

AGENDA MEMORANDUM

To: Planning Commission

From: Brad Boland, AICP, Planner II, Development Services

Title: **Alexander Place Annexation (ANX16-0002)**

Alexander Place Planned Development and Zoning Regulations (PDP17-0001)

Executive Summary

Martinez Real Estate Company, LLC, property owner and applicant, has submitted an application for annexation and initial zoning of a 8.36-acre property known as Alexander Place. The property is addressed currently as 382 Alexander Place and is located east of the Shoppes at Castle Rock and the Montana Vista Office Building. Alexander Place currently ends at the western property line of the property. (Figure 1).

The proposal consists of two separate applications, annexation and zoning. If the property is approved for annexation, it must subsequently be zoned. The applicant proposes to establish the initial zoning of the property as the Alexander Place Planned Development Plan and Zoning Regulations which would allow a senior continuum of care development.

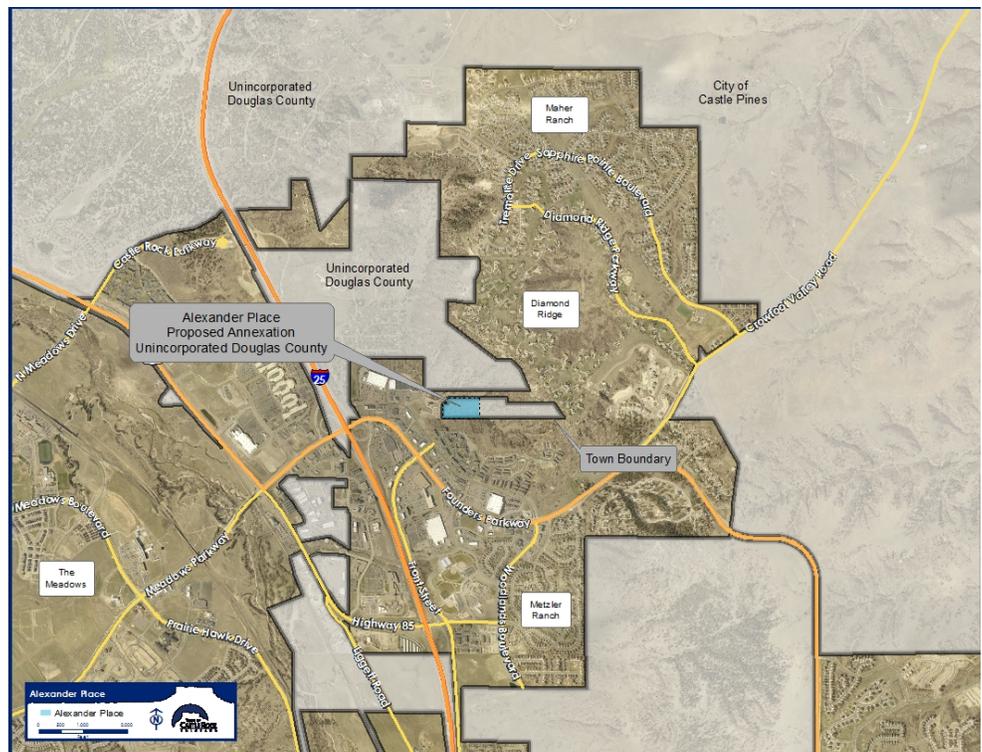


Figure 1: Vicinity Map

Applications for annexation and zoning require public hearings before Town Council, after review and recommendation by Planning Commission, who shall review and make a decision upon the proposed zoning.

Discussion

Annexation Request

The Alexander Place annexation petition was accepted and filed with the Town Clerk on May 12, 2016. As prescribed by State statute, the petition was then reviewed by Town Council in two separate hearings. The first was a Substantial Compliance hearing on June 14, 2016, at which time Town Council found the petition to substantially comply with state requirements; the second was an Eligibility hearing on July 19, 2016 at which time Town Council found Alexander Place to be eligible to be considered for annexation into the Town.

Zoning Request

The Alexander Place Planned Development Plan and Zoning Regulations (Attachment B) allow a senior continuum of care development. The proposal consists of two phases. The first phase would consist of 26 age restricted cottages (single and paired) and a 63-unit age restricted apartment complex. The second phase would be comprised of a 36 bed facility that could be either an assisted living facility, memory care facility, or a combination of both.

