

THE LANTERNS (Montaine)

Planned Development Plan Amendment 4

Town of Castle Rock – Town Council

December 3, 2019

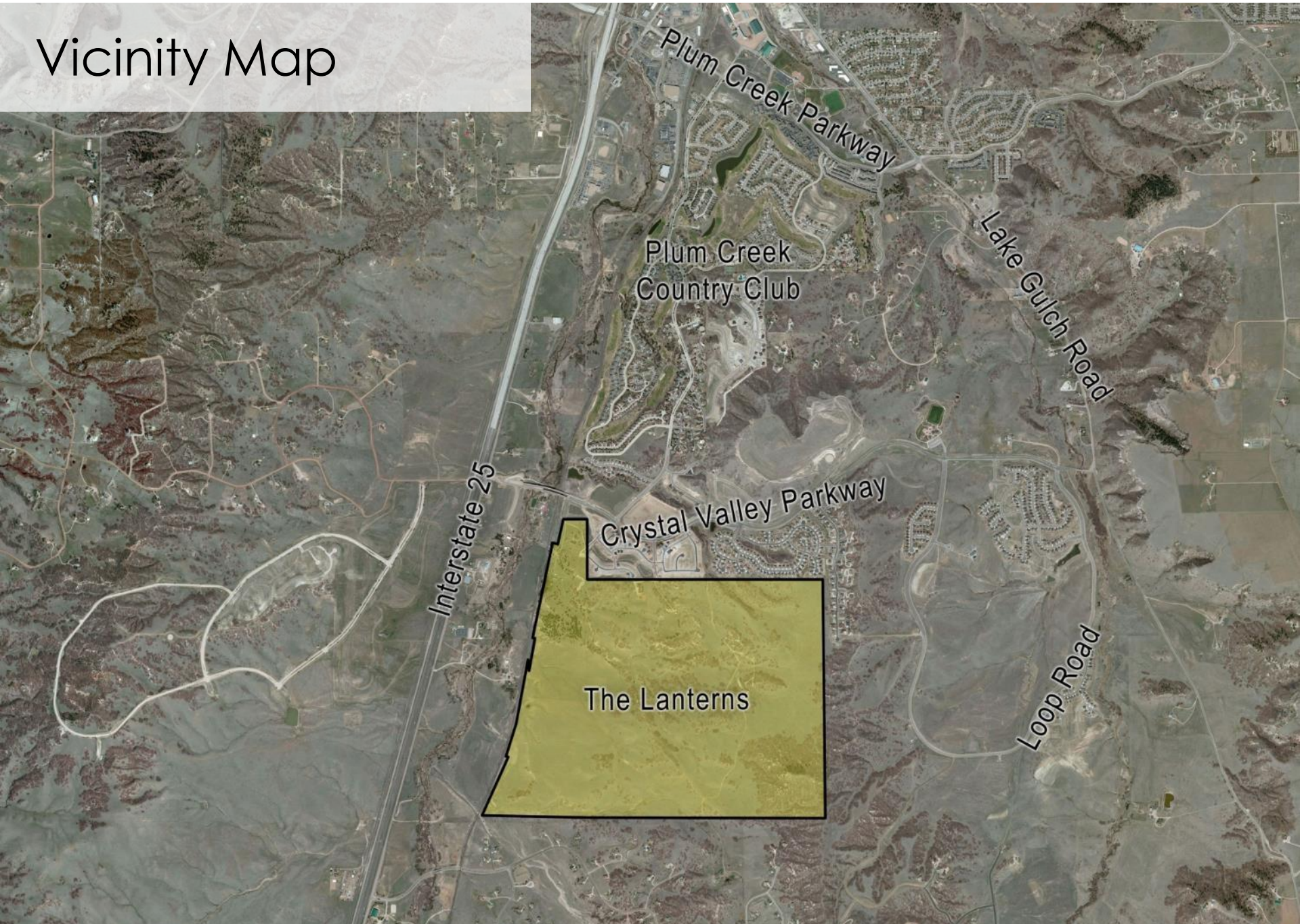
CARLSON

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

A + B 1
ART AND BUSINESS ONE

))))
NORRIS DESIGN
Planning | Landscape Architecture | Branding

Vicinity Map



Existing PD Zoning

THE LANTERNS Planned Development Plan, Amendment No. 3 (Formerly: Preliminary PD Site Plan, 2nd Amendment) Castle Rock, Colorado

