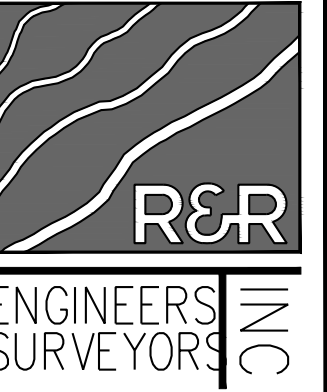






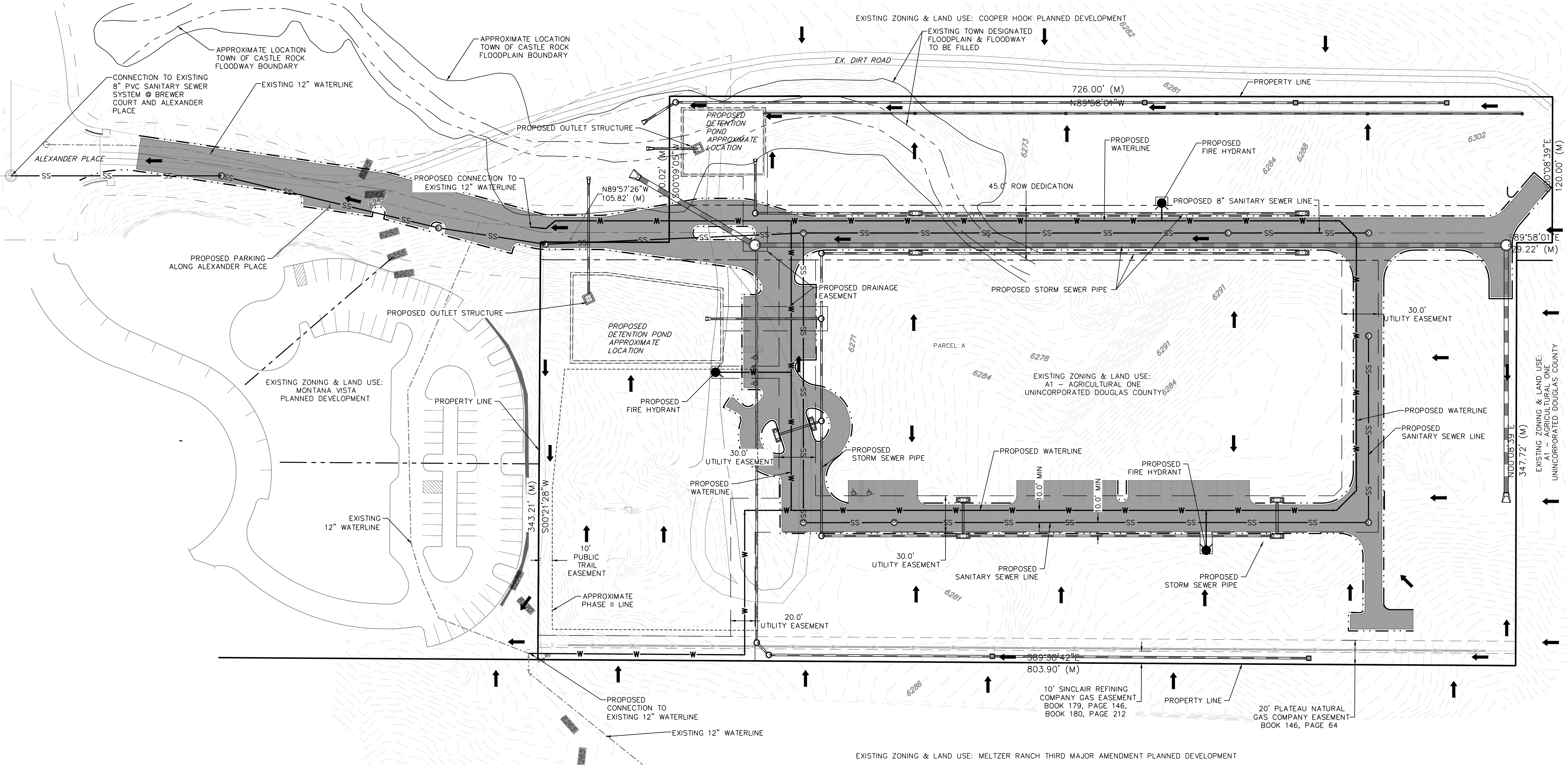
# ALEXANDER PLACE PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