PD Zoning Regulations			
ZONING CATEGORY and PLANNING AREAS	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' (1 story assisted Living)
Setbacks			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	15'	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.

Figure 2: Zoning Regulations

Existing Conditions

The annexation property is located in the northern part of the Town and is addressed as 382 Alexander Place. The property is the most western of three unincorporated parcels that are completely surrounded by the Town. The property touches the Town on three of its property lines.

The property is 8.36 acres in size and currently has a vacant single family home and several accessory structures on the property.

To the east of the property is an unincorporated Douglas County parcel that has a single family residence on it. To the north is a vacant parcel that is a part of the Cooper Hook PD which allows for certain types of commercial and office uses. To the west of the property is the Montana Vista Office Building. To the south of the property is Town owned open space.

Service and Infrastructure Capacity

The Concept Utility Letter and Phase I Drainage Report for the site, which were reviewed by staff, indicate that the Town's water, wastewater and storm drain systems can accommodate the proposed use. The property can also be served by the Town's Police and Fire Districts.

Transportation and Traffic

A Transportation Impact Analysis was submitted to the Town by the applicant and reviewed by the Public Works department. The study area encompassed the Allen Street intersections with Alexander Place, Allen Way, and Front Street, and the Founders Parkway intersections with Allen Way and Front Street.

The Transportation Impact Analysis concluded that the traffic generated by the proposed use, when compared to the existing traffic and anticipated future traffic, is not expected to significantly change the future operations of the study intersection and will create a minimal impact.

While it was determined that the low volume of traffic generated by the project has a minimal impact on the study intersections, the applicant will be required to provide monetary contributions, through a Development Agreement, for the following;

1. A reimbursement for the Capital Improvement Project at the intersection of Founders Parkway and Allen Way that was completed last year.
2. A contribution to the future Capital Improvement Project at the intersection of Founders Parkway and Front Street.

Right-of-way will be dedicated within the site to accommodate the Alexander Place "Local" roadway section with curb/gutter, sidewalk and street lights, east of Brewer Ct., all the way to the east property boundary. This will allow for continued access to the properties to the east. A "hammerhead" or "cul-de-sac" will be constructed at the east end so that vehicles have an appropriate turn-around.

Neighborhood Outreach

There have been several neighborhood meetings, beginning in 2016, regarding the proposed annexation of Alexander Place. The most recent neighborhood meeting was held on November 4, 2019. General questions have been asked about the project but no opposition has been stated in the meetings.

External Referrals and Notices

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

Annexation Analysis

This independent staff analysis takes into account the representations made in the application for annexation and attachments submitted to date which were reviewed and processed as prescribed in Title 20 of the Town's Municipal Code and also reviewed and found to be consistent with the Town's 2030 Comprehensive Master Plan's Responsible Growth Principle for annexation areas (Principles RG-2.1 and 2.2). Annexation requests must take into consideration the following items:

RG 2.1 Castle Rock Annexation Areas

- A. Is a logical extension or infill of Town boundaries.

The property is a logical infill of Town boundaries as the property is effectively surrounded by the Town.

- B. Has demonstrated a significant benefit to the Town.

Annexation of Alexander Place and the approval of the proposed Planned Development Plan and Zoning Regulations would provide a benefit to the Town as it would provide various housing opportunities for those 55 years and older. The annexation of Alexander Place would also be considered a benefit to the Town as it is a logical infill property.

- C. Will be provided with adequate urban services.

The Town will be able to provide adequate municipal services to the property.

- D. Is fiscally responsible.

The annexation property will be required to pay for all required infrastructure improvements necessary for its development such as water, wastewater, storm water and/or drainage, and transportation improvements.

In order to maximize the utilization of the water and reduce the demand for long-term renewable water, the owner has created a water efficiency plan, which will be implemented at time of development.

- E. Conveys to the Town all water rights appurtenant to the ground at time of annexation.

The applicant will dedicate all appurtenant ground water rights to the Town.

- F. Secures renewable water to 100 percent of the expected development on the annexed area.

Per Town Code 4.04.045B this annexation property is not required to secure renewable water.

RG2.2 Annexation of Infill Areas.

The property is a logical infill to the Town.

Planned Development Plan and Zoning Regulations Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date. Per 17.34.030, the PD plan shall be evaluated under the following criteria:

A. Community vision/land use entitlements.

The PD plan conforms to the Town's Vision and Comprehensive Master Plan by providing a variety of housing types for the 55 and older population . In addition, the PD plan meets the general design principles of land development.