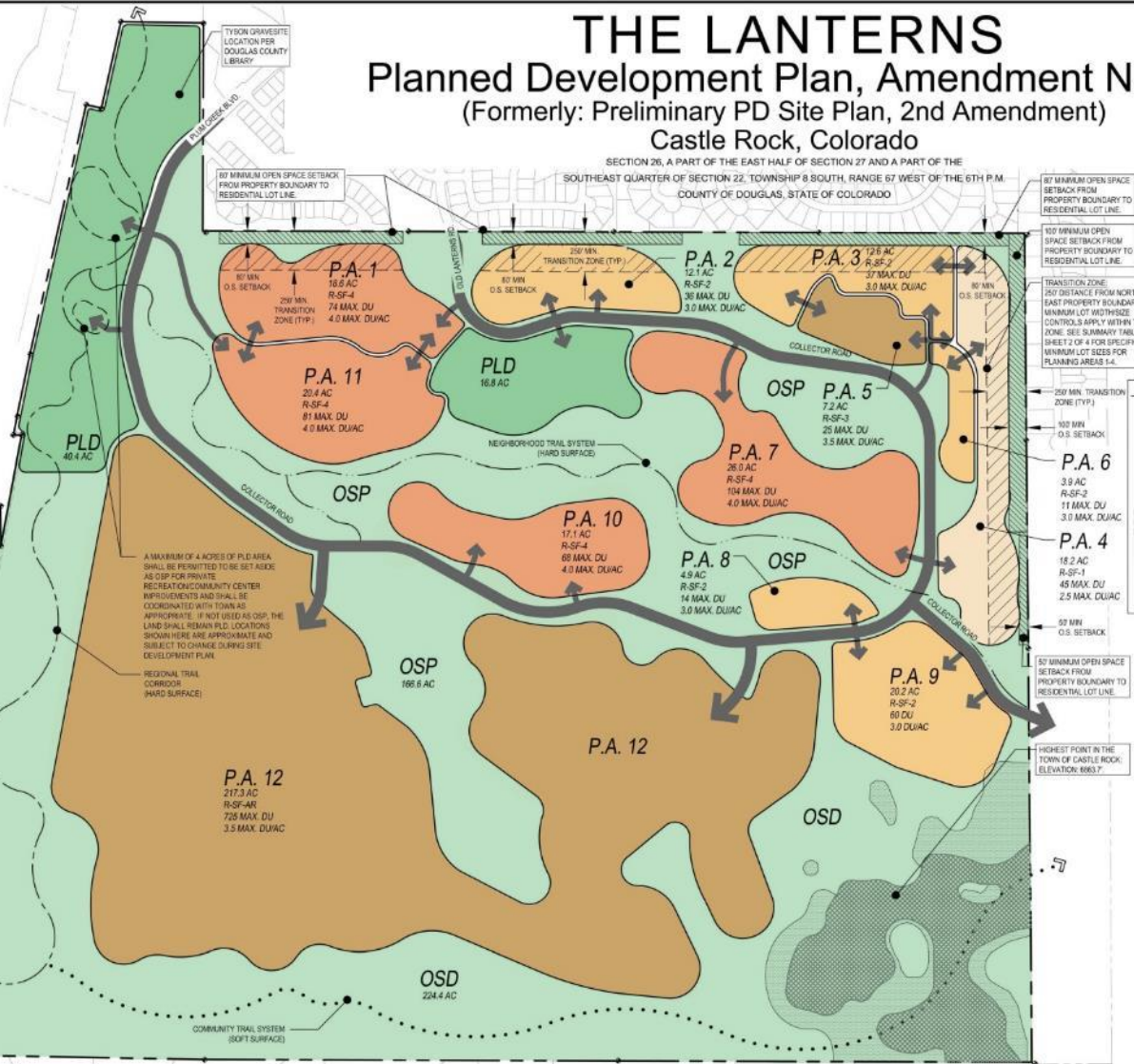
SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

Area	Zoning	Min. Density (dw/ha)	Max. Number of Units	Use	Acres	% of Total
PA-1	R-SF-4	4.0	75	Residential	18.6	2%
PA-2	R-SF-2	3.0	30	Residential	12.1	1%
PA-3	R-SF-2	3.0	30	Residential	12.1	1%
PA-4	R-SF-1	2.5	40	Residential	18.2	2%
PA-5	R-SF-3	3.0	25	Residential	7.2	1%
PA-6	R-SF-2	3.0	30	Residential	3.9	1%
PA-7	R-SF-4	4.0	104	Residential	26.0	3%
PA-8	R-SF-2	3.0	30	Residential	4.9	1%
PA-9	R-SF-2	3.0	30	Residential	20.2	2%
PA-10	R-SF-4	4.0	80	Residential	17.1	2%
PA-11	R-SF-4	4.0	80	Residential	20.4	2%
PA-1 thru 11 Subtotal			4791		161.2	99%
PA-12	R-SF-AR	3.0	725	Age-Restricted Residential	217.2	20%
PA-1 thru 12 Subtotal			12896		378.5	60%
Public Land Dedication (PLD)	PLD			Parks, Schools, Utilities and Utility Facilities	57.2	7%
Open Space Dedicated (OSD)	OSD				234.4	20%
Open Space Private (OSP)	OSP			Park/OS Private	106.6	20%
Open Space/Parks Subtotal					448.2	50%
Right-of-Way	R.O.W.			Collector R.O.W.	21.3	2%
Total					1,200*	100%

(1) The maximum total number of single-family detached residential units permitted in this plan is 1,289.
(2) The maximum total number of single-family detached residential units permitted in Planning Area 1-11 is 4,791.

General Notes:

- Planning Area 12 (PA-12) may only develop an age-restricted housing. To be considered age restricted housing, the standards as defined by the Housing for Older Persons Act (HOPA) of 1995 must be met.
- Adjustments to streets, planning area boundaries, trails and open space may occur during future planning and site development plan preparation, according to Town standards.
- A twenty percent (20%) change or adjustment to land use area boundaries for Planning Areas 5-12 may be made with the site development plan, but the minimum open space setbacks located on the north and east edges of these planning areas must be maintained.
- Access points along primary roads and between planning areas depicted are conceptual and are subject to change.
- Refer to the utility report prepared by Phelps Engineering for preliminary utility information.
- The Tyson grave site, located in the southeast quarter of the southeast quarter Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, will be protected and appropriately marked. The site will be secured from vandalism with fencing and identified with a permanent interpretive plaque to inform visitors of the site's place in local history.
- If vegetation is to be removed during the migratory bird breeding season (mid-August through February) a migratory bird survey shall be conducted.
- A site search has determined that the mineral rights for this property have been severed.
- A wetland delineation report will be prepared and submitted to the Army Corps of Engineers prior to the approval of development plans for the site.



80' MINIMUM OPEN SPACE SETBACK FROM PROPERTY BOUNDARY TO RESIDENTIAL LOT LINE.

