

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

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 berthing 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.

LAND USE SUMMARY

PLANNING AREA	MIN. LOT WIDTH	MIN. LOT MIN. (SF)	MIN. AREA SETBACK TO GARAGE	MIN. FRONT YARD SETBACK TO PRINCIPAL STRUCTURE(S)	MIN. FRONT YARD	REAR SIDE	SIDE TO SEPARATION STREET	BUILDING STREET	RESIDENTIAL MAX. BUILDING HEIGHT	MAXIMUM NUMBER OF UNITS	*25' maximum height in area identified as single story on land use map. See Section 7.1E for additional criteria.
PA-1	32.0'	2500	N/A	10.0'	3.0'	5.0'	10.0'	10.0'	35.0'	130	**Collector streets shall be considered the front of Duplex lots having double frontage
PA-2	45.0'	14500	18.0'	18.0'	10.0'	5.0'	10.0'	10.0'	35.0'	139	Front of Duplex lots having double frontage
PA-3	45.0'	14500	18.0'	18.0'	10.0'	5.0'	10.0'	10.0'	35.0'	85	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.
PA-4	45.0'	14500	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	

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

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.

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.

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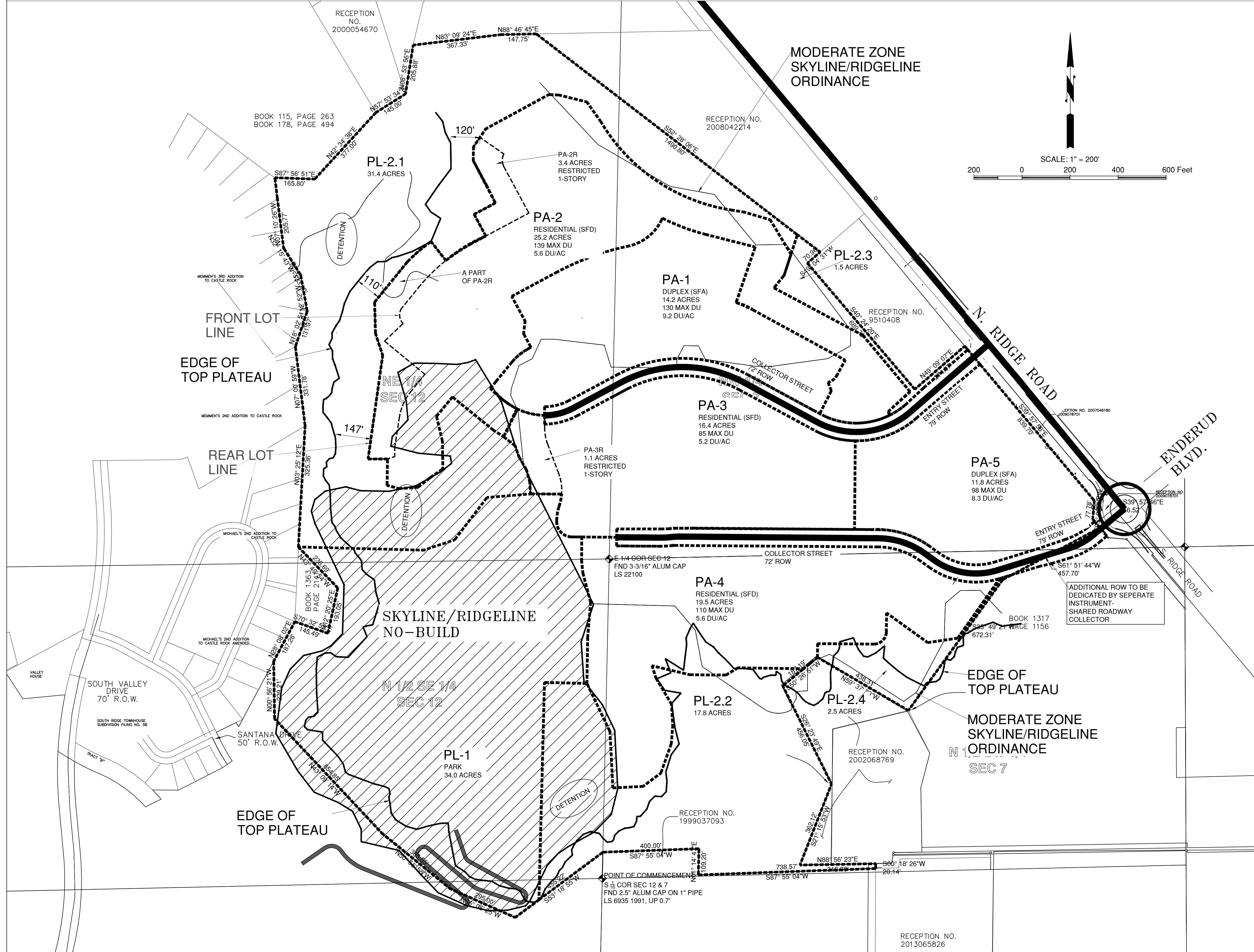
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4.31 Residential Planning Area Boundary Adjustment
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PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 1
MEMMEN YOUNG PORTION – THE VILLAGES AT CASTLE ROCK INFILL

