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RESOLUTION NO. 2024-116

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR COSTCO RETAIL WAREHOUSE AND FUELING STATION WITHIN THE DAWSON TRAILS PLANNED DEVELOPMENT (Lot 1, Filing 1 Dawson Trails)

WHEREAS, ACM Dawson Trails VIII JV LLC, has requested approval of a site development plan (the "Site Development Plan") for a Costco retail warehouse and fueling station within the Dawson Trails Planned Development (the "Project"): and

WHEREAS, the Project is located on approximately 19.7 acres of property located north of the existing Territorial Road and west of the existing West Frontage Road, which property is within Planning Area F-2 and the East Character Area as shown on the Dawson Trails Planned Development Plan; and

WHEREAS, the uses associated with the Project – retail sales and fueling stations – are uses permitted by right in Planning Area F-2 pursuant to the Dawson Trails Zoning Regulations; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code ("CRMC"), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on September 26, 2024, a public hearing was held before the Planning Commission, which voted 6-0 to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight's meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

(i) The goals and objectives of the Town of Castle Rock's Vision 2030 and the 2030 Comprehensive Master Plan;

(ii) The development standards set forth in the Dawson Trails Planned Development Plan and the Dawson Trails Zoning Regulations;

(iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040; and

(iv) The Town of Castle Rock Technical Criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

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Section 1. **Approval**. The Site Development Plan for the Project is hereby approved in the form presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 19th day of November, 2024, by the Town Council of the Town of Castle Rock by a vote of 6 for and 0 against.

ATTEST:

DocuSigned by:
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Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

DocuSigned by:
A7938A42F3A848A...
Jason Gray, Mayor

Approved as to form:

DocuSigned by:
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Michael J. Hyman, Town Attorney

Approved as to content:

DocuSigned by:
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Tara Vargish, Director of Development Services