100' MINIMUM OPEN SPACE SETBACK FROM PROPERTY BOUNDARY TO RESIDENTIAL LOT LINE.

80' MIN. O.S. SETBACK

250' MIN. TRANSITION ZONE (TYP.)

80' MIN. O.S. SETBACK

80' MINIMUM OPEN SPACE SETBACK FROM PROPERTY BOUNDARY TO RESIDENTIAL LOT LINE.

HIGHEST POINT IN THE TOWN OF CASTLE ROCK: ELEVATION: 8663.7'

80' MIN. O.S. SETBACK

80' MIN. O.S. SETBACK

LEGEND
MINIMUM OPEN SPACE SETBACK
TRANSITION ZONE
MINOR SKYLINE RIDGE LINE
PROTECTION AREA
PLUME CREEK
REGIONAL TRAIL (HARD SURFACE)
NEIGHBORHOOD TRAIL (HARD SURFACE)
COMMUNITY TRAIL (SOFT SURFACE)

Sheet Index:
Sheet 1 of 4 : Title Sheet
Sheet 2 of 4 : Summary Table & Notes
Sheet 3 of 4 : PDP Site Plan
Sheet 4 of 4 : Phasing Plan

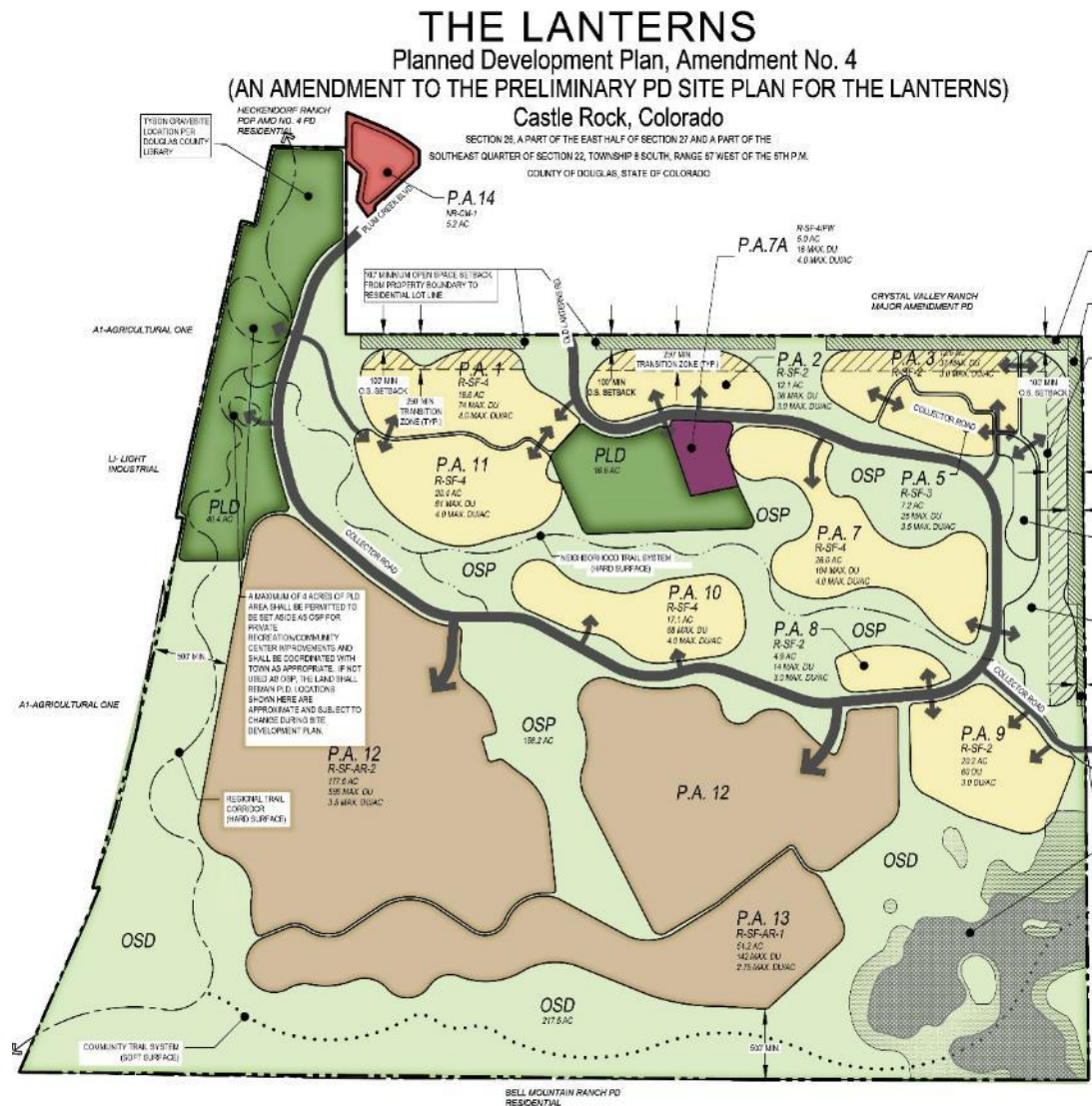
Submittal Date:
June 14, 2013
Revision Dates:
September 17, 2013
November 27, 2013
January 17, 2014

THE LANTERNS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 3 PDP13-0005

Sheet Title:
PDP Site Plan
Sheet Number:
3 of 4

Proposed PD Zoning

1. Adding commercial parcel into the Lanterns PDP for sign location technical standards (but no changes to actual land use character)
2. Establishing a specific parcel for a church site (carved out of excess OSP)
3. Master Sign Plan – provides certainty, consistency and simplicity in sign permitting process



