

NOTICE OF PROPOSED ORDINANCE

Pursuant of Section 7-3 of the Town of Castle Rock Home Rule Charter, notice is hereby given that the Town Council will consider adoption of the following named and described ordinance during its meeting on June 6, 2017 at 6:00 P.M. at the Town of Castle Rock, Town Hall, 100 North Wilcox, Castle Rock, CO 80104.

Title of Proposed Ordinance:

An Ordinance Amending the Town's Zone District Map by Approving the Calvary Chapel Castle Rock Planned Development Plan and the Calvary Chapel Planned Development Plan Zoning Regulations

Subject Matter Summary:

The proposed zoning of 5.4346 acres for Calvary Chapel Castle Rock is associated with the proposed annexation into the Town of Castle Rock. The Property is located at the northwest corner of Woodlands Boulevard and Fifth Street with the zone designation of Planned Development Plan. The Planned Development Plan outlines standards of development and the provisions for public and private infrastructure to support the development of a church use only.

The entire text of the proposed ordinance is contained herein, and copies are available for public inspection at the office of the Town Clerk, 100 North Wilcox, Castle Rock, Colorado 80104 during normal working hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Publication date: June 1, 2017

ORDINANCE NO. 2017-

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT PLAN AND THE CALVARY CHAPEL PLANNED DEVELOPMENT PLAN ZONING REGULATIONS

WHEREAS, proper application has been made by Calvary Chapel Castle Rock, LLC ("Applicant") for Planned Development (PD) zoning of the property described in *Exhibit 1* ("Property");

WHEREAS, Applicant has requested approval of the Calvary Chapel Planned Development Plan ("PD Plan"),

WHEREAS, Applicant has requested approval of the Calvary Chapel Planned Development Plan Zoning Regulations "Zoning Regulations", as the same affect the Property;

WHEREAS, the PD Plan and Zoning Regulations comply with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2020 and the Comprehensive Master Plan; and,

WHEREAS, public hearings on the PD Plan and Zoning Regulations have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO :

Section 1. Zoning District Map Amendment The Town's Zoning District Map pertaining to the Property is amended to Planned Development (PD) to conform with the Calvary Chapel Planned Development Plan.

Section 2. Planned Development Plan Approval. The Calvary Chapel Planned Development Plan dated _____, in the form attached as *Exhibit 2* is hereby approved.

Section 3. Zoning Regulation Approval. The Calvary Chapel Planned Development Plan Zoning Regulations in the form attached as *Exhibit 3* are hereby approved.

Section 4. Effective Date. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

Section 5. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 6. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

ATTACHMENT A

APPROVED ON FIRST READING this 6th day of June, 2017 by a vote of ___ for and ___ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2017, by the Town Council of the Town of Castle Rock by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Acting Town Clerk

Jennifer Green, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Director, Development Services

PARCEL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016009092 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N02°18'30"E

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

1. N88°46'20"E A DISTANCE OF 40.00 FEET;
2. N02°18'30"E A DISTANCE OF 75.14 FEET;
3. N88°46'20"E A DISTANCE OF 960.36 FEET;
4. S01°13'40"E A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. S01°13'40"E A DISTANCE OF 160.27 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 99°29'00" AND AN ARC LENGTH OF 78.13 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N81°44'54"W A DISTANCE OF 331.46 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1332.82 FEET, A CENTRAL ANGLE OF 09°58'00" AND AN ARC LENGTH OF 231.85 FEET, TO A POINT OF NON-TANGENT;
3. S81°15'35"W A DISTANCE OF 156.71 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF 10°49'39" AND AN ARC LENGTH OF 250.07 FEET, SAID CURVE HAVING A CHORD BEARING S76°07'24"W AND A CHORD LENGTH OF 249.70 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, N00°03'57"W A DISTANCE OF 207.12 FEET, TO THE POINT OF BEGINNING.

SUMMARY TABLE

CONTAINING A CALCULATED AREA OF 236,732 SQUARE FEET OR 5.4346 ACRES.

