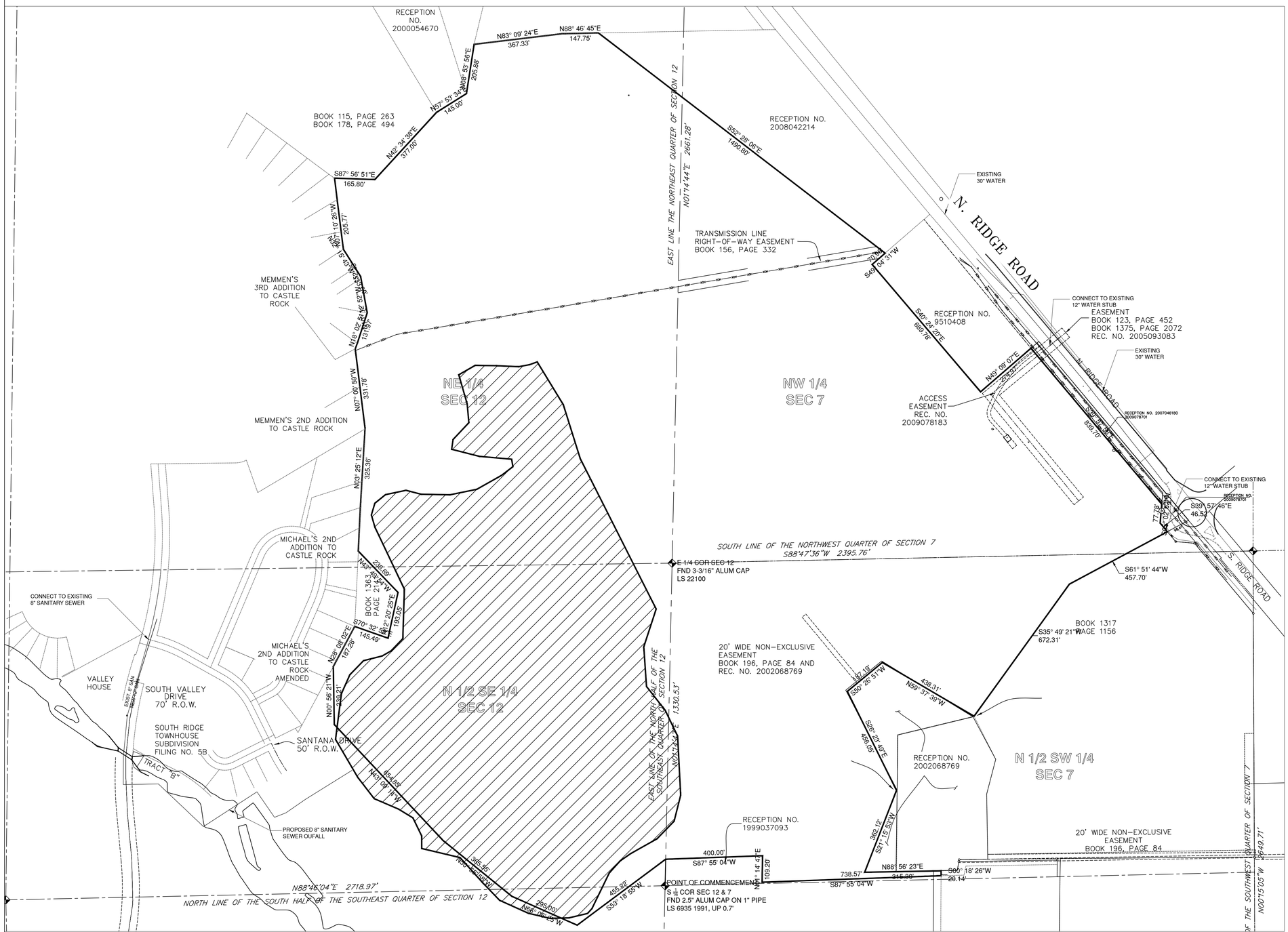

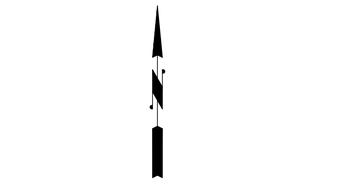

OVERALL UTILITY PLAN

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JOB NO. FOUNDERS VISTA CASE NO. PDP19-0002