Community Outreach

- Neighborhood Meeting:
 - May 29, 2018 at Philip S. Miller Library
 - Approximately 25 attendees
- Neighborhood Outreach:
 - Informal meetings with individual homeowners, HOA's and Metro Districts
- Adjacent Owner/Builder/Developer Outreach:
 - Informal meetings with adjacent landowners, builders, and developers

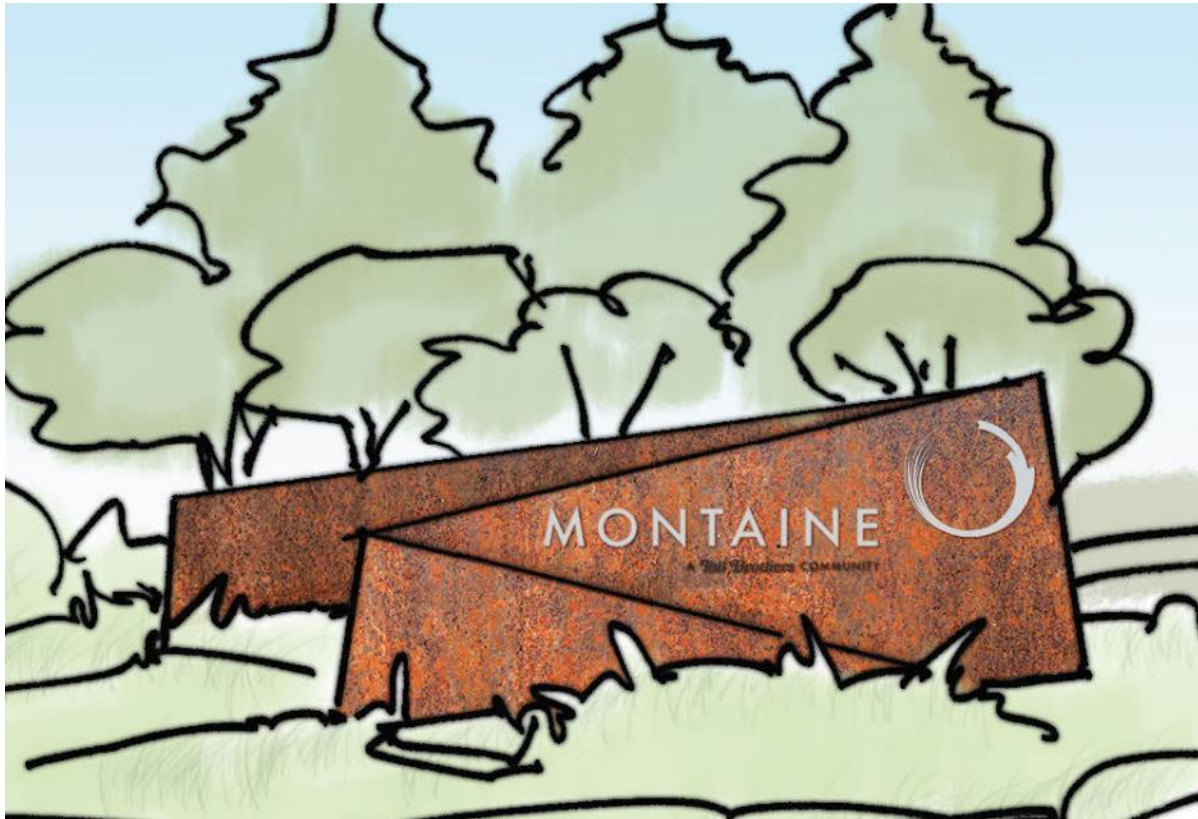


Lanterns (Montaine) Master Sign Plan

- Provides consistency and reinforces the Montaine brand and sense of place
- Provides location and placement of signs
- Defines sign quantities
- Defines sign dimensions and measurement



