

ORDINANCE NO. 2019-015

**AN ORDINANCE APPROVING THE RIDGE ESTATES
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS**

WHEREAS, proper application has been made by Maple Grove Land Limited Partnership, Richard Putnam, and W.E. Brown, LLC for approval of the Ridge Estates Planned Development Plan and Zoning Regulations (“PD Plan”) for the property described in the attached *Exhibit 1* (“Property”); and

WHEREAS, pursuant to Article II, Section 30 of the Colorado Constitution, the Municipal Annexation Act of 1965, as amended, and Chapter 20.02 of the Castle Rock Municipal Code, the Town Council has annexed the Property into its municipal boundaries in accordance with Ordinance No. 2019-014; and

WHEREAS, the proposed PD Plan complies with Title 17 of the Castle Rock Municipal Code, the Town’s Vision 2030 and the Comprehensive Master Plan; and

WHEREAS, public hearings on the PD Plan 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. Approval. The Ridge Estates Planned Development Plan and Zoning Regulations in the form attached as *Exhibit 2* is hereby approved.

Section 2. 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 3. 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 4. 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.

APPROVED ON FIRST READING this 4th day of June, 2019 by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

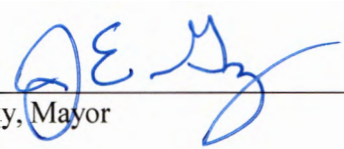
PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 16th day of July, 2019, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK



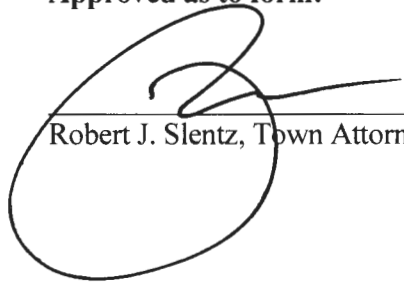
Lisa Anderson, Town Clerk



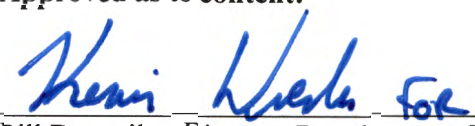
Jason Gray, Mayor

Approved as to form:

Approved as to content:



Robert J. Slentz, Town Attorney



Bill Detweiler, Director, Development Services



EXHIBIT 1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF RIDGE ESTATES RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

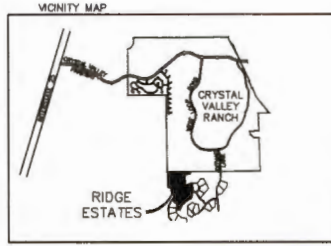
1. S34°15'57"W, 288.40 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
3. S02°04'38"E, 673.40 FEET;
4. N57°54'07"E, 372.84 FEET;
5. S89°49'44"E, 153.99 FEET;
6. S06°20'17"E, 554.82 FEET;
7. S11°09'46"W, 60.00 FEET;
8. S14°44'51"W, 462.71 FEET;
9. S62°47'50"W, 183.08 FEET;
10. S52°17'19"W, 568.15 FEET;
11. S36°17'48"W, 313.93 FEET;
12. N86°18'09"W, 247.70 FEET;
13. N08°31'26"E, 249.70 FEET;
14. N50°35'33"W, 424.70 FEET;
15. N55°30'11"W, 60.00 FEET;
16. N34°29'49"E, 339.94 FEET;
17. N55°30'11"W, 69.01 FEET TO A POINT OF CURVE;
18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
19. N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;
THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.

RIDGE ESTATES

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres



Use Area	Acres	% of Total	Int. Type	Min. Acres
Planning Area (P.A.)	7.2	10.29%	1	3.0000
Open Space Public (OSP)	1.4	1.99%	2	3.0000
Open Space Public (OSP)	1.4	1.99%	2	3.0000
Open Space Public (OSP)	1.4	1.99%	2	3.0000
Public Land Dedication (PLD)	2.2	3.14%	3	3.0000
Int. Total	28.8	40.80%		3.0000
Int. Dedication	7.0	9.86%		3.0000
Planning Area Total	15.2	21.57%		
Open Space Public (OSP)	1.4	1.99%		
Open Space Public (OSP)	1.4	1.99%		
Open Space Public (OSP)	1.4	1.99%		
Public Land Dedication (PLD)	2.2	3.14%		
Total	78.8	111.80%		
Int. Dedication	7.0	9.86%		