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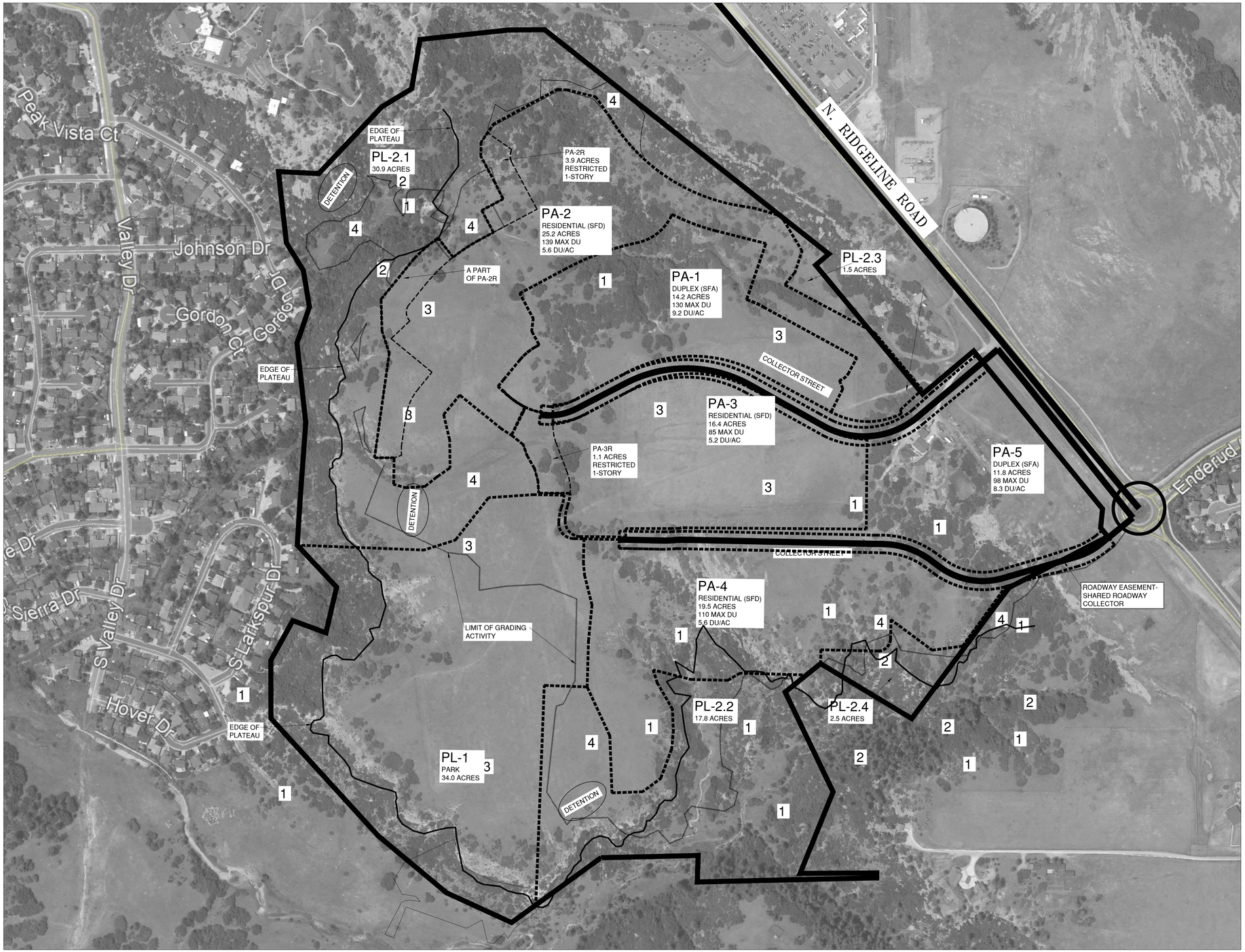

SCALE: 1" = 200'

200 0 200 400 600 Feet

LEGEND

1 SCRUB OAK
2 PINE TREE
3 PASTEUR
4 AREA PLANNED FOR GRADING ACTIVITY

NOTE: EXISTING VEGETATION WITHIN OPEN SPACE AREAS SHALL BE PRESERVED EXCEPT WHEN GRADING AND UTILITY CONSTRUCTION ACTIVITIES DON'T ALLOW. CONSTRUCTION ACTIVITIES WITHIN PA-1 THROUGH PA-5 ARE PLANNED TO CLEAR AND GRUB EXISTING VEGETATION.

EXISTING
VEGETATION MAP

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