

SANDERS BUSINESS PARK AT CASTLE ROCK

PLANNED DEVELOPMENT PLAN

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 22, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89°29'16" WEST, A DISTANCE OF 2,637.67 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 89°29'16" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 375.10 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 21°22'37" WEST, A DISTANCE OF 658.12 FEET;

THENCE NORTH 89°29'16" WEST, A DISTANCE OF 806.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 FRONTAGE ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 160 AT PAGE 111 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTH 15°15'41" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF SAID FRONTAGE ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 160 AT PAGE 48 IN SAID RECORDS, A DISTANCE OF 635.91 FEET TO A POINT ON SAID NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 22;

THENCE SOUTH 89°29'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 878.87 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.896 ACRES, (518,174 SQUARE FEET), MORE OR LESS.

PDP STANDARD NOTES:

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. A PORTION OF THIS SITE LIES WITHIN FEMA FLOOD ZONE AH AND ZONE X PER MAP NUMBER 08035C0301G DATED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
3. A CLOMR WILL BE SUBMITTED AT THE TIME OF SITE DEVELOPMENT PLAN, IF NECESSARY.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK RANK 4 BLUE WATER PRESSURE ZONE.
5. 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.
6. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
7. THIS DEVELOPMENT PLAN IS IMPACTED BY SPECIES PROTECTED BY THE U.S. FISH & WILDLIFE SERVICE. (PREBLE'S MEADOW JUMPING MOUSE).

PLANNING COMMISSION RECOMMENDATION:

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2020.

CHAIRMAN _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL:

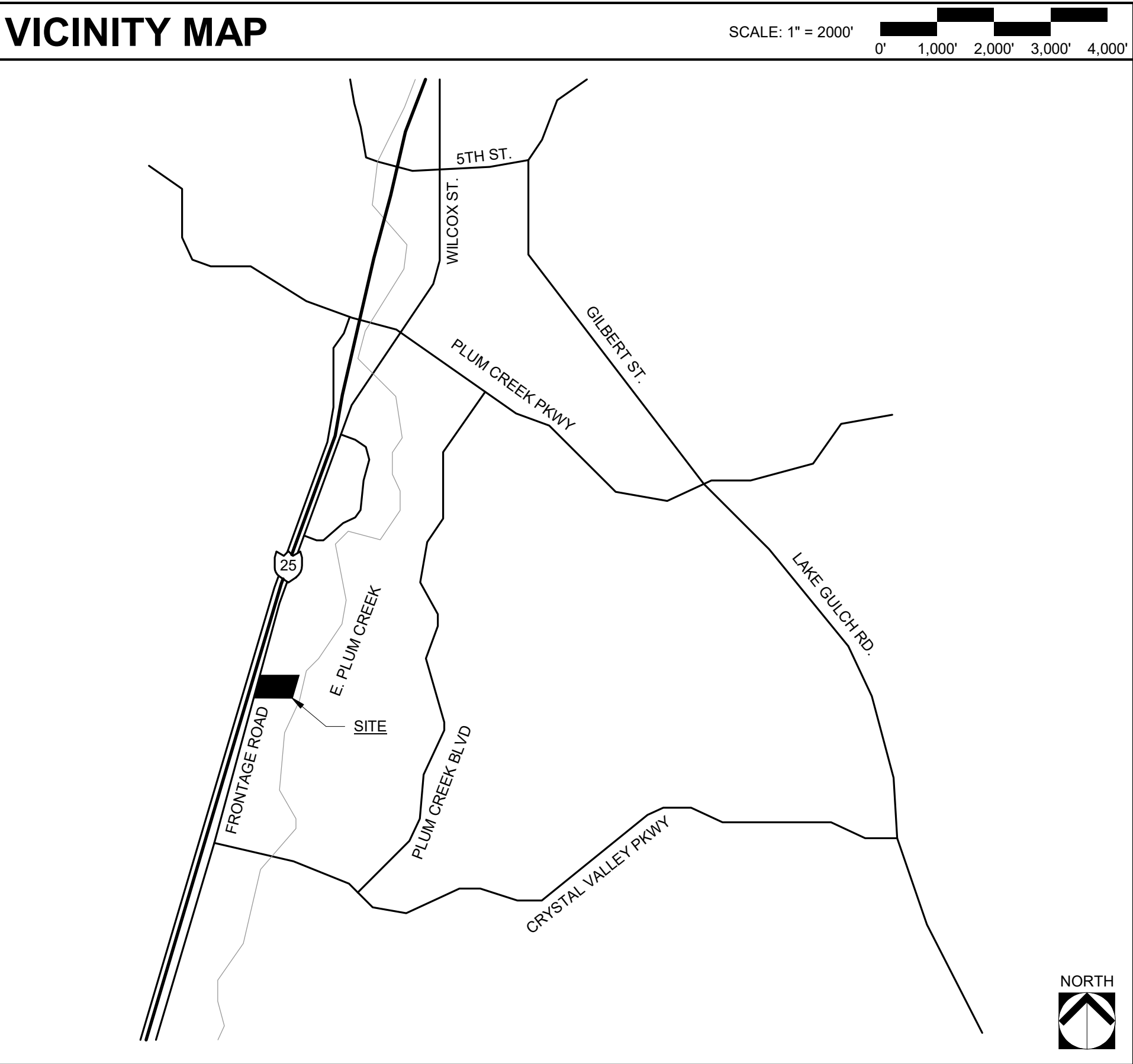
THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2020.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