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 N89°14'58"E, 1,466.23 FEET TO THE WESTERLY BOUNDARY OF RIDGE ESTATES RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01083001 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

- S54°15'57"W, 266.40 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
- S02°04'03"E, 473.40 FEET;
- N57°54'07"E, 372.84 FEET;
- S88°49'44"E, 103.99 FEET;
- S06°20'17"E, 504.82 FEET;
- S11°09'48"W, 60.00 FEET;
- S14°44'51"W, 462.71 FEET;
- S62°47'50"W, 183.00 FEET;
- S52°17'19"W, 569.15 FEET;
- S38°17'48"W, 313.60 FEET;
- N88°18'09"W, 247.70 FEET;
- N08°31'29"E, 249.70 FEET;
- N52°35'31"E, 424.70 FEET;
- N55°30'11"W, 60.00 FEET;
- N04°29'49"E, 339.94 FEET;
- N55°30'17"W, 60.01 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
- N57°04'24"W, 263.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 862016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.64 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,817 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

MAPLE GROVE LAND LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP

BY JAMES DEVELOPMENT COMPANY, A MINNESOTA CORPORATION, GENERAL PARTNER

JAMES L. OSTENDORF, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2018, JAMES L. OSTENDORF AS PRESIDENT OF JAMES DEVELOPMENT COMPANY, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RICHARD PUTNAM

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2018, BY RICHARD PUTNAM

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY W. E. BROWN, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY

GREGORY W. BROWN, CHIEF MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2018, BY GREGORY W. BROWN AS CHIEF MANAGER OF W. E. BROWN, L.L.C., WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY ROCK CLIFF II, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY

ORANG C. AVERY, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2018, BY ORANG C. AVERY, MANAGER OF ROCK CLIFF II, L.L.C., WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER INFORMATION

CRYSTAL VALLEY RANCH DEVELOPMENT CO LLC
ATTENTION: GREGORY BROWN
1176 CRYSTAL VALLEY RANCH
CASTLE ROCK, CO 80104
303-814-6862 (WORK)
303-814-6873 (WORK FAX)

LAND PLANNER

HENRY DESIGN GROUP
ATTENTION: KAREN HENRY
1501 WAZEE ST., STE 1-C
DENVER, COLORADO, CO 80202
303-446-2368

ENGINEERS

WSB & ASSOCIATES, INC.
ATTENTION: JAMES HILL
8310 S VALLEY HWY #300
ENGLEWOOD, CO 80112
720-303-4577 (WORK)
EMail: JHILL@WSBENG.COM

SURVEYOR

EMK CONSULTANTS, INC.
7008 SOUTH ALTON, BLDG. F
CENTENNIAL, CO 80113-2019
303-884-1320

PROJECT BENCHMARKS (NAVD 88):

BN "A" (TBM 890): CHISELED "X" ON TOP OF BUILT; EAST SIDE OF LOOP ROAD @ CL STATION 37+70 (APPROX.)
EL. = 5598.94 FEET

BN "B" (TBM 881): CHISELED "X" ON TOP OF CURB; EAST SIDE OF LOOP ROAD @ CL STATION 81+12 (APPROX.)
EL. = 6833.10 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN - ASSUMED TO BEAR S00°54'19"E

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____ LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT THE OWNERS, MORTGAGES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE, LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2018, BY _____ AS AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

POP STANDARD NOTES

- THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE BEEN REVERSED. NOTIFICATION OF DEVELOPMENT HEREON BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
- THIS SITE DOES NOT LIE WITHIN A MAPPED FEMA FLOOD ZONE PER MAP 580825020Z.
- THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK INCORPORATION PROTECTION REGULATIONS. INCORPORATION LINE AREAS MUST ADHERE TO CHAPTER 17.68 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING SITUATION PROCEDURES.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK 24 HOUR PROHIBITION ZONE.
- ALL WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS ARE CAPABLE OF WITHSTANDING THE IMPROVED LOADS OF FIRE APPARATUS (75,000 LBS) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR BUSES AND BUSES FOR EMERGENCY VEHICLES IS GRANTED OVER ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- ALL EVA ACCESS GATES WILL INCLUDE AN OPTION SYSTEM OR OTHER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.