LOCATED IN THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT No.: PDP17-0001



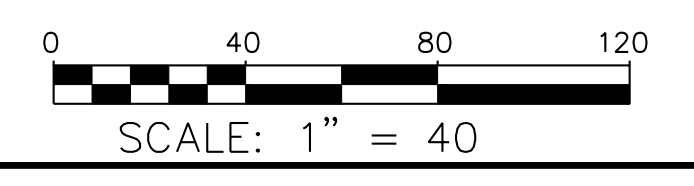
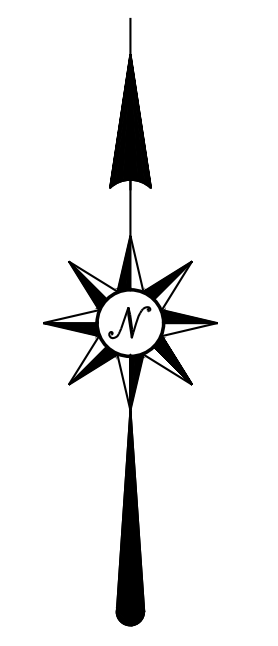
R&R ENGINEERS-SURVEYORS, INC.  
710 WEST COLFAX AVENUE  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

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### LEGEND

	PROPERTY LINE		PROPOSED WATERLINE		PROPOSED (UNDERGROUND) ELECTRIC LINE		EXISTING/PROPOSED STORM INLET *
	LOT LINE		EXISTING WATERLINE		EXISTING (UNDERGROUND) ELECTRIC LINE		PROPOSED STORM FLARED END SECTION *
	PROPOSED EASEMENT/SETBACK		PROPOSED STORM SEWER		PROPOSED WATERLINE BEND *		EXISTING/PROPOSED SANITARY MANHOLE *
	EXISTING EASEMENT/SETBACK		EXISTING STORM SEWER		PROPOSED WATERLINE TEE/CROSS *		EXISTING/PROPOSED CLEAN OUT *
	SECTION LINE		PROPOSED PHONE LINE		PROPOSED WATERLINE PLUG & CAP *		UNDERGROUND UTILITY CROSSING
	EXISTING RIGHT-OF-WAY		EXISTING COMMUNICATIONS LINE		EXISTING/PROPOSED FIRE DEPARTMENT CONNECTION *		DRAINAGE ARROW
	PROPOSED SAWCUT LINE		PROPOSED FIBER OPTIC LINE		EXISTING/PROPOSED REDUCER *		EXISTING/PROPOSED GATE VALVE *
	PROPOSED LIMITS OF CONSTRUCTION		EXISTING FIBER OPTIC LINE		EXISTING/PROPOSED WATER METER *		EXISTING/PROPOSED FIRE HYDRANT *
	PROPOSED CURB		PROPOSED GAS LINE		EXISTING/PROPOSED STORM MANHOLE *		
	PROPOSED FLOW LINE		EXISTING GAS LINE				
	PROPOSED PAN/LIP		PROPOSED OVERHEAD ELECTRIC LINE				
	EXISTING CURB TO REMAIN		EXISTING OVERHEAD ELECTRIC LINE				
	EXISTING FLOW LINE TO REMAIN						
	EXISTING PAN/LIP TO REMAIN						