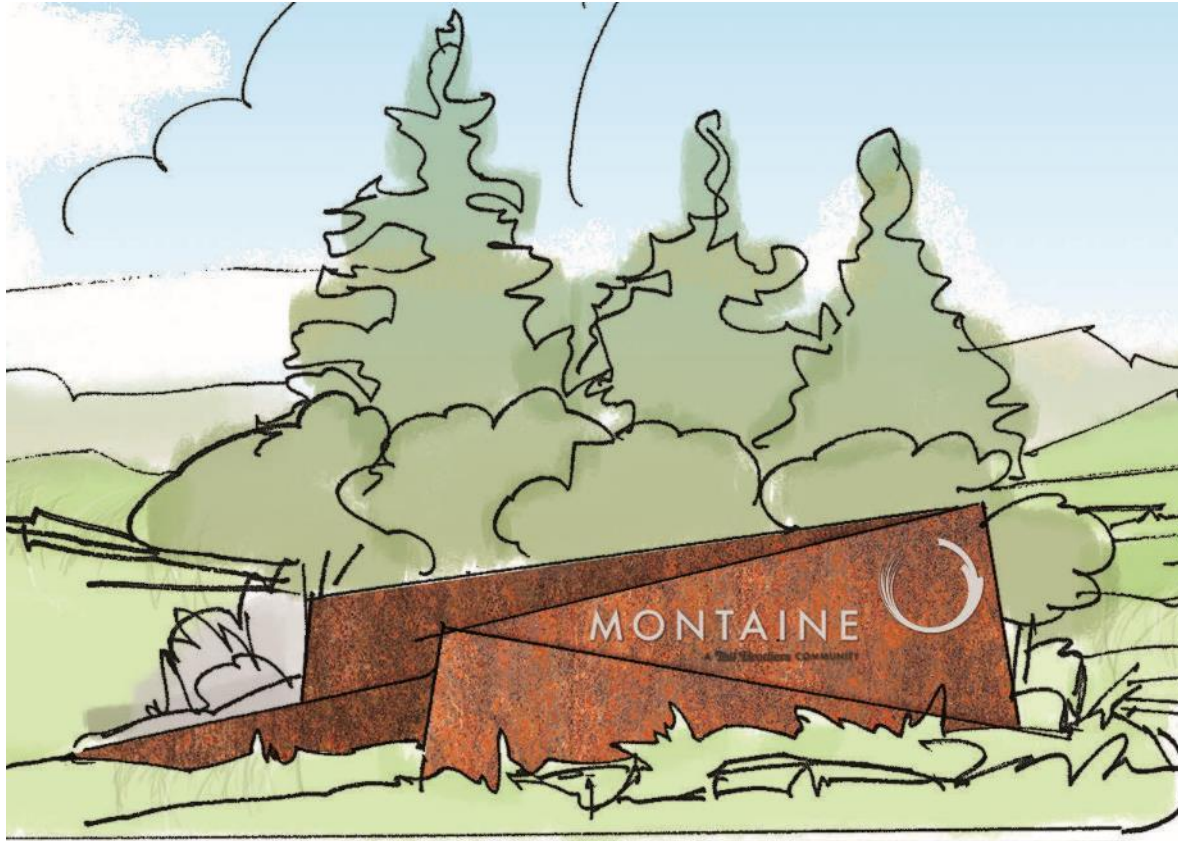
Sign Types



Commercial Monument

Renderings are conceptual and subject to change.

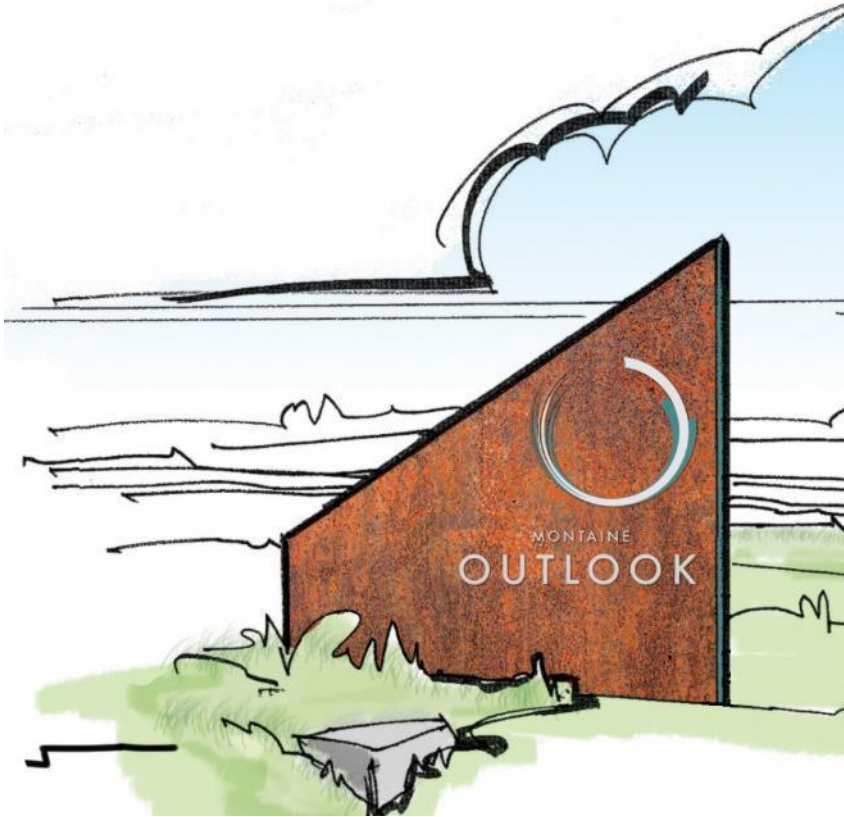
Sign Types



Neighborhood Monuments

Renderings are conceptual and subject to change.

Sign Types



Subdivision Monuments

Renderings are conceptual and subject to change.

Sign Types



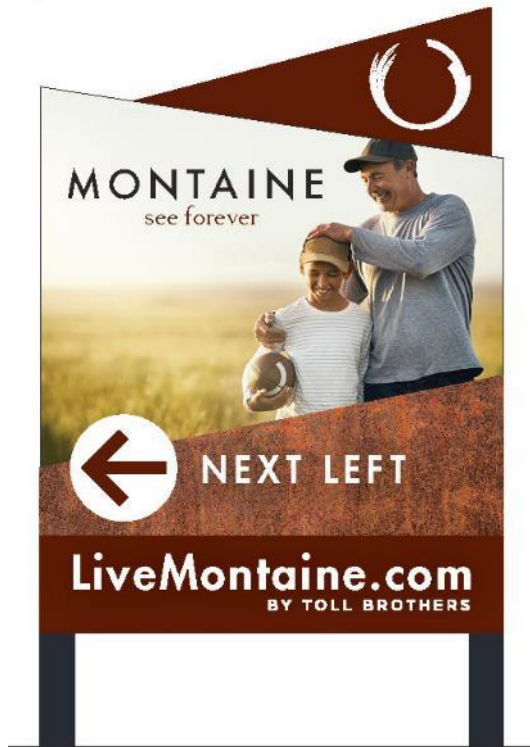
Subdivision Monuments



Trailhead Signs

Renderings are conceptual and subject to change.