LEGAL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 28166828 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIBED BY THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. SAID POINT BEING THE SOUTHWEST 1/4 CORNER OF THE WOODLANDS PLING NO. 8 RECORDED UNDER RECEPTION NO. 834218 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS PLING NO. 8, THE FOLLOWING (1) COURSE:

1. N89°42'27"E A DISTANCE OF 40.00 FEET;
2. N02°18'27"E A DISTANCE OF 75.14 FEET;
3. N89°42'27"E A DISTANCE OF 80.38 FEET;
4. S21°12'47"E A DISTANCE OF 78.30 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 3110708.

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. S91°17'47"E A DISTANCE OF 160.95 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS B27°32'27"E, HAVING A RADIUS OF 433.30 FEET, A CENTRAL ANGLE OF 89°27'17" AND AN ARC LENGTH OF 12.28 FEET, TO A POINT OF NON-TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 20080738.

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N89°10'37"W A DISTANCE OF 63.83 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S20°18'47"W, HAVING A RADIUS OF 1233.30 FEET, A CENTRAL ANGLE OF 0°42'37" AND AN ARC LENGTH OF 231.15 FEET, TO A POINT OF NON-TANGENCY;
3. S81°12'12"W A DISTANCE OF 158.68 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S27°32'27"E, HAVING A RADIUS OF 1233.30 FEET, A CENTRAL ANGLE OF 0°42'37" AND AN ARC LENGTH OF 231.15 FEET, TO A POINT OF NON-TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313558.

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 18772408,

N02°02'47"W A DISTANCE OF 237.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 250.722 SQUARE FEET OR 0.5841 ACRES.

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED BY A 3.17" ALUMINUM CAP STAMPEDED "S 3.1662" AT THE NORTH END AND A 1.77" ALUMINUM CAP STAMPEDED "S 3.1639" AT THE SOUTH, BEING ASSUMED TO BEAR N02°18'27"E.

BENCHMARK

#5 BENCH MARK OF THE CORNER # OF LOT 1, BLOCK 1, WOODLANDS PLING NO. 8, ELEVATION 4338.30 NAVD83

PD PLAN STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH A PORTION OF THIS DEVELOPMENT HAVE NOT BEEN REVERED. NOTIFICATION OF DEVELOPMENT HEREIN BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 170238-0001, REVISED MARCH 18, 2018.
3. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADDRESS TO CHAPTER 17.01 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK PURPLE WATER PRESSURE ZONE.
5. ALL WEATHER (CONCRETE OR ASPHALT) SURFACE ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (2,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
6. RIGHT-OF-WAY FOR FIRE DEPARTMENTS AND ACCESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

LAND USE SUMMARY TABLE

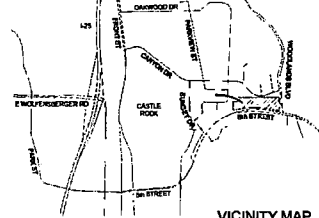
TYPE OF USE	PERMITTED USE	ACRES PROVIDED	% OF PROPERTY
CH	CHURCH (CHURCH RELATED FACILITIES TO INCLUDE SANCTUARY, OFFICE, CLASSROOM, MEETING ROOMS, ETC.; PLAYGROUND, SIDEWALKS, PARKING, DRIVE ISLES)	3.09 ACRES (134,754 SF)	87%
OSP	LANDSCAPE AREA, BUFFERS/SETBACKS, DETENTION FACILITIES	2.34 ACRES (101,088 SF)	43%
TOTAL:		5.43 ACRES	100%

PD ZONING REGULATIONS- LAND USE 'CH'

*REFER TO THE CAVALRY CHAPEL PD ZONING REGULATIONS FOR ENTIRE REGULATIONS.