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TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
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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

HIGHLINE ENGINEERING & SURVEYING

ENGINE
PO BOX 1295
PARKER, COLORADO 80134

TANTS
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

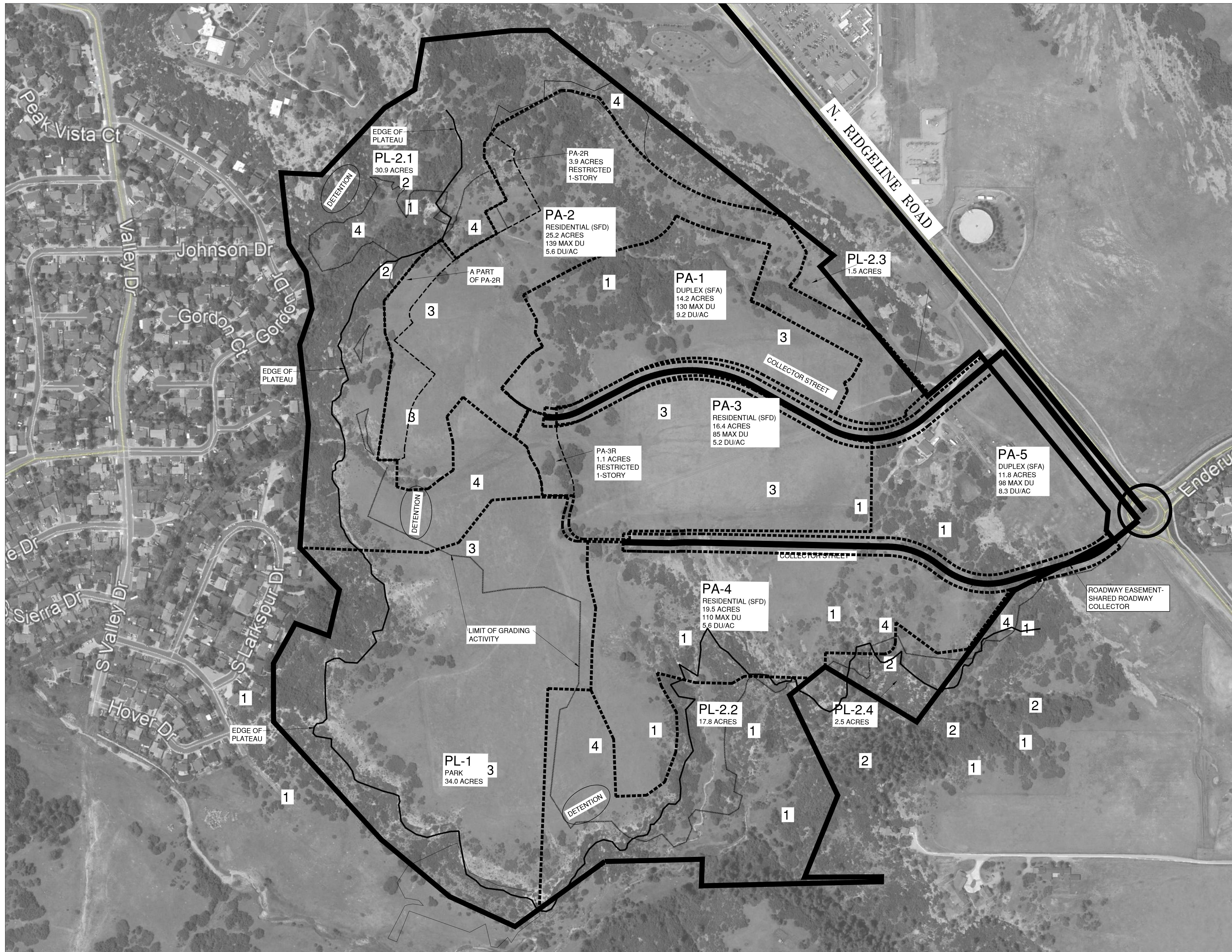
DATE: 12/07/23 SHEET 1 OF 1
JOB NO. FOUNDERS VISTA

CASE NO. PDP19-0002

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

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SCALE: 1" = 200'



EXISTING VEGETATION MAP



HIGHLINE ENGINEERING & SURVEYING ENGINEERING CONSULTANTS

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SHEET 5 OF 5

JOB NO. FOUNDERS VISTA

CASE NO. PDP19-0002