SURVEYOR'S CERTIFICATE:

I, STEPHEN H. HANSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

STEPHEN H. HANSON, COLORADO P.L.E. NO. 29600

FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

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 _____ 2018.

CHAIR: _____ 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 _____ 2018.

MAYOR: _____ DATE: _____

ATTEST: _____

TOWN CLERK: _____ DATE: _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF 2018 AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

DEPUTY

Sheet Index
 Sheet 1 of 5: This Sheet
 Sheet 2 of 5: Site Plan
 Sheet 3 of 5: Utility Plan
 Sheet 4 of 5: Zoning Info
 Sheet 5 of 5: Zoning Info

Developer: Crystal Valley Ranch Dev Co. 1175 Crystal Valley Parkway Castle Rock, CO 80104 (303) 663-1990

Planner: Henry Design Group 1501 Wazee Street Suite 1-c Denver, CO 80202 contact: Karen Henry PHONE: (303) 446-2368

Engineer: wsb

Surveyor: EMK CONSULTANTS, INC. ENGINEERS + SURVEYORS 7008 SOUTH ALTON, BLDG. F CENTENNIAL, COLORADO 80113-2019 303-884-1320

Ridge Estates
 Planned Development Plan and Zoning Regulations
 Project # PDP 18-0002

Title Sheet
 Date: October 27, 2006
 Revised: July 3, 2007
 Revised: March 25, 2008
 Revised: August 28, 2008
 Revised: May 06, 2018
 Revised: January 12, 2018

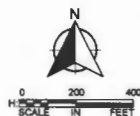
Sheet 1 of 5

RIDGE ESTATES

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION
36, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres



LEGEND:

- Access Points / Connections (shown for Proposed Entry (circumstances) or all entries of Information. Subject to Distribution at SDP)
- Well/Pump Location
- Proposed Detention Pond Site
- Minor Skyline Designated Areas
- Moderate Skyline Designated Areas
- Boundary Barbuck Line
- Regional Trail connection to CVR / Regional Trail (gravel) - 8' wide
- Existing Cattle Fences (To Remain)
- Parcel Area 1
- Parcel Area 2
- Parcel Area 3
- Parcel Area 4
- Parcel Area 5
- OSP Designated Area
- PLD

NOTES:
All Roads in this PD shall be Residential Local classification.
Lot layout is schematic only. Tracts will be shown as necessary at time of SDP.
Existing fence is located along perimeter of entirety of Ridge Estates boundary.

Developer:
Crystal Valley Ranch Dev Co.
1175 Crystal Valley Parkway
Castle Rock, CO 80104
(303) 663-1990

Planner:
Henry Design Group
1501 Wazee Street Suite 1-c
Denver, CO 80202
contact: Karen Henry
PHONE: (303) 446-2368

Engineer:

Surveyor:
 EMK CONSULTANTS, INC.
ENGINEERS + SURVEYORS
ONE SOUTH ASHLEY BLVD. SUITE 1
DENVER, COLORADO 80202-2817
LIC. NO. 1001

Ridge Estates
Planned Development Plan and Zoning Regulations
PROJECT # PDP 18-0002