VICINITY MAP



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.

S.G. TRUST _____

BY: _____

TITLE: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD, _____ BY _____, AS _____ OF _____

S.G. TRUST _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

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 AND TITLE _____

TITLE INSURANCE COMPANY _____

SIGNED THIS _____ DAY OF _____, 2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD, _____ BY _____, AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____, DATE _____

CLERK AND RECORDER CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDED OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 2020;

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SHEET INDEX

SHEET 1 OF 4	COVER SHEET
SHEET 2 OF 4	PLANNED DEVELOPMENT PLAN
SHEET 3 OF 4	ZONING REGULATIONS
SHEET 4 OF 4	CONCEPTUAL UTILITY SHEET

PROJECT TEAM

OWNER G.T. SANDERS 10201 W. 49th AVE. WHEAT RIDGE, CO 80033 CONTACT: KEVIN O'BRIEN PHONE: (303) 940-4529 kobrien@gtsanders.com	ARCHITECT: INTERGROUP ARCHITECTS 2000 W. LITTLETON BLVD. LITTLETON, CO 80120 CONTACT: BILL SMITH PHONE: (303) 738-8877 bsmith@igarch.com	SURVEYOR: AZTEC CONSULTANTS INC. 300 E. MINERAL AVE., SUITE #1 LITTLETON, CO 80122 CONTACT: JIM LYNCH PHONE: (720) 724-3870
CIVIL ENGINEER: PROOF CIVIL ENGINEERS 800 GRANT ST., SUITE 210 DENVER, CO 80203 CONTACT: MATT ADAMS PHONE: (303) 325-5709 madams@proofcivil.com		