EXISTING ZONING	DOUGLAS COUNTY ZONING (RS)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) PLAN
MAX. GROSS FLOOR AREA:	35% OF TOTAL SITE AREA
MAX. HEIGHT OF BUILDING:	35 FEET
MAX. HEIGHT OF SPIRE:	15 FEET ABOVE BUILDING
BUILDING SETBACKS (SEPARATIONS):	TO BE ESTABLISHED WITH SITE DEVELOPMENT PLAN
STREET/PROPERTY SETBACKS:	TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN HOWEVER, NO PROPOSED BUILDING SHALL BE CONSTRUCTED EXCESSIVE THAN 25 FEET FROM WOODS AND/OR 25 FEET FROM 5 FT BY 1' AND 30 FEET FROM EITHER THE NORTHERN OR WESTERN PLANNED DEVELOPMENT BOUNDARIES.
MAXIMUM BLDG. FOOTPRINT COVERAGE:	62,786 SQUARE FEET PERMITTED
MAXIMUM FLOOR AREA RATIO (FAR):	0.35 FAR PERMITTED
PARKING SPACES REQUIRED:	1 Parking Space per Every 3 Fixed Seats or 16 Math Seating
ACCESSIBLE PARKING REQUIRED:	Shall comply with Town of Castle Rock Accessible Code Requirements

**CAVALRY CHAPEL
PLANNED DEVELOPMENT PLAN**
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



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.

CAVALRY CHAPEL, CASTLE ROCK, A COLORADO NON-PROFIT CORPORATION

NOTARIZED AND SIGNED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF CAVALRY CHAPEL, CASTLE ROCK, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED HEREBY CERTIFY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED (EFFECTIVE 11/20/18 AT RECEPTION NO. 201820295).

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLORADO EAST BANK & TRUST

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME

THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF COLORADO EAST BANK & TRUST

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JACOB ADAM, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ 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, MORTGAGERS AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THIS CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGERS AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THIS CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

NOTARIZED AND SIGNED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ AUTHORIZED REPRESENTATIVE OF _____, WITNESS MY HAND AND OFFICIAL SEAL.

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: _____

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M.,

THIS ____ DAY OF _____, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

BY: _____ DOUGLAS COUNTY CLERK _____

AGENCIES

OWNERS/DEVELOPER: CAVALRY CHAPEL, ATTN: DAVID LOVE, 1100 GARFIELD DR, CASTLE ROCK, CO 80108, P-718.678.1770

LAND PLANNER / PLAN PREPARED: THOMAS AND THOMAS, ATTN: JASON ALFORD, 702 N. TULSA ST, COLORADO SPRINGS, CO 80903, P-719.578.8777

ENGINEER/SURVEYOR: JRE ENGINEERING, ATTN: MARK HEINE, 3730 BENTON ROAD, SUITE 219, COLORADO SPRINGS, CO 80921, P-719.685.2520, ENGINEERING@JRENG.COM

MORTGAGEE/SUBHOLDER: COLORADO EAST BANK & TRUST, 158 W. CADOGAN AVE, COLORADO SPRINGS, CO 80903, P-718.577.5500

TOWN OF CASTLE ROCK PLANNING: KATHY MARX, SENIOR PLANNER, DEVELOPMENT SERVICES DEPARTMENT, 100 W. COWLEY, CASTLE ROCK, CO 80104, P-720.733.2702

PUBLIC WORKS: KEN CHAFFER, PUBLIC WORKS DEPT., 4175 CASTLETON CT, CASTLE ROCK, CO 80108, P-720.733.2482

UTILITIES: MAUR MANUEL, UTILITY DEPARTMENT, 178 WELLSWOOD CT, CASTLE ROCK, CO 80108, P-720.733.6000

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 _____, 20____

CHAIR _____ DATE _____

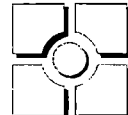
ATTEND: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

MAYOR _____ DATE _____

ATTEND: _____

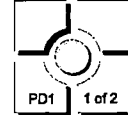
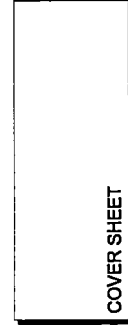
TOWN CLERK _____ DATE _____