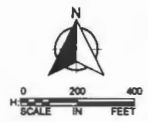
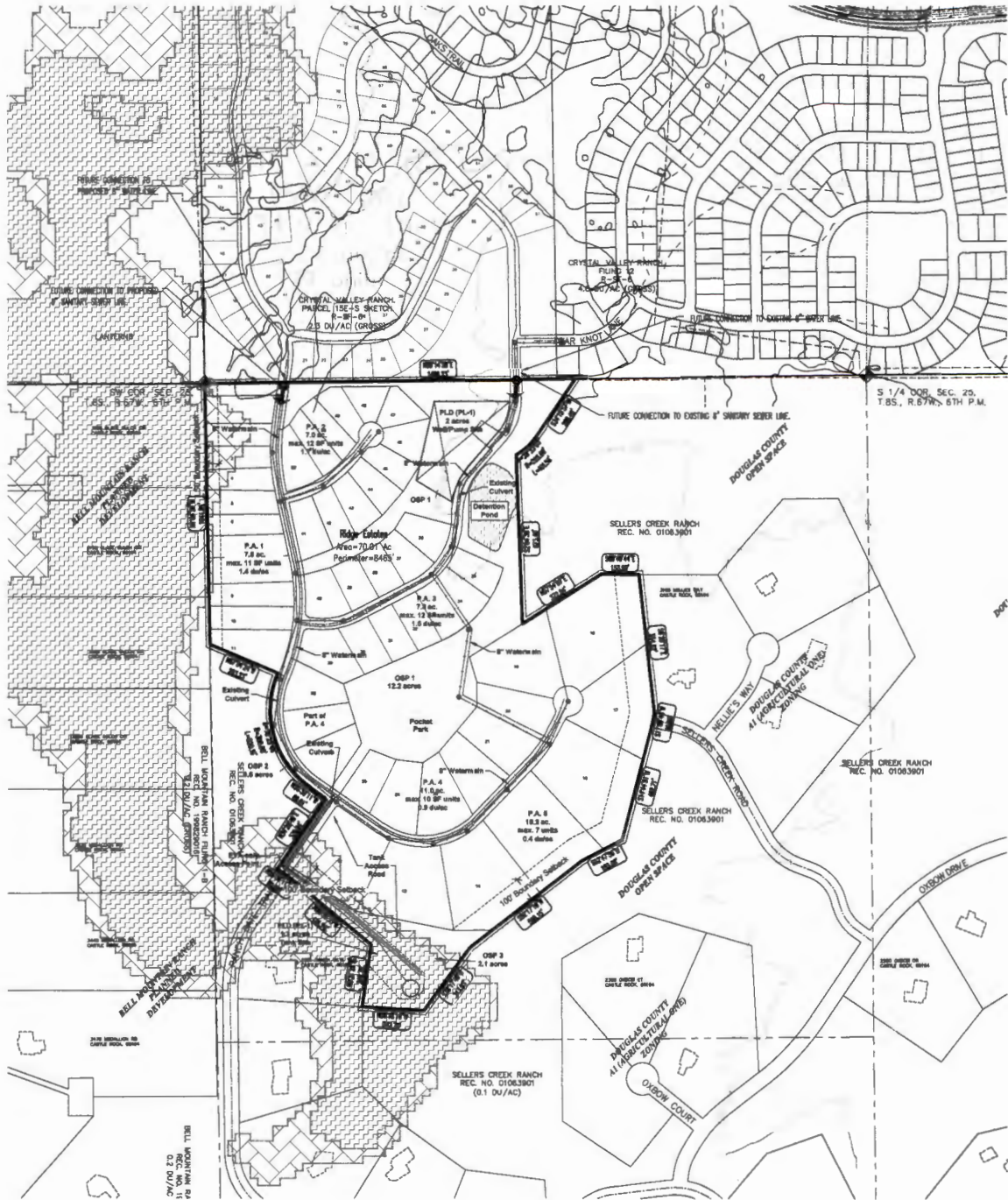
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36, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres



Developer:

Crystal Valley Ranch Dev Co.
1175 Crystal Valley Parkway
Castle Rock, CO 80104
(303) 663-1990

Planner:

Henry Design Group
1501 Wazee Street Suite 1-c
Denver, CO 80202
contact: Karen Henry
PHONE: (303) 446-2368

Engineer:



Surveyor:



Ridge Estates
Planned Development Plan and Zoning Regulations
PROJECT # PDP 18-0002

Utility Plan
Date: October 27, 2006
Revised: July 3, 2007
Revised: March 25, 2008
Revised: August 28, 2008
Revised: May 06, 2016
Revised: January 12, 2018

RIDGE ESTATES

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres

COMMENCEMENT OF DEVELOPMENT
This Planned Development Plan and Zoning Regulations are subject to Section 2.04 Commencement of Development of the Development Agreement approved on the ____ day of _____, 20____.

SECTION 1 GENERAL PROVISIONS

1.1 PURPOSE

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning Regulations) is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained within the Ridge Estates PD as shown on the PD Plan and these Zoning Regulations. These PD Zoning Regulations run with the land and bind owners of record and successors in interest to the property.

1.2 AUTHORITY

A. Authority

The authority of these Zoning Regulations is Chapter 17.32 (PD-Planned Development District) of the Castle Rock Municipal Code as amended.

B. Adoption

The Town Council has adopted the Ridge Estates PD Plan and Zoning Regulations pursuant to Section 17.34 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

C. Relationship of 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. Accordingly, 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.