REVISIONS	DATE	DESCRIPTION
BY	09/11/2020	1st RESPONSE
	10/13/2020	2nd RESPONSE
	11/09/2020	3rd RESPONSE

DRAWN	CBW
CHECKED	BS
DESIGNED	NW
FILENAME	BS - 10961

SANDERS BUSINESS PARK AT CASTLE ROCK
PLANNED DEVELOPMENT PLAN

COVER SHEET



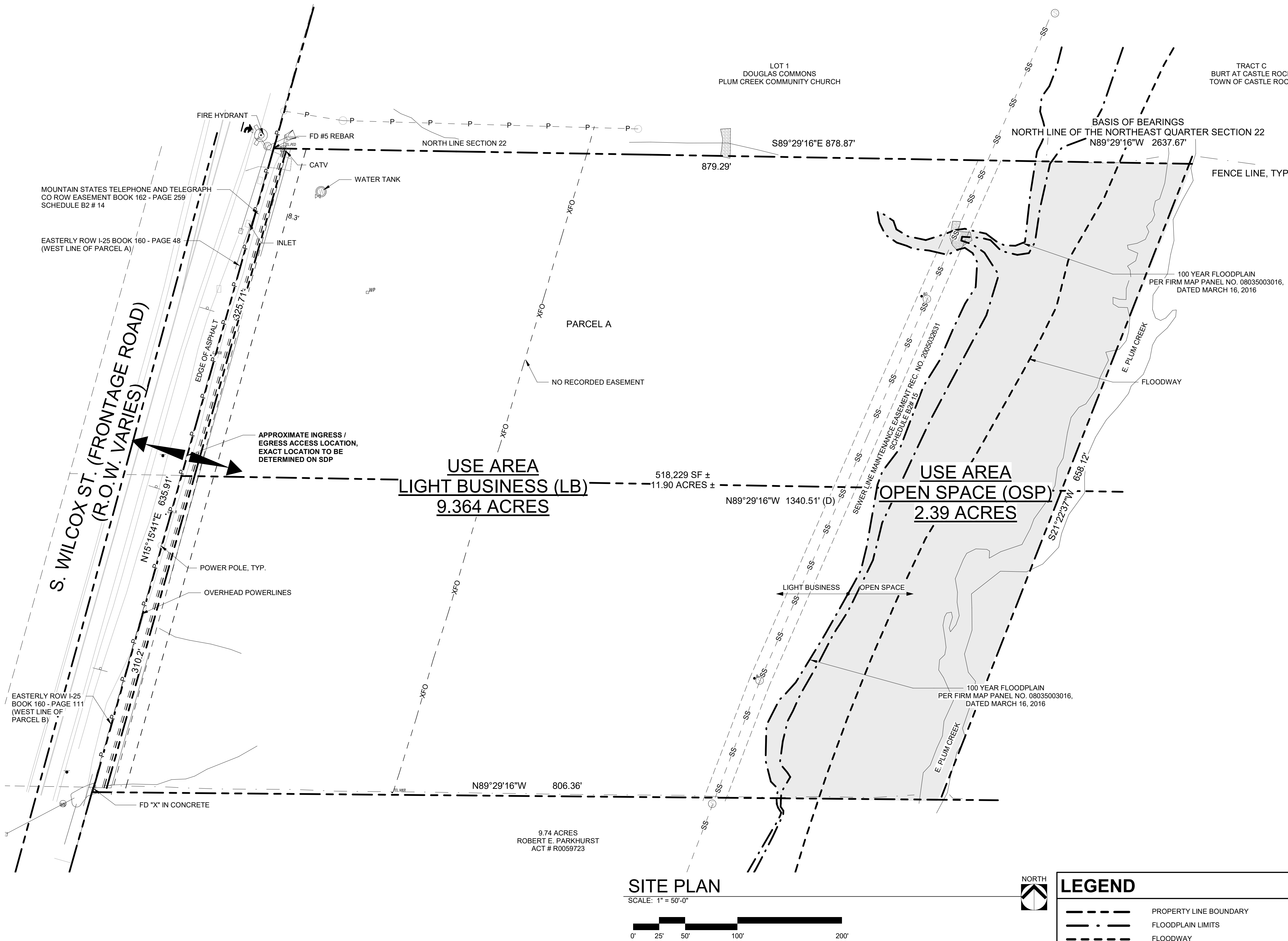
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2000 West Littleton Blvd
Littleton, Colorado 80120
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JOB NO.	BS - 10961
SCALE	AS SHOWN
DATE	07/16/2020
SHEETS	4
SHEET	1

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BY	1st RESPONSE	09/11/2020	
	2nd RESPONSE	10/13/2020	
	3rd RESPONSE	11/09/2020	

DRAWN	CBW
CHECKED	BS
DESIGNED	NW
FILENAME	BS - 10961

SANDERS BUSINESS PARK AT CASTLE ROCK PLANNED DEVELOPMENT PLAN	SITE PLAN
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SHEETS	4
SHEET	2

12/2/2020 8:52:28 AM

By:Author

PROJECT NO. PDP20-0001

SANDERS BUSINESS PARK AT CASTLE ROCK

PLANNED DEVELOPMENT PLAN

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Zoning Regulations Sanders Business Park at Castle Rock Planned Development Plan