THOMAS & THOMAS
Professional Surveyors
177 West 15th Street
Colorado Springs, CO 80902
(719) 578-8777

REV #	DATE	DESCRIPTION	APPROVED
1	1/9/17	TOWN COMMENTS REV 1	
2	2/15/17	TOWN COMMENTS REV 2	
3			
4			
5			
6			

DESIGNED	DATE	BY	CHECKED	DATE	BY	PROJECT NUMBER	SCALE	AS NOTED
	JUL 10 2018			JUL 10 2018		23329AD		

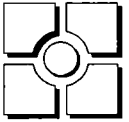
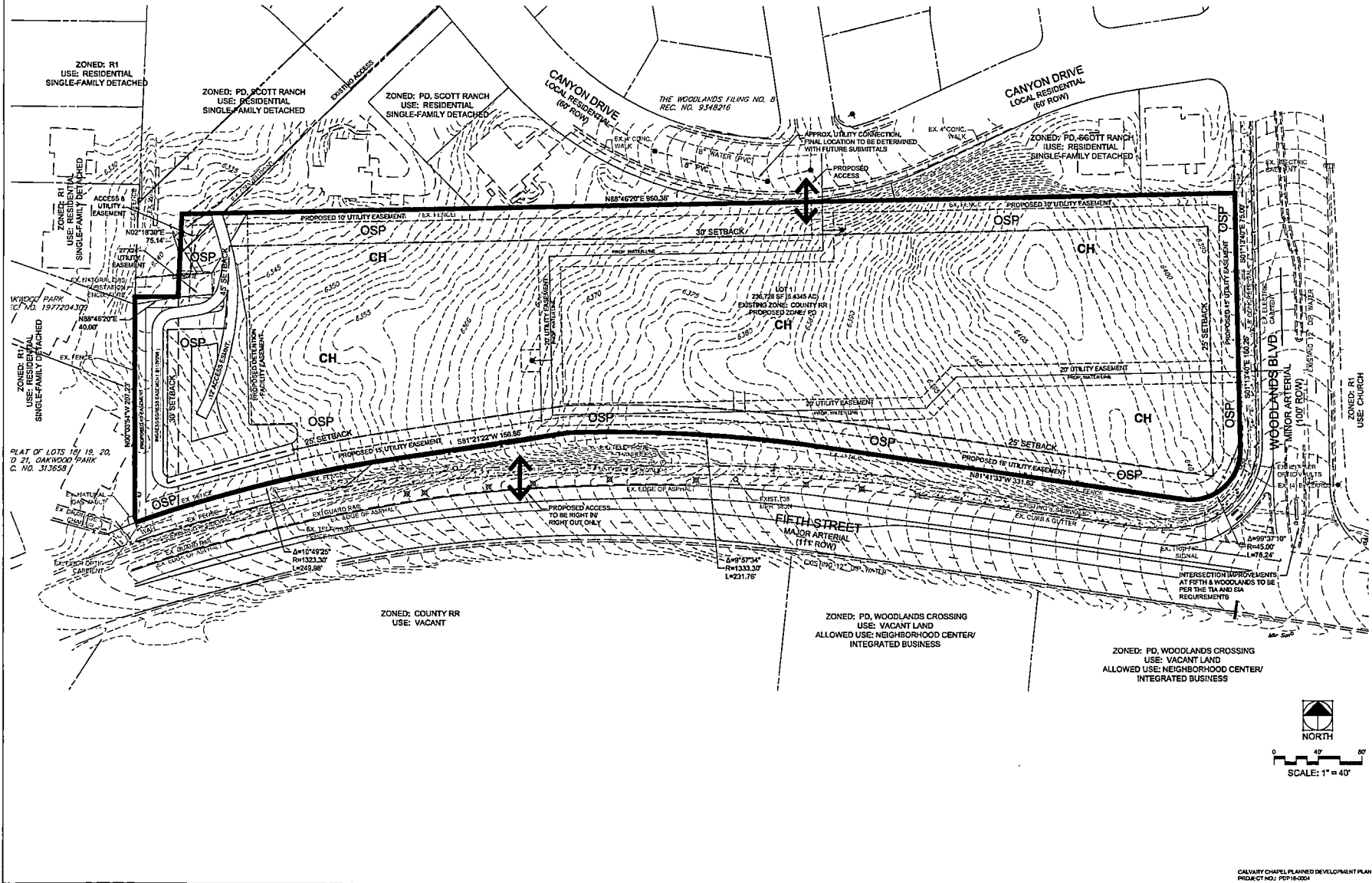