Sign Types



Directional Signs



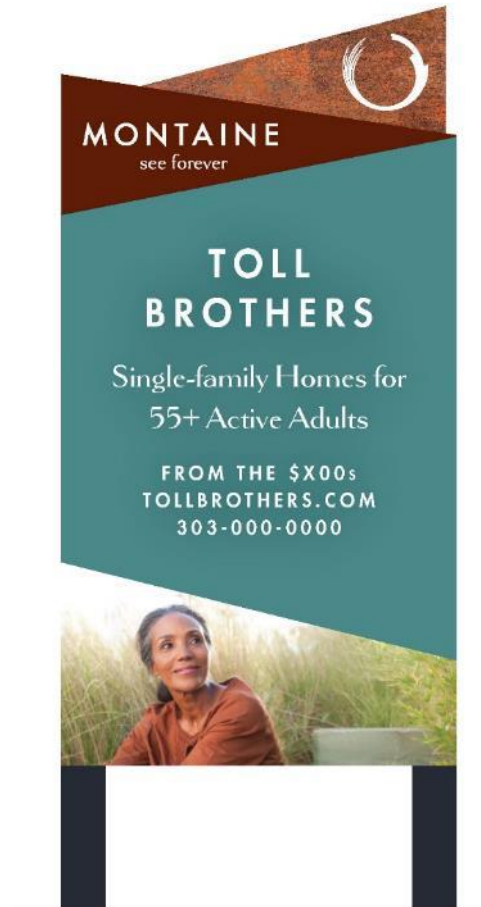
Ladder Signs

Renderings are conceptual and subject to change.