B. Relationship to surrounding area.

The PD plan proposes the less intense use of cottages along the eastern border adjacent to the County residential use and south border adjacent to Town open space with the most intense use of the apartment complex located in the middle of the property.

C. Circulation and connectivity.

The proposed PD plan provides appropriate internal circulation and suitable connectivity to and from the surrounding properties. Alexander Place is extended through the property to both serve the property and potentially other properties if they were to annex in the future. The development is proposing a path that connects to Town open space on the western edge of the property.

D. Service, phasing and off-site impacts.

The PD plan provides adequate municipal services to the property upon development. The development agreement stipulates the dedication of all appurtenant ground water rights to the Town and requires conformance to a water efficiency plan.

E. Open space, public lands and recreation amenities.

The PD plan provides access to Town owned open space by way of a path on the west side of the property. Additionally, the PD plan provides private open space in the middle of the property.

F. Preservation of natural features.

There are no identified natural features to preserve, the future Site Development Plan proposal will look to integrate into the existing topography.

Budget Impact

The proposed annexation will generate review fees. In addition, impact fees will offset Town costs at time of zoning and site development.

Findings

Town staff finds that the proposed annexation was reviewed and processed as prescribed in Title 20 of the Municipal Code, meets the objectives of the Town's Vision 2030, and meets the review and approval criteria as outlined in the 2030 Comprehensive Plan.

Town staff finds that the application and attachments were processed as prescribed in the Zoning process of Section 17.02.060 and the PD review process of Section 17.02.060. In addition, the proposed PD plan was reviewed and evaluated under the PD plan criteria of Section 17.34.030 and the PD zoning regulations were formatted as prescribed in PD zoning regulations criteria of 17.34.040 of the Town's Municipal Code.

Recommendation

Town staff recommends approval of the proposed Alexander Place annexation as outlined in this report.

Town staff recommends approval of the proposed Alexander Place Planned Development Plan and Zoning regulations as outlined in this report.

Proposed Motions

The annexation and zoning of the property are two distinct applications which requires two distinct motions.

I move to recommend approval of the Alexander Place annexation.

I move to recommend approval of the Alexander Place Planned Development Plan and Zoning Regulations.

Attachments

Attachment A: Annexation Plat

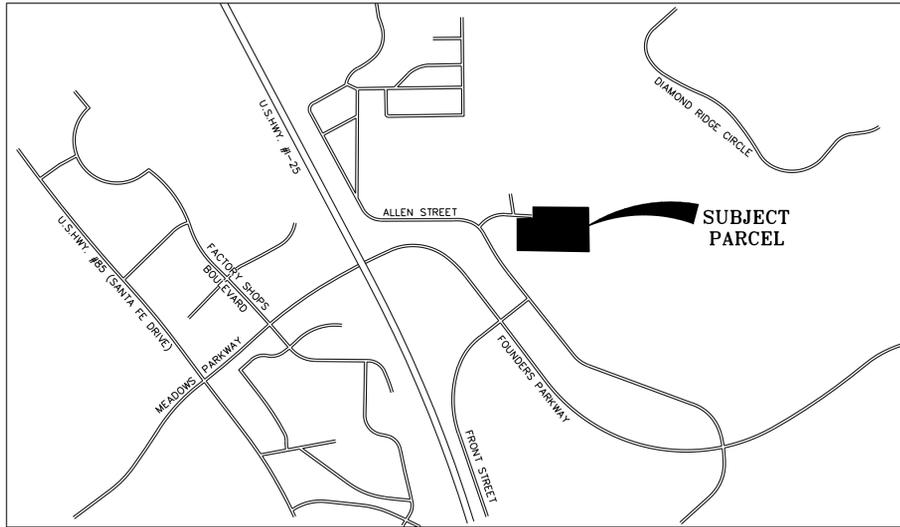
Attachment B: Planned Development Plan and Zoning Regulations

ANNEXATION PLAT TO THE TOWN OF CASTLE ROCK

LOCATED IN THE NORTH ONE- HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 26;
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 339.96 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 105.62 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 26, A DISTANCE OF 726.00 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 26;
THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 341.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 26;
THENCE WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.40 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE: 1" = 1,000'

COOPER-HOOK MAIN PLACE FILING NO. 1
(RECEPTION NO. 2001072259)

