

Docusign Envelope ID: 6A25C737-323A-4A86-A15E-4C792EF88607

ORDINANCE NO. 2024-015

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR MULTIPLE
PARCELS OF LAND TOTALING 1.992 ACRES LOCATED IN DOUGLAS
COUNTY, COLORADO, PURSUANT TO A ZONING APPLICATION
SUBMITTED BY THE TOWN OF CASTLE ROCK, COLORADO
(Four Corners; South Ridge Road No. 1; South Ridge Road No. 2; Gilbert
Street/Plum Creek Parkway Initial Zoning)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the owner of multiple parcels of land totaling 1.992 acres, as more particularly described on the maps attached as *Exhibit A* and legal descriptions attached as *Exhibit B* (the “Property”); and

WHEREAS, the Property is the subject of a petition for annexation to the Town, which annexation was approved by the Town Council at tonight’s meeting; and

WHEREAS, the Property consists solely of right-of-way or of land that will be used solely as right-of-way; and

WHEREAS, the Town has submitted an application for the initial zoning of the Property (the “Zoning Application”), requesting that it be classified within the PL-1 Zone District; and

WHEREAS, according to Section 20.02.030 of the Castle Rock Municipal Code (the “Code”), the Town Council may evaluate the pending zoning request for the Property concurrently with the annexation request, and the annexation hearing may be combined with the required public hearing on the zoning classification of the Property (the “Combined Hearings”); and

WHEREAS, in addition, prior to the date set for the Combined Hearings, the Town’s Zoning Application shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the Code; and

WHEREAS, the Planning Commission, by a unanimous vote, has recommended that the Town Council approve the initial zoning of the Property within the PL-1 Zone District.

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

Section 1. Findings. Based upon the testimony and evidence presented at the Combined Hearings, pursuant to the requirements of Section 17.02.060.C. of the Code, the Town Council makes the following findings:

- A. The zoning of the Property is not subject to any existing land use intergovernmental agreements;

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- B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan. The Property is not located within the boundaries of any sub-area or corridor plan;
- C. The proposed zoning and use of the Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
- D. The redevelopment and future operation of the Property will be undertaken in accordance with Town regulations and technical criteria and, as such, any impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, will be minimal;
- E. The Property will have access to Town services and infrastructure adequate to support its orderly development; and
- F. Development of the Property is anticipated to have a generally positive economic impact on the Town.

Section 2. Zoning Approval. The Property is hereby zoned to PL-1 District zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of PL-1 District for the Property.

Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstance 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 relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 3rd day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 17 day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against.

ATTEST:

Lisa Anderson

Lisa Anderson, Town Clerk



TOWN OF CASTLE ROCK

Jason Gray

Jason Gray, Mayor

Approved as to form:

Mike Hyman

Michael J. Hyman, Town Attorney

Approved as to content:

Tara Vargish

Tara Vargish, Development Services Director

EXHIBIT A
Maps of the Property to be Annexed
(see attached)

[illegible][illegible]

FORM COUNCIL, PRINCIPAL

NAME OF SCHOOL: _____ DATE: _____

NAME OF STUDENT: _____ GRADE: _____

TEACHER: _____

DATE: _____

DATE OF COMPLETION OF WORK _____

DATE RECEIVED BY THE OFFICE OF THE ATTORNEY GENERAL

2. *Journal of the American Statistical Association*, 1997, 92, 1009-1014.

1511 EDWINSON

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Date: _____	
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1. The first step in the process is to identify the problem. This involves gathering information about the situation and understanding the needs of the stakeholders involved.



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EXHIBIT B

Legal Descriptions of the Property to be Annexed

Four Corners Annexation

1. State Parcel No.: 2505-014-01-021
Location Description: PT OF LOT E CASTLE CREST AMENDED .217 AM/L
2. State Parcel No.: 2505-014-99-010
Location Description: TRACT A CASTLE CREST 4TH AMD 0.17 AM/L
3. State Parcel No.: 2507-063-99-024
Location Description: PART LOT 40-A CASTLE CREST 4TH AMD 0.044 AM/L
(ROW PROJECT AQC M185-013 PARC RW-10)
4. State Parcel No.: 2507-063-99-025
Location Description: PART LOT 41 & 42 CASTLE CREST SUB 0.074 AM/L (ROW
PROJECT AQC M185-013 PARC RW-19 & RW-23)
5. State Parcel No.: 2507-063-99-026
Location Description: ROW PARCEL IN SW1/4 6-8-66 LYING E OF CASTLE CREST
SUB 0.105 AM/L (ROW PROJECT AQC M185-013 PARC RW-10)
6. State Parcel No.: 2505-014-00-012
Location Description: TRACT IN SE1/4 1-8-67 0.1525 AM/L
7. State Parcel No.: 2505-014-00-013
Location Description: TRACT IN SE1/4SE1/4SE1/4 1-8-67 0.2662AM/L
8. State Parcel No.: 2507-060-09-001
Location Description: PT LOT 40 CASTLE CREST SUB 0.331 AM/L

South Ridge Road No. 1 Annexation

1. State Parcel No.: 2507-073-00-001
Location Description: TRACT IN NE1/4SW1/4 7-8-66 LYING NE OF RIDGE RD 0.12
AM/L LSP 4151 & 4078

South Ridge Road No. 2 Annexation

1. State Parcel No.: 2507-074-99-034
Location Description: ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

Gilbert Street/Plum Creek Parkway Annexation

1. State Parcel No.: 2505-132-99-017
Location Description: PUBLIC STREET LYING IN NW1/4 13-8-67 0.475 AM/L AKA
PART LAKE GULCH RD