Sign Types



Marketing Signs

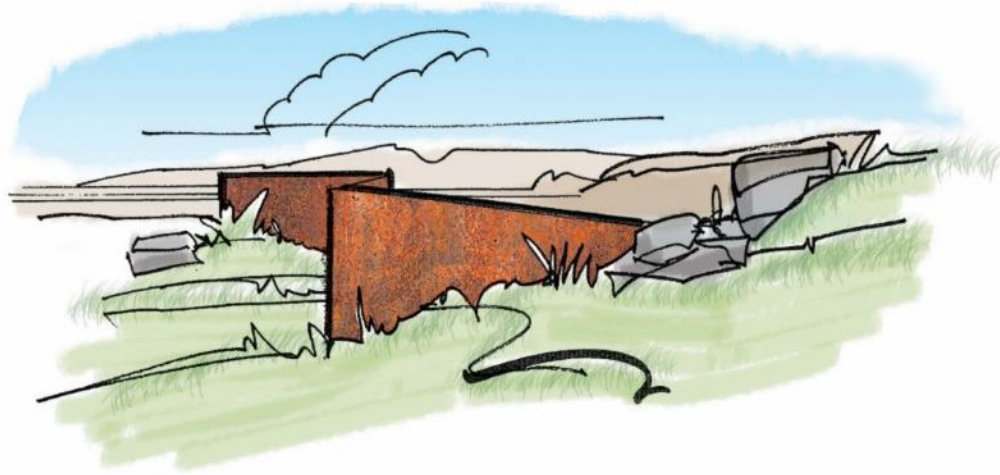


Sales Signs



Banner Signs

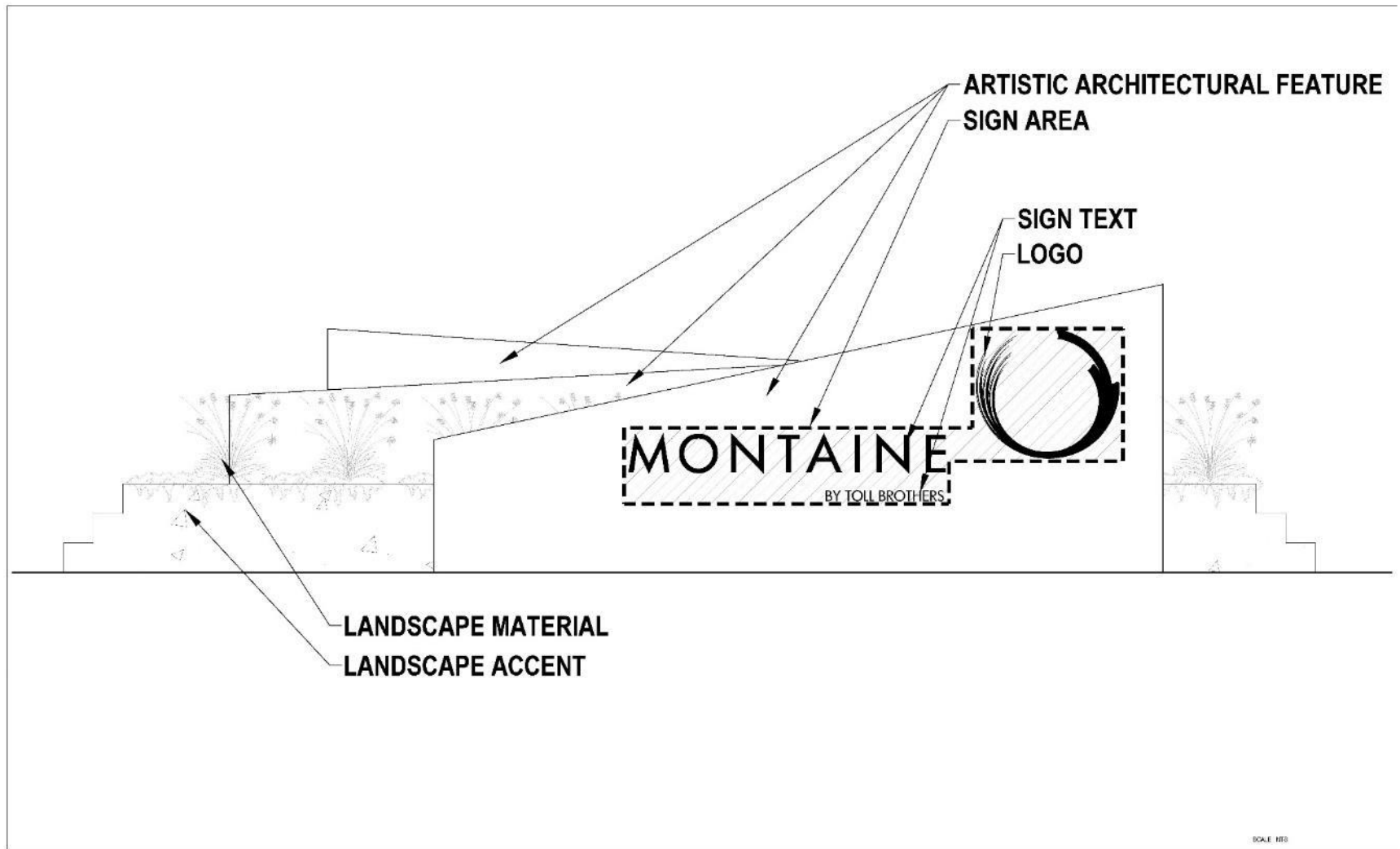
Landscape Accents



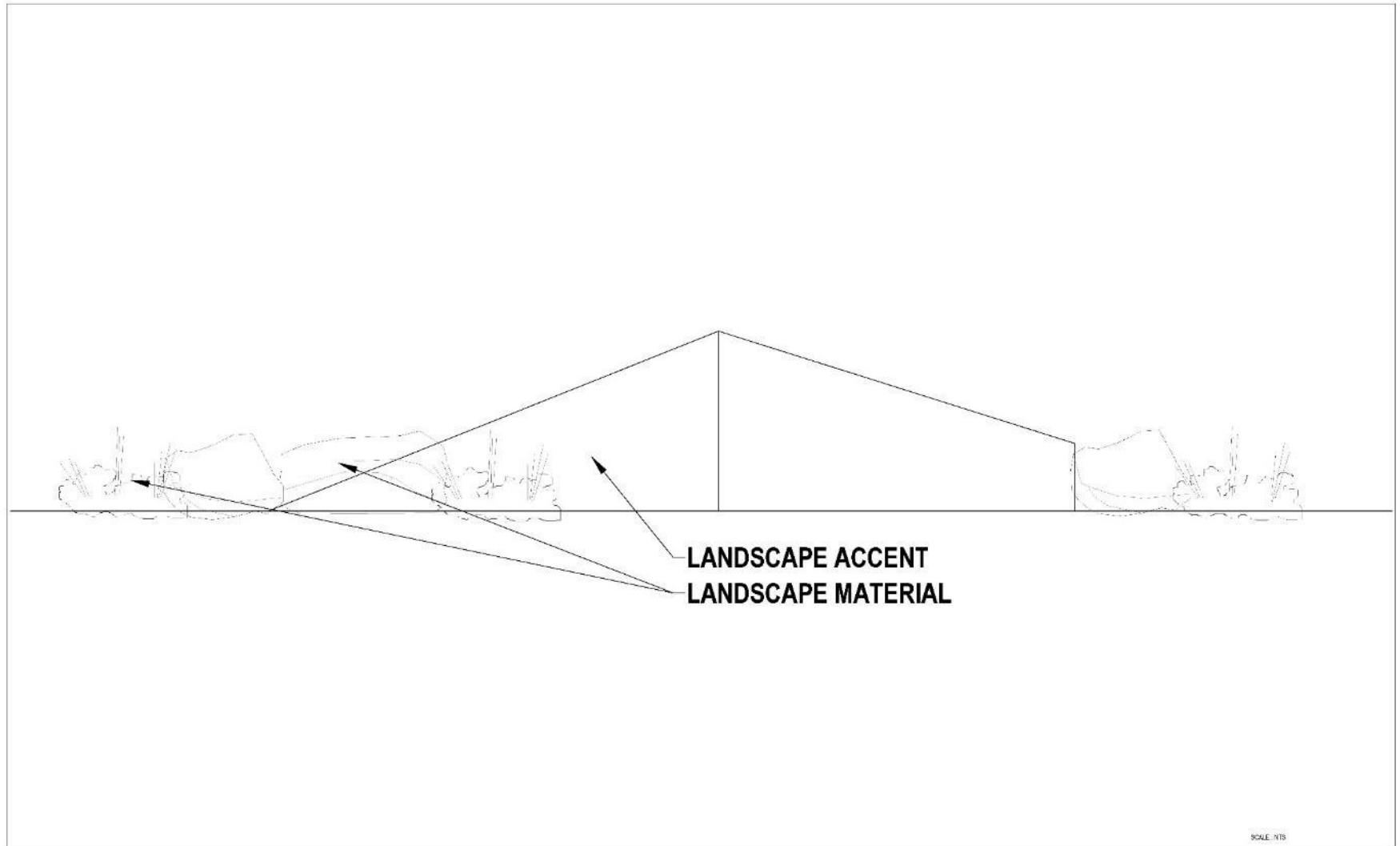
Landscape Accent

Renderings are conceptual and subject to change.

Sign Area Calculation



Landscape Accents and Material Example



Lanterns (Montaine) Master Sign Plan



Thank you.

Section 15: Non-Residential Use Area

Commercial NR-CM-1

Intended to allow for appropriately located groups of retail stores, office buildings, service establishments and civic uses serving the needs of the neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.