D. Maximum Level of Development

The total number of dwelling units approved for development within the established Planning Area is the maximum allowed for planning and development. The actual number of dwelling approved will be determined at the Site Development/Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors.

1.3 CONTROL PROVISIONS

A. Incorporation of the Planned Development Plan

The PD Plan for Ridge Estates includes the type, location and boundaries of land use areas as shown on the Ridge Estates PD Plan, which is attached as Exhibit A and is hereby incorporated by reference into this PD Zoning Regulations.

B. Use Area Boundaries

The boundaries and acreage of all Use Areas within Ridge Estates are shown on the Ridge Estates PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan.

C. Administrative Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in determining the exact location of the Use Area Boundaries and dwelling units as depicted on the PD Plan due to the scale of the drawings and the diagrammatic depiction on the PD Plan of Use Areas. Except for the Use Area that includes the Perimeter Area Lots (PA-1 and PA-5) a maximum twenty percent (20%) change or adjustment to the Use Area Boundaries (higher or lower with no change in maximum units) is permitted as an Administrative Amendment to the Plan of Site Development Plan.

D. Road Alignments

The Planned Development Plan is intended to depict general locations of roadways. Recognizing that the final road alignments are subject to engineering studies, minor road alignments of streets are executed, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Plan Development Plan itself. Major road alignments 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 Municipal Code.

1.4 GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Ridge Estates Planned Development.

B. Phasing

The phasing order indicated on the Ridge Estates Planned Development Plan is advisory in nature and is obligatory upon the Developer per the terms of the Annexation and Development Agreement.

C. Severability of Provisions

In the event any provision herein 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.

D. Development Agreement

In addition to these regulations, certain provisions of the development of the Ridge Estates Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. The Development Agreement is subject to the Planned Development as approved by the Town on the ____ day of _____, 20____, by Resolution No. _____.

SECTION 2 DEFINITIONS

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

2.1 Building Ground Coverage

That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof. Building ground coverage shall not include unenclosed patios, decks or patio decks, tennis courts, swimming pools, surface parking areas, roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

2.2 Detached Dwelling Units

Dwelling units which are not physically connected to other dwelling units. As used herein, the term detached dwelling units shall include, but not be limited to, single family detached dwelling units.

2.3 Developer

Crystal Valley Ranch LLC, or its successor or assigns as Developer.

2.4 Open Space - Private

Space which is suitable for landscaping, passive and/or active recreation, gardens, view observations and entertainment, outfalls and/or other appropriate uses which is to remain in private ownership.

2.5 Solar/wind energy collection devices

A device that is accessory to, and situated on, a private single family detached

lot or home for the purpose of providing an alternative energy source for the home. Not intended as a communal feature.

SECTIONS 3 DEVELOPMENT STANDARDS (PA-2, PA-3 and PA-4)

3.1. Intent

The single family detached neighborhood will include residential lots and accessory uses, open space, streets, landscape frocts and trail corridors which will connect the residences to the site's amenities and trail networks.

3.2. Uses Permitted by Right

- A. Detached single family dwellings with attached or detached private garages
- B. Public buildings including but not limited to fire and police stations
- C. Public and private open space, parks and recreational uses, trails and facilities
- D. Public and Private Utility and apartment facilities
- E. Drainage and detention facilities

3.3. Accessory Uses

- A. Temporary Uses pursuant to Section 3.5
- B. Community information kiosks
- C. Accessory structures including detached garages
- D. Storage shed, 120 sq. ft. maximum and subject to architectural and maintenance controls/covenants
- E. Private swimming pools and spas
- F. Private tennis courts

3.4. Uses by Special Review

- A. Schools
- B. Places of Worship

3.5. Temporary Uses

- A. Construction offices and material storage shall be permitted in all use areas during and for a period of ninety (90) days after cessation of actual construction in those areas being served by such construction office or material storage area.
- B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage and associated uses.