### SITE PLAN

SITE: ALEXANDER PLACE  
FOR: MARTINEZ REAL ESTATE COMPANY, LLC  
599 TOPEKA WAY  
CASTLE ROCK, CO 80104

### REVISIONS

Plot Scale: 1
Job No. RM15118
Date 06/20/2019
Drawn JF   Checked CAMH
Sheet

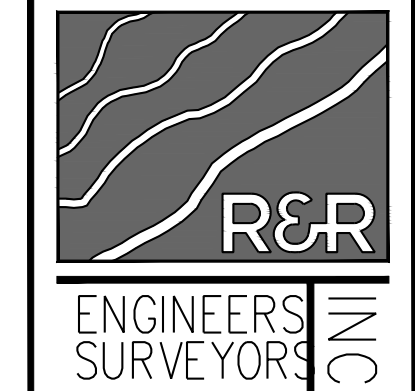
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# ALEXANDER PLACE PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

LOCATED IN THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
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Know what's below.  
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### SECTION 1 GENERAL PROVISIONS

**1.1 Adoption/Authorization**  
On \_\_\_\_\_, pursuant to Section 17.\_\_\_\_ of Title 17 (Zoning) of the Castle Rock Municipal Code (the "Zoning Code"), after appropriate public notice and hearing, the Town Council adopted the Alexander Place Senior Living PDP and Zoning regulations.

**1.2 Applicability**  
The Alexander Place Senior Living PDP and Zoning Regulations, as approved by the Castle Rock Town Council shall run with and bind all landowners of record, their successors, heirs and assigns.

**1.3 Maximum level of Development**  
The total number of dwelling units and apartments approved for development within the established planning areas will be the allowable cap as indicated in the Development Standards Chart in Section 6 of this document. The actual number of dwelling units and apartments will be determined at the Site Development/Plat stage of review, based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other elevations. A Development Standards Chart is illustrated in Section 6 below.

**1.4 Relationship to Town Regulations**  
The provisions of the this PD plan and zoning shall prevail and govern the development of the Alexander Place PDP and Zoning regulations provided however, that in those instances where the provisions of the Alexander Place Senior Living PDP and Zoning regulations do not address a particular subject, the relevant provisions of the Town Municipal Code shall be applicable.

**1.5 Severability of Provisions**  
If any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

### SECTION 2 DEVELOPMENT AGREEMENT

In addition to these regulations, certain provisions of the development of this property are controlled by an agreement between the Town of Castle Rock and the PD property owner(s). This agreement entitled \_\_\_\_\_, was adopted by the Town of Castle Rock on the \_\_\_\_\_ day of \_\_\_\_\_ 2019, by Ordinance No. \_\_\_\_\_.

### SECTION 3 SITE DEVELOPMENT PLANS AND PLATS

Following approval of Alexander Place Senior Living PDP and Zoning regulations, the property owners shall submit a Site Development Plan (an "SDP") for all or any portion or portions of the use areas as are then ready for development. No building permit will be issued until an SDP and subdivision plat have been approved

### SECTION 4 DEFINITIONS

In addition to the definitions found in Title 17 of the Zoning Code, the following definition of terms shall apply to this planned development. If any conflict shall arise, these definitions shall govern:

**4.1 Age Restricted Housing** is defined by the Housing for Older Act (HOPA) of 1995 as housing intended and operated for occupancy by persons fifty-five (55) years of age or older. A minimum of 80% of the occupied units designated as age-restricted must be occupied by at least one (1) person fifty-five (55) years or older.

**4.2 Assisted Living for Seniors** is defined as housing for individual dwellings (multifamily residences) for seniors, age restricted to those fifty-five (55) years and older. Assisted Living is defined as housing for residents requiring assistance in at least two (2) or more of the six (6) ADLs or "Activities of Daily Living". These include eating, dressing, bathing, transferring, toileting and continence. Support staff is present to monitor and help the residents including the preparation and service of three meals a day. This is not however, a Nursing facility.