Permitted Uses:

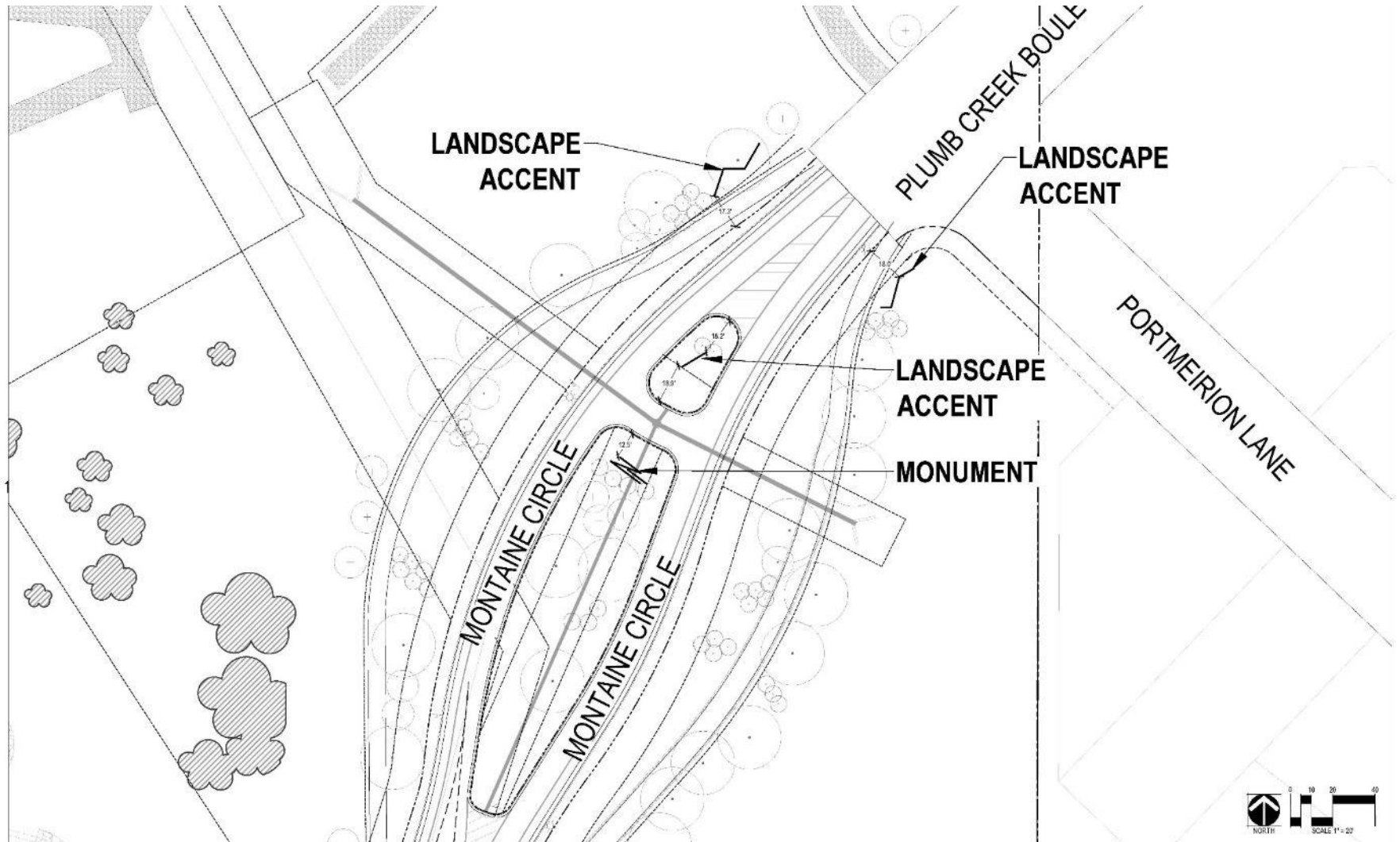
- Retail sales and service
- Grocery
- Drugstore
- Convenience goods
- Personal service shops
- Restaurants
- Banks
- Offices
- Medical/dental
- Insurance, and related services

PD Development Standards

SUMMARY TABLE

Planning Area	Min. Lot Width		Min. Lot Area		Setbacks (3)(4)(12)(13)(14)									Building Separation			Residential Max. Building Height (2)	Non-Residential Max. Building Height (2) (13)	Max. Building Lot Coverage (Non-residential Uses Only)
	Non-Transition Zone	Transition Zone (11)	Non-Transition Zone	Transition Zone (11)	Min. Front Yard Setback to Garage Face (1)(5)	Min. Front Yard Setback to Principal Structure(5)	Rear (6)(7)(8)	Side (Interior Lot) (9)(10)			Side (To Street) (9)(10)			Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater			
								Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater	Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater						
PA - 1	50'	60'	5,000 sf	6,300 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 2	70'	70'	7,000 sf	7,350 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%
PA - 3	70'	75'	7,500 sf	9,000 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%
PA - 4	70'	80'	7,350 sf	9,600 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%
PA - 5	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 6	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 7	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA-7A	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 8	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 9	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 10	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 11	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 12	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 13	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	N/A	N/A
PA-14	N/A	N/A	N/A	N/A	Crystal Valley Parkway Plum Creek Parkway: Public Land Dedication: Western Boundary: Internal Lot Lines :						30' (with 20' min. landscape buffer) 30' (with 20' min. landscape buffer) 20' (with 15' min. landscape buffer) 20' (with 10' min. landscape buffer) 10'			N/A	N/A	N/A	N/A	35'	35%

Non-Intersecting ROW Condition for Median Sign



Intersecting ROW Condition for Median Sign