SHEET INDEX

- 1 COVER SHEET
- 2 PLANNED DEVELOPMENT PLAN

CAVALRY CHAPEL PLANNED DEVELOPMENT PLAN
PROJECT NO. PD18-004

**CAVALRY CHAPEL
PLANNED DEVELOPMENT PLAN**
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



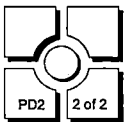
THOMAS
THOMAS ENGINEERING & ARCHITECTURE
1111 1/2 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.THOMAS-ENG.COM

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	TOWN COMMENTS REV 1	1/9/21			
2	TOWN COMMENTS REV 2	2/16/21			
3					
4					
5					
6					

DESIGNED	JLK	EDL/LS
DRAWN	JLK	EDL/LS
CHECKED	JLK	EDL/LS
PROJECT NUMBER	33000	

SCALE: AS NOTED

PLANNED DEVELOPMENT PLAN



ZONING REGULATIONS
CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT

EXHIBIT 3

A. GENERAL PROVISIONS

1. Adoption/Authorization. The Town Council of the Town of Castle Rock ("Town") has established a PD Planned Development District for the Calvary Chapel PD Plan and the Calvary Chapel property ("Calvary Chapel" or "Property") by approval of the Calvary Chapel Planned Development Plan ("PDP"), the Calvary Chapel Planned Development Plan Zoning Regulations ("Zoning Regulations") and the Calvary Chapel Annexation and Development Agreement ("DA") (collectively, the "Governing Documents") pursuant to Chapters 17.32 of Title 17 of the Town's Municipal Code ("Code") after appropriate public notice and hearing on Ordinance No. 2017-__, adopted _____, 2017.

2. Applicability. The Governing Documents shall run with the Property and bind the Developer and all landowners of record, including their successors and assigns, to the extent of their interest in the Property pursuant to the terms of such documents.

3. Maximum Level of Development. The total floor area approved for platting and development within the established Use Areas is the maximum allowed for development, 35% maximum building coverage. This includes all facilities within the designated use area included the church sanctuary, church related facilities and site related elements.

4. Relationship to Town Regulations. All Town ordinances and regulations of general applicability within the Town, as the same may be amended from time to time, will apply to and be enforceable within the Property and such Town ordinances and regulations will govern and control over any conflicting provision in these Zoning Regulations..

5. Severability of Provisions. In the event that any provisions 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.

B. Development Agreement

In addition to these Zoning Regulations, certain provisions which govern the development of the Property under the PDP are controlled by a development agreement between the Town of Castle Rock and the owners of the Property. This development agreement has been approved by the Town on the ___ day of _____, 2017, by Resolution No. 2017-__.

C. DEFINITIONS

In addition to the standard definitions in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this Planned Development:

1. **Building Height:** The vertical distance from the average finished grade (not including berming of grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof of the structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above the roof level are not to be considered in determining building height.
2. **Building Setbacks:** The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections or eaves, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond the 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 the setback.
3. **Site:** Shall refer to Calvary Castle Planned Development (PD) as described by the PD Plan and its associated documents that have been approved by the Town of Castle Rock of the County of Douglas.
4. **Temporary Construction Trailers:** Temporary Construction Trailers may be manufactured or portable structures placed on a development site for the duration of the construction period of a phase or phases of a project and will be removed from the site after construction is complete.
5. **Church related educational facilities:** Church educational facilities to accommodate functions that are associated with the church to include children and youth, adult classes, and other church related functions. This explicitly does not include a Christian Day School for pre-school, K-8 or High School.