Approved: _____, 20____

Zoning Regulations For Sanders Business Park at Castle Rock

Table of Contents

Section I: General Provisions

Section II: Development Agreement

Section III: Site Development Plans and Plats

Section IV: Use Area

Section V: Design Standards

Section VI: Development Standards

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SECTION I: GENERAL PROVISIONS

Adoption/Authorization. The Town Council has adopted the Sanders Business Park at Castle Rock Planned Development Plan (PDP) and Planned Development Zoning Regulations pursuant to Chapter 17.34 of this Code after appropriate public notice and hearing.

Applicability. The Sanders Business Park at Castle Rock 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 maximum Floor-to-Area-Ratio (F.A.R.) approved for development within the established use areas is the maximum allowed for platting and development. The actual floor area approved will be determined at the plat and Site Development Plan (SDP) stage of review based upon development constraints, utility and street capacity, and conformity with the approved PD Plan and zoning regulations.

Relationship to Town regulations. The provisions of this PD plan and zoning regulations shall prevail and govern the development of the Sanders Business Park at Castle Rock PDP; 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 Schaap Annexation and Development Agreement, was adopted by the Town on the 25th day of January, 2011, by Resolution No. 2011-011 and recorded with the Douglas County Clerk and Recorder under Reception No. 2011067100.

SECTION III: SITE DEVELOPMENT PLANS AND PLATS

Following approval of the Sanders Business Park at Castle Rock Planned Development Plan, the property owners shall submit SDP plan upon receipt of first Town Comments for the PDP 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 an SDP and subdivision plat have been approved.

SECTION IV: USE AREAS

The Property has been portioned into two use areas, Light Business Use Area (LB), Open Space – Private (OSP) and Public Land Use Area (PL-2). PL-2 will be dedicated to Town per _____ agreement.

- A. Light Business Permitted Uses:
- Commercial Warehousing and distribution means indoor warehousing, distribution or logistics facilities, retail distribution centers, order fulfillment centers, and moving and storage services (including full-service moving and storage and indoor storage of shipping containers).
 - Alcoholic beverage sales means the retail sale of beer, wine, or other alcoholic beverages for on- or off-premise consumption, including but not limited to liquor store, microbrewery, distillery and/or winery.
 - Light Industrial, means industrial operations that have less impact and are less offensive to neighboring properties than those classified as heavy industry. Light industry is a manufacturing activity that uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight. Examples of light industries include the manufacture of clothes, shoes, furniture, consumer electronics and home appliances. This use includes wholesale sales
 - Automobile/vehicle/RV/boat/motorcycle/all-terrain vehicles/equipment sales and leasing means the sale and/or leasing of automobiles, vehicles, RV's, boats, motorcycles, all-terrain vehicles and equipment, including storage of inventory and incidental maintenance and repair.