GENERAL NOTES

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD.
2. THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
3. DATE OF PREPARATION: DECEMBER 29, 2015.
4. TOTAL PROPOSED ANNEXATION BOUNDARY: 2,594.58 LINEAR FEET
5. TOTAL BOUNDARY CONTIGUOUS TO CITY LIMITS: 2,097.64 LINEAR FEET
6. PERCENTAGE OF CONTIGUOUS BOUNDARY: 80.8%
7. PARCEL CONTAINS 364,386 SQUARE FEET, OR 8.36 ACRES.
8. DIMENSIONS IN PARENTHESES ARE FROM RECORD DEED.

APPROVAL:

APPROVED BY THE TOWN OF CASTLE ROCK TOWN COUNCIL,

THIS _____ DAY OF _____, 20__.

ATTEST:

TOWN CLERK _____ MAYOR _____

SURVEY CERTIFICATION

I, KARL E. CHESLEY, A PROFESSIONAL LAND SURVEYOR, IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

KARL E. CHESLEY, P.L.S.
COLORADO REG. NO. 37054
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

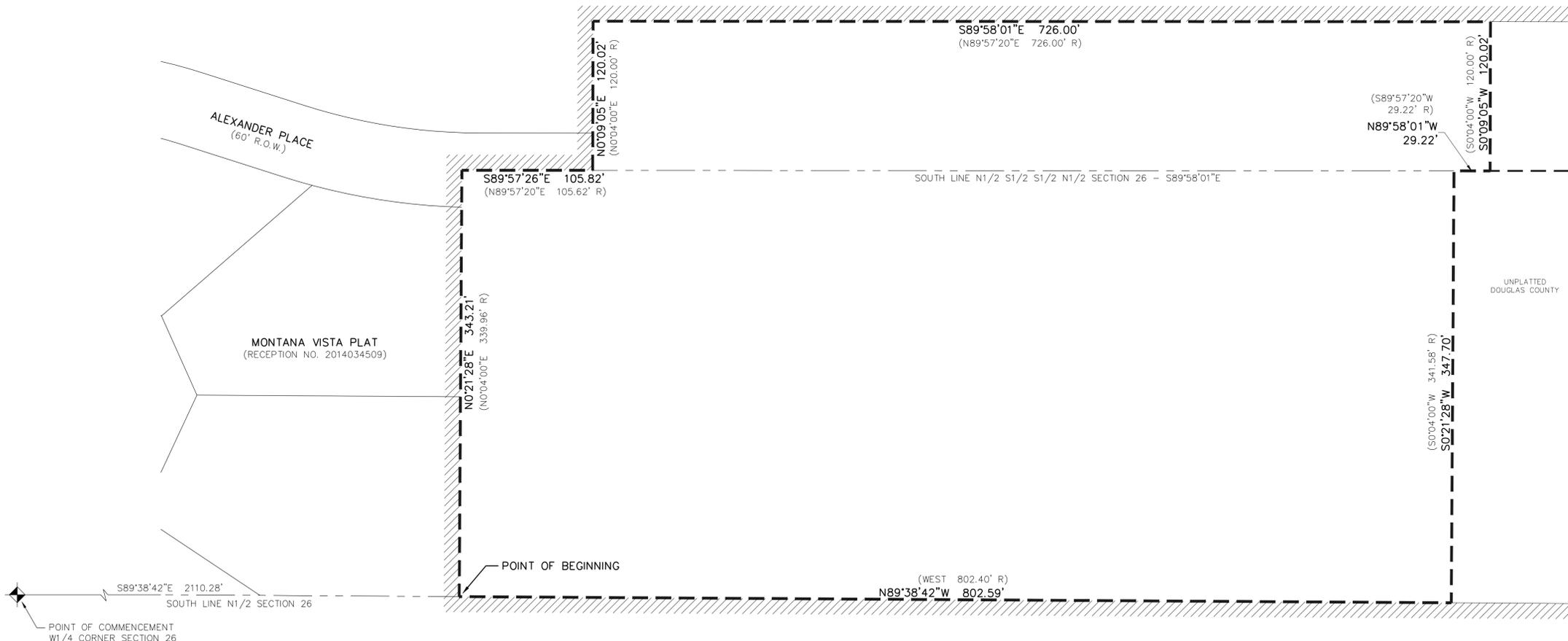
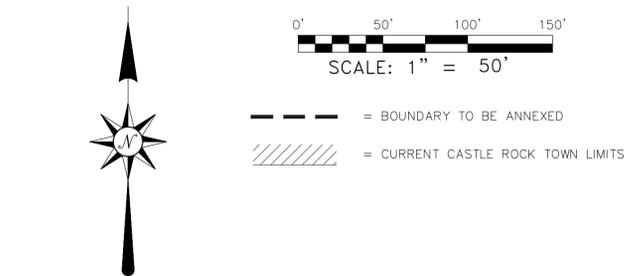
CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF DOUGLAS, STATE OF COLORADO,