3.6. Development Standards

- A. Minimum standard lot area: 10,400 square feet
- B. Maximum Building height: 35 feet for primary structures
- C. Minimum lot width:
 - At the street: 55 feet
 - At building setback: 40 feet
 - At a cul-de-sac, knuckle or similarly curved frontage of the street: 25 feet
 - Flag lot width at street: 25 feet
- D. Primary structure minimum front setback (from local street right-of-way):
 - 25 feet to face of garage for front loaded attached garage
 - 15 feet to side of a side loaded attached garage
 - 20 feet to face of home
 - 15 feet to unenclosed covered porch without living space above the porch
- E. Primary structure minimum rear setback: 25 feet
- F. Primary structure minimum side setback: 10 feet
- G. Primary structure corner lot minimum side setback adjacent to a local street: 15 feet; 20 feet to face of garage for a side loaded garage
- H. Accessory structure maximum building height: 25 feet
- I. Accessory structure minimum front setback (from local street right-of-way):
 - 20 feet to the face of garage for front loaded detached garage
 - 15 feet to side of a side loaded detached garage
 - Accessory structures other than detached garages are not permitted forward of the front facade of the primary structure including the attached garage
- J. Accessory structure minimum rear setback: 25 feet
- K. Accessory structure minimum side setback: 10 feet
- L. Accessory structure corner lot minimum side setback adjacent to a local street: 15 feet; 20 feet to the face of a side loaded detached garage
- M. Encroachments
 - 1. Canopies, window wells, chimneys, entertainment centers, bay or box windows, counter tops, brick or stone ledges and roof overhangs may encroach into any setback a maximum of 36 inches.
 - 2. Uncovered decks and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the rear or side property line.
 - 3. Uncovered decks and patios greater than 30 inches in height above grade may encroach the rear or side setback provided they are no closer than 5 feet to a side lot line and 15 feet to the rear lot line.

SECTION 4 DEVELOPMENT STANDARDS (P.A.1 and P.A.5)

4.1. Intent

The single family detached neighborhood will include residential lots on the perimeter of the neighborhood and accessory uses, open space, streets, landscape frocts and trail corridors which will connect the residences to the site's amenities and trail networks. The lots in PA-1 and PA-5 are intended to provide a larger lot size to aid in providing a transition in lots to the adjacent rural estate neighborhoods with Douglas County.

4.2. Uses Permitted by Right

- A. Detached single family dwellings with attached or detached private garages
- B. Public buildings including but not limited to fire and police stations
- C. Public and private open space, parks and recreational uses, trails and facilities
- D. Utilities and apartment facilities
- E. Drainage and detention facilities

4.3. Accessory Uses

- A. Temporary Uses pursuant to Section 4.5
- B. Community information kiosks
- C. Accessory structures
- D. Storage shed, 120 sq. ft. maximum and subject to architectural and maintenance controls/covenants
- E. Private swimming pools and spas

4.4. Uses by Special Review

- A. Schools
- B. Places of Worship

4.5. Temporary Uses

- A. Construction offices and material storage shall be permitted in all use areas during and for a period of ninety (90) days after cessation of actual construction in those areas being served by such construction office or material storage area.
- B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage and associated uses.

4.6. Development Standards

- A. Minimum standard lot area: 12,000 square feet
- B. Maximum Building height: 35 feet for primary structures
- C. Minimum lot width:
 - At the street: 75 feet
 - At building setback: 80 feet
 - At a cul-de-sac, knuckle or similarly curved frontage of the street: 35 feet
 - Flag lot width at street: 25 feet
- D. Primary structure minimum front setback (from local street right-of-way):
 - 25 feet to face of front loaded attached garage
 - 15 feet to side of a side loaded garage
 - 20 feet to face of home
 - 15 feet to unenclosed porch without living space above the porch
- E. Primary structure minimum rear setback:
 - Perimeter lot PA-1: 50 feet
 - Perimeter lot PA-5: 100 feet
- F. Primary structure minimum side setback: 10 feet
- G. Primary structure corner lot minimum side setback adjacent to a local street: 15 feet; 20 feet to face of garage for a side loaded garage
- H. Accessory structure maximum building height: 25 feet
- I. Accessory structure minimum front setback (from local street right-of-way):
 - 25 feet to the face of garage for front loaded attached garage
 - 15 feet to side of a side loaded detached garage
 - Accessory structures other than detached garages are not permitted forward of the front facade of the primary structure including the attached garage
- J. Accessory structure minimum rear setback: 50 feet (PA-1) 100 feet (PA-5)
- K. Accessory structure minimum side setback: 10 feet
- L. Accessory structure corner lot minimum side setback adjacent to a local street: 15 feet; 20 feet to the face of a side loaded detached garage
- M. Encroachments
 - 1. Canopies, window wells, chimneys, entertainment centers, bay or box windows, counter tops, brick or stone ledges and roof overhangs may encroach into the setback a maximum of 36 inches.
 - 2. Uncovered decks and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the side property line and 20 feet to a rear lot line in PA-1 and 40 feet to a rear lot line in PA-5.
 - 3. Uncovered decks greater than 30 inches above grade may encroach the rear or side setback provided they are no closer than five (5) feet to a side lot line and 30 feet to a rear lot line in PA-1 and 80 feet to a rear lot line in PA-5.