- Medical labs means a facility for scientific analysis of medical resources.
- Personal service shops, such as barber, beauty parlor
- Printing/reproduction shop
- Office means a designated area in which commercial or professional activities take place, including but not limited to, accounting, advertising, bank, counseling services, medical and dental facilities, studios for television and radio broadcasting, and research and development that does not include manufacturing.
- Utilities, public means buildings, structures or other facilities used or intended to be used by any private or governmental utility. Utilities, public includes buildings or structures that house or contain facilities for the operation of water, wastewater, waste disposal, natural gas, or electrical services. This use also includes water storage tanks, electric or gas substations, water or wastewater pumping stations or similar structures used as an intermediary switching, boosting, distribution or transfer station of electricity, natural gas, water or wastewater. Utilities, public also includes passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, water sewage or other similar services on a local level.
- Restaurant means an establishment that served prepared meals to customers for consumption on-site or off-site, and may include designated parking spaces for "curbside pickup" of food ordered in advance. This includes, but is not limited to:
 - Full services restaurant;
 - Food service and drinking place where meals, snacks, and beverages are prepared to customer order for immediate on-premises and off-premises consumption;
 - Special food service; or
 - Catering facility.
- Retail means commercial and retail uses and ancillary outdoor storage uses subject to requirements of Section 17.52.150 of the CRMC, including but not limited to art galleries and studios, bakeries, pharmacies and dog grooming facilities (without an overnight boarding facility of animals).
- Automobile service/fuel station/wash/rental shall mean, though not limited to, the following:
 - Fuel service station (including a fuel service station that is associated with a grocery store and/or warehouse club);
 - Fuel convenience mart (a gasoline service station with a convenience store);
 - Auto repair, quick service oil, tune-up, brake, and muffler shops not including auto body (e.g., collision repair), paint or upholstery services;
 - An establishment engaged in the retail sale of vehicle fuel, tires, lubricants, parts and accessories;
 - Businesses that exclusively rent vehicles;
 - Self-service, in bay automatic, or conveyor equipment for cleaning and washing motor vehicles.
- Veterinary clinic means a clinic and/or hospital that provides medical care for small animals, including but not limited to dogs, cats, rabbits, domestic fowl, birds, snakes and rodents. This use does not include kennel/doggy day care or care for agricultural animals.
- Commercial amusement, indoor means uses that provide commercial amusement indoors and includes, but is not limited to, bowling alleys, pool rooms, indoor sports arenas, movie theaters, live theaters, indoor skating rinks and arcades. This use does not include indoor shooting ranges.
- Commercial amusement, outdoor means uses that provide commercial amusement outdoors, including but not limited to, outdoor arenas or stadiums, amusement or theme parks, fairgrounds, miniature golf establishments, golf driving ranges, water slides and batting cages

Accessory Uses:

- Outdoor storage yard means outdoor storage or operable equipment and/or vehicles and building or infrastructure construction materials for off-site projects. Storage yard does not include outdoor storage areas that are associated with an on-site heavy industrial use.
- B. Open Space – Public (OSP)
- Shall be conveyed to the Town at time of platting. Shall comply with the Castle Rock Municipal Code zoning district PL-2 (CRMC Section 17.30.030)

SECTION V: DESIGN STANDARDS

To ensure an architecturally compatible and unified development, the type and design of each building, now and in the future, shall be of high quality construction and architecturally designed so that its exterior elevation (including signs) and color will be structurally and aesthetically compatible and harmonious with all other building within the Sanders Business Park PD, as well as meeting the overall intent to provide an architecturally positive development to the Town of Castle Rock.

Architectural Standards:

- Building mass, form, length and proportions shall be designed to provide a variety of visual interest and maintain a human scale that is appropriate to surroundings.
- A breakdown of building mass at all significant entryways and walls that front pedestrian activities to mark entryways.
- Building facades shall meet one of the following standards:
 - Facades adjacent to and facing the I-25 Frontage Road Right-of-Way, greater than 50 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade.
 - Facades adjacent to the north and south property lines, greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade.
 - Each building façade shall have a repeating pattern that includes three instances of either (excluding self-storage buildings interior to the site which are not visible from the right-of-way):
 - Color change
 - Texture changes
 - Material module change
 - Expression of an architectural or structural bay through a change in plane.
 - All building sides shall receive the same façade treatment.

- Alternative building designs are allowed, which significantly articulate a wall plane. Architectural fenestration in accordance with this section shall be applicable to all sides (excluding self-storage buildings interior to the site which are not visible from the right-of-way).
- Ground floor facades facing a primary access street shall have clearly defined customer entrances that feature three of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, outdoor patios, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- Building materials shall present an image of high quality and permanence. Predominant exterior building materials shall be high quality, durable material such as, but not limited to: brick, cultured or native stone, integrally colored, textured concrete masonry units, high quality metal wall and roof panels as accents (no all-metal buildings or exposed fasteners) high quality prestressed concrete systems and exterior installation finish systems (EIFS).
- All sides of the building shall include materials consistent with those on the front.
- Roof design shall incorporate variation in rooflines. Roofing materials shall be of a color and material consistent with the architectural character of the building to convey a sense of permanence and quality. Roof-mounted mechanical equipment shall be screened from public view on all sides with a screening treatment consistent with the character of the building finish.