THIS _____ DAY OF _____, 20__.

RECEPTION NO. _____

CLERK AND RECORDER _____



METZLER RANCH FILING NO. 3
(RECEPTION NO. 2001055443)

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P)303-753-6790 (F)303-753-6568
WWW.RRENGINEERS.COM

REVISIONS	
File No. RM15118 ANNEX	
Date Drawn 12/28/15	
Drawn By TPF	
Checked By DF	
Job No. RM15118	

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



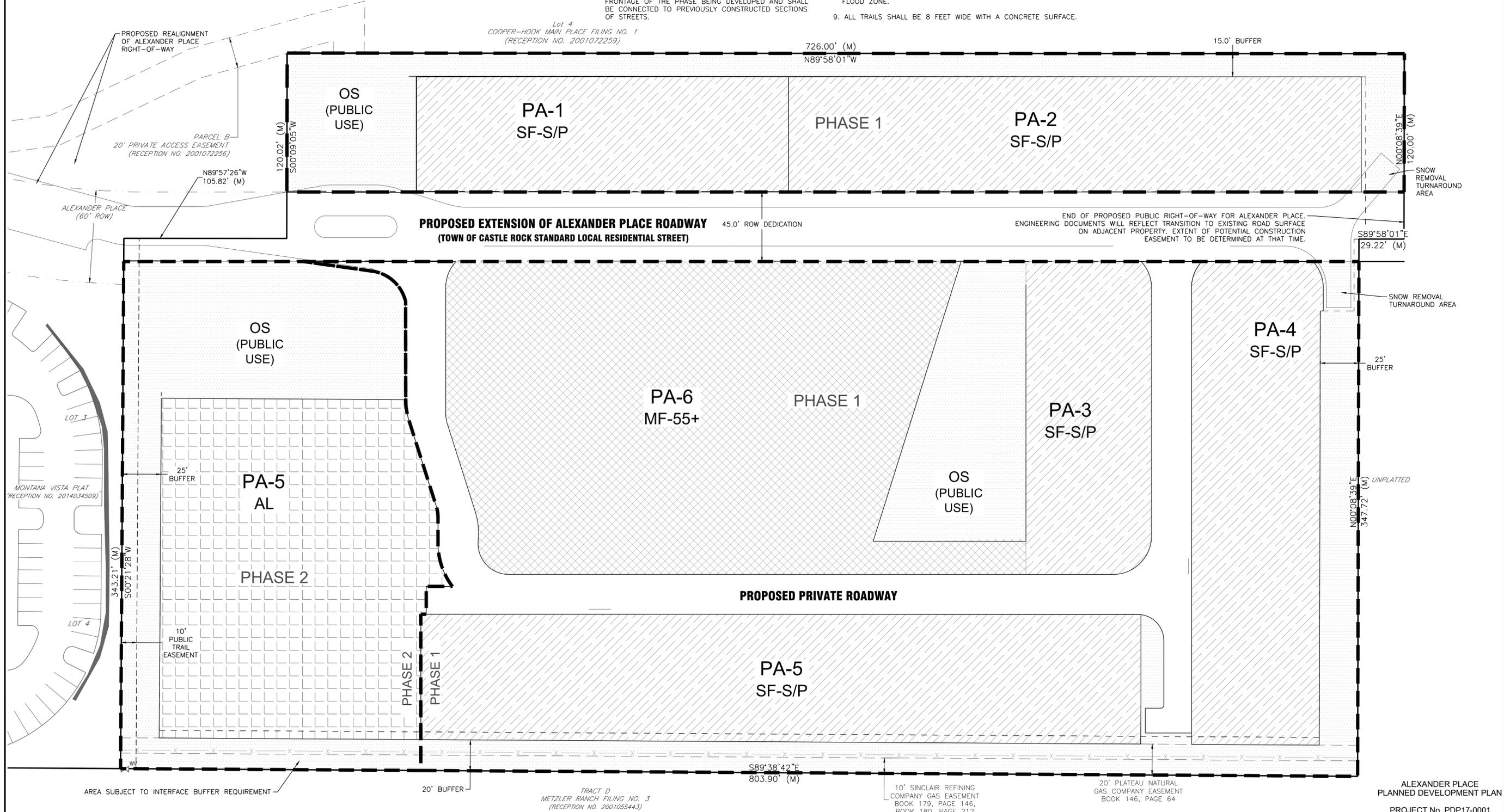
Know what's below.
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LEGEND