D. Overall Project Standards

The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including parking, 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:

1. **Church and Related Uses Development Standards.**
 - a. **Maximum Building Height** 35 Feet
 - b. **Maximum Spire Height** 15 Feet above Building
 - c. **Parking shall be provided at a rate of one space per 3 seats in the main sanctuary. Occasional overnight parking for church related activities and tour buses shall be permitted.**
2. **Temporary Uses**
 - a. **Construction offices and material storage shall be permitted during and for a period of 120 days after cessation of actual construction in those areas being served by such construction office or material storage area. All materials must be removed within 120 days of the cessation of the outdoor storage.**

E. General Use Areas

<u>Land Use Area</u>	<u>Acreage</u>	<u>%of Total Acres</u>
CH (Church and Church Related Uses)	3.09	57%
OSP (Landscape Area; Buffers/ Setbacks; Detention Facilities)	2.34	43%
Total	5.43	100.0%

F. Use Area Regulations

1. Church and Related Uses-CH

a. Development Regulations

- 1) Maximum Building Height: 35 Feet
- 2) Maximum Spire Height: 15 Feet above Building
- 3) Maximum Gross Floor Area: 35% of Total Site Area
- 4) Maximum Building Footprint Coverage: 82,786 Square Feet
- 5) Maximum Floor Area Ratio (FAR): 0.35 Permitted
- 6) Parking shall be provided at a rate of one space per 3 seats in the sanctuary while providing occasional overnight parking for church related uses.
- 7) Setbacks: Building and landscape setbacks to be established with the Site Development Plan. No proposed building shall be constructed closer than 25 Feet from Woodlands Blvd.; 25 Feet from Fifth Street; and 30 Feet from either the northern or western Planned Development boundaries.

b. Permitted Uses

- 1) Church
- 2) Church related educational facilities
- 3) Ministry related administrative offices.
- 4) Open space, landscape areas, buffers and setbacks
- 5) Drainage and Detention Facilities
- 6) Indoor and outdoor church related recreational facilities such as a playground.
- 7) Utilities and appurtenant facilities including by not limited to water and sewer, electric service, gas service, telephone and cable service.
- 8) Parking Spaces, Drive Isles, Parking Lot Islands, Sidewalks.
- 9) Public and private streets and drives.
- 10) Fences, walls, trash enclosures, and/or retaining walls.
- 11) Temporary construction trailers.

2. Open Space Private-OSP

a. Permitted Uses

- 1) Open space, landscape areas, setbacks, buffers.
- 2) Drainage and Detention Facilities.

- 3) Outdoor church related recreational facilities such as a playground and picnic areas.
- 4) Utilities and appurtenant facilities including but not limited to water and sewer, electric service, gas service, telephone and cable service.
- 5) Parking Spaces, Drive Isles, Parking Lot Islands, Sidewalks.
- 6) Public and private streets and drives.
- 7) Fences, walls, trash enclosures, and/or retaining walls.
- 8) Temporary construction trailers.

G. Design Standards/Criteria

Architectural design elements shall comply with the "Castle Rock Design: Guidelines for Design and Development in the Town of Castle Rock." In addition to the Town's guidelines, the PD Site Plan shall comply with standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, use by special review, and variance process shall apply to this PD except as modified by the following subsections.

1. Buildings shall be designed with the goal of 360 degree architecture. All exterior facades shall be designed with vertical and horizontal articulation and with architectural features so that they are visually attractive.
2. All outdoor storage, trash collection and loading areas shall be located on the site and shall be screened. All mechanical equipment shall be screened, whether it is on the roof, on the side of the building or on the ground.
3. Parking lots shall be oriented to provide safe and convenient access for pedestrians, and shall be disturbed around the building.

H. Lighting Standards

All Exterior lighting shall comply with the Town of Castle Rock outdoor illumination code.