Screening Requirements:

- Site elements to be screened include, but are not limited to: 1. Trash enclosures. 2. Outdoor storage. 3. Gangs of utility meters (six or more). 4. Rooftop mechanical equipment. 5. Ground mechanical units. 6. Utility or other units larger than 4-feet by 4-feet in size. 7. Loading docks capable of accepting more than one semi-trailer.
- Site elements shall be screened from view using materials and colors compatible with the primary building materials or with materials found in the surrounding neighborhoods. 1. Utility meters not ganged (five or less) shall be painted a color that blends with the background materials. 2. Loading docks capable of accepting more than one semi-trailer shall be screened by a wall using materials compatible with the main building.
- Site elements shall be screened so that they are not visible from adjacent residential zoned land or abutting open space and rights-of-way. The maximum required screen height shall be one foot above the unit to be screened.

SECTION VI: DEVELOPMENT STANDARDS

	Use Area Types	
	Light Business (LB)	Open Space (OSP)
Planning Area	9.364 AC.	2.39 AC.
Setbacks:		
Front	15'	25'
Rear	5'	
Side	5'	
Side Adjacent to Residential Zoning	25' Buffer	
Max. building coverage/(F.A.R.)	40%	
Max. building height	35'	25'
Min. building separation	5'	
Parking Standards:	The number of required off-street parking spaces shall be determined per Town of Castle Rock Municipal Code.	

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

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

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

SECTION VII: DEFINITIONS

- Building: A structure wholly or partially enclosed within exterior walls, or within exterior and partial walls, and a roof, affording shelter to persons, animals, or property.
- Building Separation: The required separation between any two buildings located on the same lot or parcel of land.
- Floor Area Ratio: The relationship between the total amount of usable floor area that a building has, or has been permitted for the building, and the total area of the lot on which the building stands
- Building Coverage: The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building coverage also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves are not included in building coverage.
- Building Setback: The horizontal, perpendicular distance between a building and a platted lot line (including ROW and PD boundary lines, but excluding PD Use Area boundary lines). This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units, or similar architectural appurtenances, except that no projection shall extend beyond any ROW or PD boundary line.

BY	DATE	REVISIONS		
		DESCRIPTION		
		1st RESPONSE	2nd RESPONSE	3rd RESPONSE
		09/11/2020	10/13/2020	11/09/2020

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CBW
CHECKED
BS
DESIGNED
NW
FILENAME
BS - 10961