**4.3 Independent Living for Seniors** shall mean non-assisted individual dwellings (both single family and multi-family residences) for seniors, age restricted to those fifty-five (55) years and older. There will be concierge services via a receptionist type staff member, potential optional cleaning, trash pick-up and other similar type services only. No regular meals or medical services will be provided. This includes community/multipurpose facilities for social gatherings, clubs, and other informal social uses.

**4.4 Floor to Area Ratio (FAR)** shall mean the ratio of the project's total gross floor area of the improvements to the size of the land.

**4.5 Building Height** shall mean as average finished grade to highest point on pitched roof, excluding chimneys and similar.

**4.6 Setbacks** shall mean the horizontal distance between a building or structure and a platted lot line (including ROW and PD boundary lines). This distance does to include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units, or similar architectural appurtenances, expect that no project shall extend beyond any ROW, PD boundary line, nor into any Open Space Tracts.

### SECTION 5 USE AREAS

**5.1 SF-S/P Single Family in Single and Paired Configuration - Maximum 26 cottages.**

- A. Permitted Uses**
- Age restricted Single-Family Attached and Single Family Detached.

**5.2 MF 55+ (Multi-family Apartment building for 55+ seniors) - Maximum 63 apartments.**

- A. Permitted Uses**
- Age restricted multi-family dwelling units.

**5.3 Assisted Living for Seniors - Maximum 36 residential units**

- A. Permitted uses**
- Assisted Living for Seniors

**5.4 Open Space Areas**

Open green space for use by apartment and cottage residents; which includes walking paths with benches and sidewalks.

- Permitted Uses.
  - Park benches
  - Landscaping areas including grass areas
  - Natural terrain and areas
  - Detention ponds
- Parking lots are not permitted in Open Space.

### SECTION 6 DEVELOPMENT STANDARDS

**6.1 Overall Project Standards**

The zoning requirements of Chapter 17 of the Town of Castle Rock Municipal Code, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes, shall apply except as set forth in Subsection 6.2. Any proposed signage must meet the requirements of Chapter 19 of the Town of Castle Rock Municipal Code.

### 6.2 Development Design Standards and Guidelines

ZONING CATEGORY and PLANNING AREAS	PD Zoning Regulations		
	SF-S/P (single/paired cottages)	MF-55+ (55+ residential apartments)	AL (Assisted Living, Regular and Memory Care)
Maximum number of Units per Zoning Area/Density	26	63	36
Maximum Gross Density (8.37ac)		Max 125 units or Max 15 units per acre for entire PD	
Overall Minimum Open Space for entire PD		20% of gross site area	
Maximum FAR for entire PD		Maximum 60%	
Cottage sizes, apartment sizes and AL unit sizes	1750-2000 sqft	725-1300 sqft	360-625 sqft
Maximum Building Heights (measured as average grade to highest point on pitched roof- excluding chimneys and similar) see footnote	32' (1 story cottages)	57' (avg 3 1/2 story apartment building), 3 stories exposed at one end and 4 stories exposed at opposite end	35' (2 story assisted Living)
<b>Setbacks</b>			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	-	15'	15'
Open Space Setbacks - No Deck/Patio Encroachment	0'	0'	0'
Alexander Place Buffers	15'	15'	15'
Parking for each Zone Category/Planning Area	2 per cottage + 2 visitors in each driveway + general parking for visitors conveniently located. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per apartment + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per unit + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.

### SECTION 7 ACCESSORY USES

**7.1 Permitted Uses.**

- Entertainment, TV lounge and Living room, multipurpose room/social/gathering area(s) with small residential style kitchenette and adjacent storage room, and fitness room with exercise equipment.
  - Staff support spaces
  - Home occupations subject to Town of Castle Rock Municipal Code 17.52.230 (excluding in-home Daycare)
  - Public Utilities
  - Roadways, bike paths, pedestrian trails
  - Parking areas
- Wireless cellular facilities

ZONING REGULATIONS  
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FOR: MARTINEZ REAL ESTATE COMPANY, LLC  
599 TOPEKA WAY  
CASTLE ROCK, CO 80104

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