SECTION 5 DEVELOPMENT STANDARDS (OSP)

5.1. Intent

The single family detached neighborhood will include residential lots on the perimeter of the neighborhood and accessory uses, open space, streets, landscape frocts and trail corridors which will connect the residences to the site's amenities and trail networks. The open space is intended to provide areas for recreation available to the residences within the neighborhood.

5.2. Uses Permitted by Right

- A. Natural/unpaved or paved pedestrian and bicycle paths including interpretive signs
- B. Picnic areas including shelters
- C. Seating nodes and lookout including shelters
- D. Grading and drainage improvements
- E. Public utilities and associated structures
- F. Neighborhood parks and playgrounds
- G. Irrigation, water storage, distribution and well facilities

5.3. Development Regulations

- A. Maximum building height - 20 feet
- B. Building setbacks - 20 feet from right of way
- C. Adequate buffering and screening of any public utility improvements shall be provided.
- D. Maximum fence height - 12 feet for security and screening of public facilities.

Developer:

Crystal Valley Ranch Dev Co.
1175 Crystal Valley Parkway
Castle Rock, CO 80104
(303) 663-1990

Planner:

Henry Design Group
1501 Wazee Street Suite 1-c
Denver, CO 80202
contact: Karen Henry
PHONE: (303) 446-2368

Engineer:



Surveyor:



EMK CONSULTANTS, INC.
ENGINEERS & SURVEYORS
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Ridge Estates

Planned Development Plan and Zoning Regulations
PROJECT # PDP 18-0002

Zoning Info

Date: April 16, 2019

R I D G E E S T A T E S

Planned Development Plan and Zoning Regulations

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION
36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

70.0 Acres

SECTION 4 DEVELOPMENT STANDARDS (PL-1)

- 6.1 Description and purpose**
The PL-1 District is intended primarily for municipally owned property and public uses.
- 6.2 PL-1 District**
- A. Permitted Uses.** Uses permitted by right in the PL-1 District are:
1. Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking, car drives, information kiosks and maintenance and storage buildings;
 2. Facilities for cultural/art uses, community events and other civic uses;
 3. All municipal and/or quasi-municipal facilities or utilities; and
 4. Educational facilities.
- B. Development Standards.** Development standards for the PL-1 District are as follows:
1. Maximum Height: Fifty (50) feet;
 2. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line.
- C. Use by Special Review.** Applications for use by special review shall be evaluated under Section 17.38-030 of the Town of Castle Rock Municipal Code, provided Section 17.38.050 shall have no application. Uses permitted by special review in the PL-1 District are as follows:
1. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
 2. Special district buildings and structures (C.R.S. Title 32); and
 3. Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

SECTION 7 OVERALL PROJECT STANDARDS

These PD regulations shall not preclude the application of Town ordinances, including revisions to the 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 use, and use by special review and variance processes shall apply to this Planned Development, except as modified by the following:

- 7.1 General Project Descriptions**
The Ridge Estates PD consists of approximately 70 acres with a maximum of 52 single family detached homes. The overall gross residential density for the property is .742 units per acre. The site of the lots and associated densities provide for a logical transition from the large lot properties to the west, south and east in Douglas County's jurisdiction and to the smaller lot properties to the north in the Town's jurisdiction. The general character of the development includes larger lots on the perimeter of the neighborhood. The roads are designed to generally minimize impacts to existing topography and maintain native vegetation.
- 7.2 Architectural Design Standards**
- A. Colors**
All occupied structures and accessory structures shall be constructed and maintained so that predominant color or wall colors including the colors of basement walls on the downhill side of the structure, and roof surfacing materials (a) repeat the colors found most commonly in the land and vegetation around the building (earth tone) and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.
- B. Building Siding**
All building siding to cover exposed foundations to grade level except as required by Applicable Building Code (usually 18 inches off grade).
- C. Architectural Design Approval**
All architecture of the homes must be submitted to the Ridge Estates HOA for approval prior to submit for a building permit. Plans not approved shall be modified in accordance with the requirements of the HOA and resubmitted for approval. A building permit may not be obtained if the HOA has not approved the architectural plans.
- 7.3. Lighting**
- A. Floodlighting**
Floodlights shall not be used to light all or any portion of any primary or accessory structure facade.
- B. Exterior Lighting**
1. All outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways or other outdoor areas shall use full cutoff light fixtures. For purposes of this Section, a full cutoff light fixture is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light output or light source is not visible beyond the Ridge Estates property boundaries.
 2. No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the residential lot, outdoor, road, right-of-way, adjacent property or open space wherein direct light is visible beyond the perimeter of the Ridge Estates property. This applies to all lighting including, but not limited to entry lights, garage lights, over-canyon illumination and interior lights visible from off the Ridge Estates property. All lighting shall be full cutoff fixtures as defined above.
- 7.4. Fencing**
- All existing perimeter fencing is permitted to remain as is and shall be maintained by the developer or HOA. If the existing fence is intentionally removed, the new fencing requirements shall apply. The existing fence type may be replaced if the fence is damaged.
- The following requirements apply to any new fencing:
- A. For lots adjacent to open space perimeter fences are limited to a maximum height of four (4) feet and would consist of a minimum level of transparency, such as split rail or open rail.
 - B. Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
 - C. Solid wood privacy fences are not permitted. A 2" x 4" wire mesh grid is permitted on the lot side of the open rail fence for pet enclosure.
 - D. Barbed wire and chain link is not allowed fencing.
 - E. A typical agricultural wire fence is permitted to define the Ridge Estates neighborhood boundary from Bell Mountain Ranch and Sellers Creek Ranch. No responding signs are permitted to be posted along the fence.
 - F. Additional fencing guidelines will be provided in future design guidelines/covenants established by the HOA contracts and/or easements as established with the adjacent neighborhood HOA.
- 7.5 Landscaping**

- A. Landscape design regulations will be provided in future design guidelines/covenants established by the HOA, contracts and/or easements as established with the adjacent neighbors HOA.
- B. All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications.
- 7.6 Grading / Drainage**
The grading/drainage of an individual lot or open space tract shall not vary from the Final Plat Grading Plan without the written approval of Ridge Estates and its Engineer(s). Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without owner approval.
- 7.7 Retaining Walls**
All retaining walls adjacent to Public Street Right-of-Way are to be constructed of grey granite (or equal). All materials shall be approved by the Developer prior to construction.
- 7.8 Compliance with Skyline/Ridgeplane Protection District**
All areas within Ridge Estates that are identified as within the Skyline/Ridgeplane protection area as shown on the District Map shall be in compliance with Chapter 17.48 of the Castle Rock Municipal Code.
- 7.9 Wetland Fire Mitigation**
The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wetland fires into the community. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the Site Development Plan.
- 7.10 Planning and Design**
- A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage ways and shall achieve a fit with the landscape that is not intrusive.
 - B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
 - C. Grading shall be shaped to complement the natural land forms.
 - D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

SECTION 8

SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- 8.1** Following approval of the Ridge Estates Planned Development, the Property Owners shall submit a Site Development Plan for all or any portion or portions of the general Use Areas as are then ready for development.
- 8.2** No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.
- 8.3** In those cases where the Subdivisions Regulations of the Town of Castle Rock require approval of a Plat by the Town Council 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:
- "Pursuant to the Town of Castle Rock Municipal Code, no building permit will be issued for the erection of any structural improvement in any area described herein for which a Site Development Plan and Plat has not been approved by the Town of Castle Rock."

SECTION 9 TRANSITIONAL USE

- 9.1** After approval of the Ridge Estates Planned Development incorporated herein by reference, any portion or portions of the property described as the Ridge Estates Planned Development, 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 the purposes of this section shall mean farming, ranching, pre-existing residential uses, gardening, raising and/or butchering performing thereto. It shall not be deemed to include commercial feed yards, Commercial poultry or pig farms, fur farms or kennels.
- 9.2** 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 for such area or areas has been approved.
- 9.3** Areas of agricultural activities shall be closed to vehicular traffic and all-road recreation motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designers of the master developer or the Town.

Developer:

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1175 Crystal Valley Parkway
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Planner

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Engineer:

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