SANDERS BUSINESS PARK AT CASTLE ROCK PLANNED DEVELOPMENT PLAN	ZONING REGULATIONS
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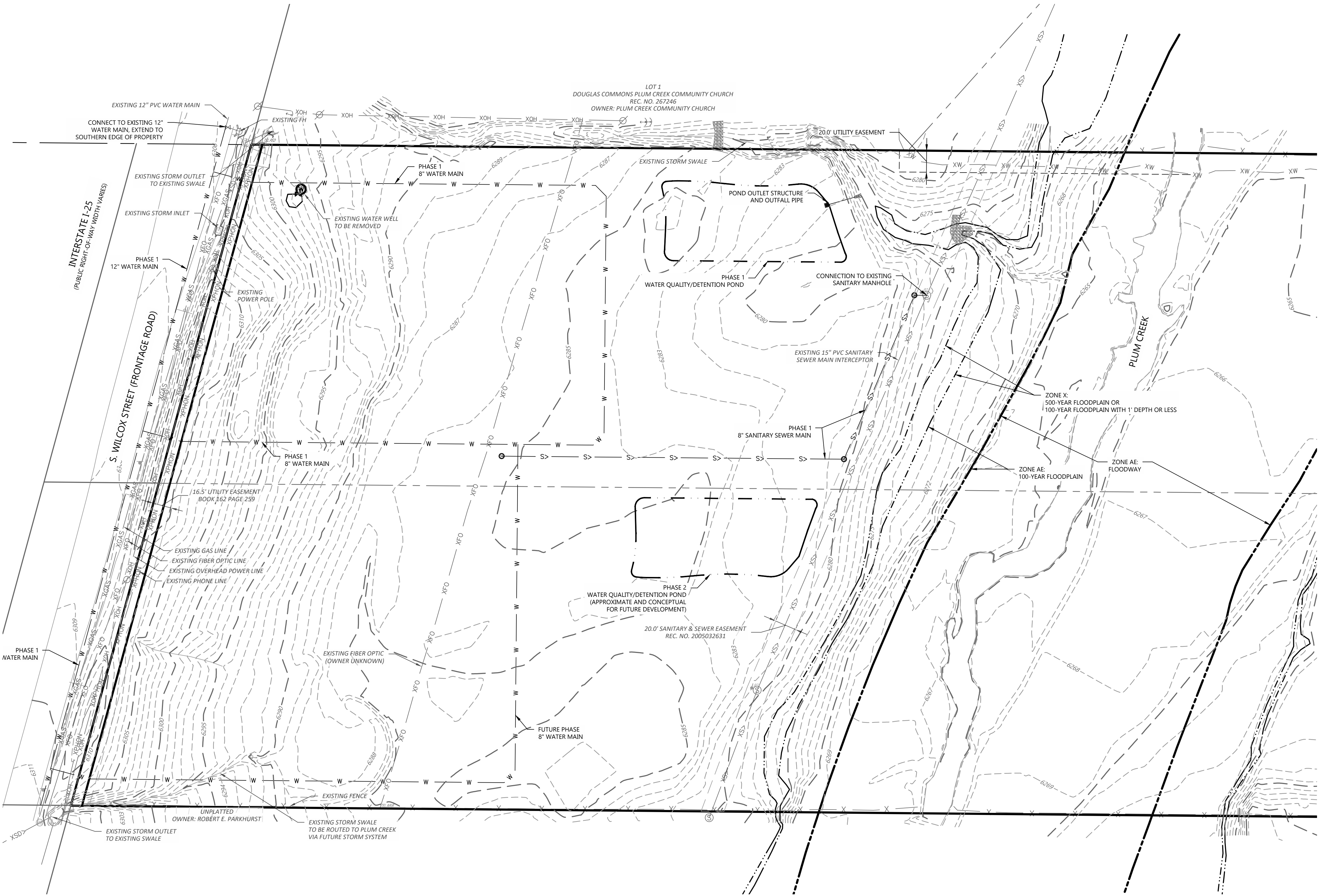
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SHEETS	4
SHEET	3

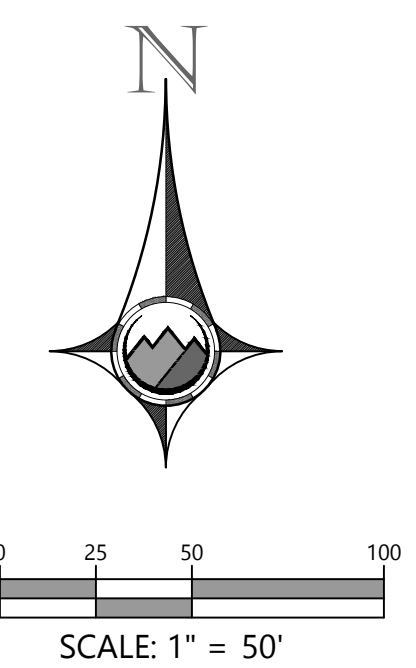
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- LEGEND:**
- PROPERTY LINE
 - EXISTING EASEMENT
 - PROPERTY SETBACK
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - PROPOSED INLET
 - EXISTING INLET
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED SAN SEWER LINE
 - EXISTING SAN SEWER LINE
 - EXISTING ELECTRICAL LINE
 - EXIST. OVERHEAD ELEC. LINE
 - EXISTING TELECOMM LINE
 - EXISTING GAS LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR



REVISIONS		DATE	DESCRIPTION
BY	MAA	10/12/2020	TOWN COMMENTS
		11/09/2020	3rd RESPONSE

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DESIGNED	MAA
FILENAME	20039 UP PDP

SANDERS BUSINESS PARK AT CASTLE ROCK PLANNED DEVELOPMENT PLAN

CONCEPTUAL UTILITY SHEET

intergroup
architects

architecture
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2000 West Littleton Blvd
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