	OS - PUBLIC OPEN SPACE AREA: 1.80 ACRES±
	SF-S/P SINGLE/PAIRED COTTAGES AREA: 2.91 ACRES±
	MF 55+ 55+ RESIDENTIAL APARTMENTS AREA: 1.42 ACRES±
	AL ASSISTED LIVING, REGULAR AND MEMORY CARE AREA: 0.87 ACRES±

- GENERAL NOTES:**
- STREETS AND ACCESS POINTS ARE CONCEPTUAL IN NATURE. REFINED LOCATIONS WILL BE IDENTIFIED IN THE SDP AND CDS. PROPOSED STREET SECTIONS TO MEET THE TOWN OF CASTLE ROCK ROADWAY DESIGN AND SPECIFICATIONS MANUAL, 2012.
 - PLANNING AREAS ARE DEPICTED FOR GRAPHICAL PURPOSES AND MAY CHANGE IN SIZE SO LONG AS THE OVERALL OPEN SPACE REQUIREMENTS ARE MAINTAINED. RESIDENTIAL/NONRESIDENTIAL INTERFACE REGULATIONS SHALL APPLY WHERE ALEXANDER PLACE IS ADJACENT TO COMMERCIAL DEVELOPMENT.
 - UNLESS OTHERWISE NOTED THE FULL CROSS SECTION OF STREETS SHALL BE CONSTRUCTED ALONG THE ENTIRE FRONTAGE OF THE PHASE BEING DEVELOPED AND SHALL BE CONNECTED TO PREVIOUSLY CONSTRUCTED SECTIONS OF STREETS.
 - THE DEVELOPER IS RESPONSIBLE TO MAINTAINING ALL TEMPORARY EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
 - ALL PUBLIC LAND DEDICATIONS SHALL BE MADE AT THE TIME OF THE FIRST PLAT, ADJACENT TO THE PLD REGARDLESS OF THE PHASE SEQUENCE.
 - AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
 - TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN A ROADWAY ENDS AT AT PHASE LINE OR INTERIM TERMINUS.
 - FEMA FIRM MAP NUMBER 08035C0186G, REVISED MARCH 16, 2016. THE PROJECT AREA IS CURRENTLY IN THE ZONE X (UNSHADED) FLOOD ZONE.
 - ALL TRAILS SHALL BE 8 FEET WIDE WITH A CONCRETE SURFACE.



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

WWW.RRENGINEERS.COM

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

REVISIONS

Plot Scale: 1:1
Job No. RM15118
Date 06/20/2019
Drawn JF | Checked CAMH
Sheet
PAGE 2 OF 4

ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN
PROJECT No. PDP17-0001

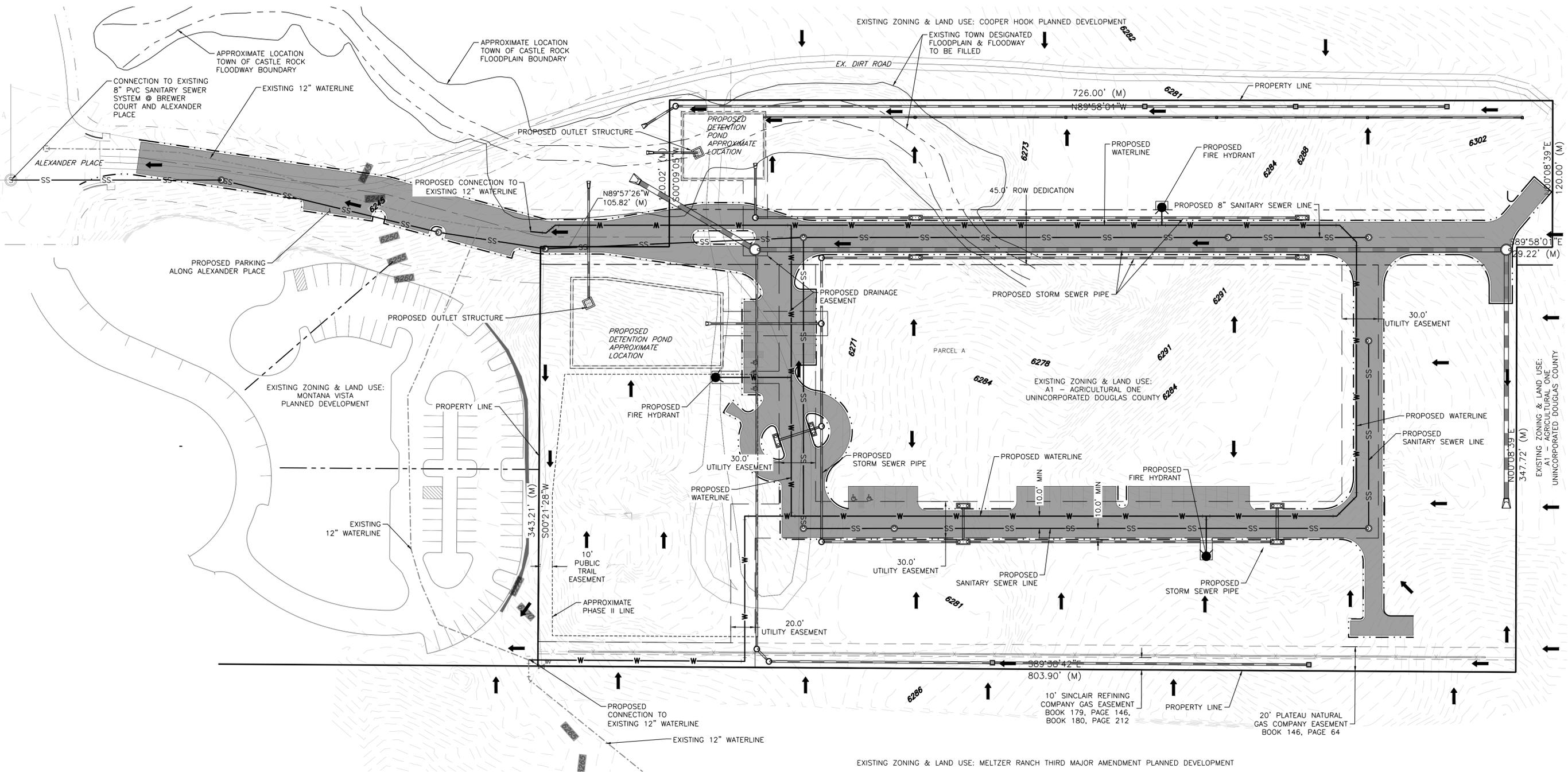
ALEXANDER PLACE PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

LOCATED IN THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
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TOWN OF CASTLE ROCK PROJECT No.: PDP17-0001



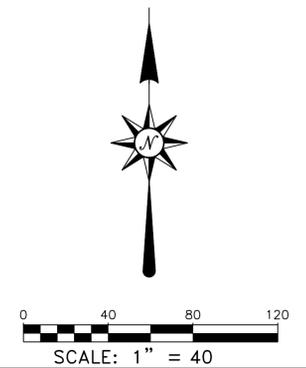
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DENVER, COLORADO 80204
PHONE: 303-753-6730

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LEGEND

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

NO.	DATE	DESCRIPTION

Plot Scale: 1
Job No. RM15118
Date 06/20/2019
Drawn JF | Checked CAMH
Sheet
PAGE 3 OF 4
ALEXANDER PLACE
PLANNED DEVELOPMENT PLAN
PROJECT No. PDP17-0001

P:\15118\15118 - 382 - ALEXANDER PLACE\ENGINEERING\4 - DRAWINGS\PPDP\RM15118 - SITE.DWG, PLOT DATE: 6/19/2019 1:54:26 PM, BY: CHRIS HILL

PLANNED DEVELOPMENT PLAN

ALEXANDER PLACE PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

LOCATED IN THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
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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 (S.F./ac)	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' (1 story assisted Living)
Setbacks			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	15'	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
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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