

ORDINANCE NO. 2018-032

AN ORDINANCE APPROVING THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AMENDMENT NO. 6

WHEREAS, proper application has been made by Crystal Valley Ranch Development Company, LLC (“Applicant”) for a major amendment to the Crystal Valley Ranch Planned Development Plan (“PD Plan”) for the property further described in *Exhibit 1* (“Property”). The Property comprises of use area designated as PA-7 on the PD Plan;

WHEREAS, the proposed amendment reduces the acreage for commercial uses on the Property from 10.7 acres to 4 acres, and increases the acreage for residential uses from 10.7 acres to 17.4 acres;

WHEREAS, the proposed amendment complies with Title 17 of the Castle Rock Municipal Code, the Town’s Vision 2020 and the Comprehensive Master Plan; and

WHEREAS, public hearings on the PD Plan amendment 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. Planned Development Plan Approval. The Crystal Valley Ranch Planned Development Plan Amendment No. 6, 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 September, 2018 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 18th day of September, 2018, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK



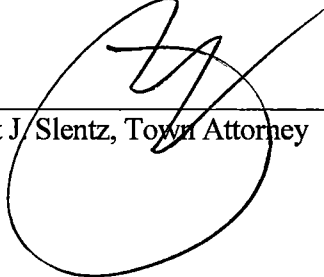
Lisa Anderson, Town Clerk



Jennifer Green, Mayor

Approved as to form:

Approved as to content:



Robert J. Slentz, Town Attorney



Bill Detweiler, Director, Development Services



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 138, CRYSTAL VALLEY RANCH FILING NO. 2, AS RECORDED AT RECEPTION NO. 2003151873, DOUGLAS COUNTY RECORDS.

THENCE N75°58'58"W, A DISTANCE OF 135.51 FEET;
THENCE N49°47'57"W, A DISTANCE OF 195.39 FEET;
THENCE N76°40'22"W A DISTANCE OF 176.88 FEET;
THENCE N36°24'32"W, A DISTANCE OF 287.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOOP ROAD, RECEPTION NO. 2002097027, DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. N07°13'36"E, A DISTANCE OF 344.95 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,055.00 FEET AND A CENTRAL ANGLE OF 07°30'51", 138.36 FEET;
3. N00°17'14"W, A DISTANCE OF 130.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CRYSTAL VALLEY PARKWAY, RECEPTION NO. 2002037509, DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. S86°02'44"E, A DISTANCE OF 5.02 FEET;
2. N44°49'00"E, A DISTANCE OF 42.34 FEET;
3. N89°22'14"E, A DISTANCE OF 924.19 FEET;
4. S45°34'04"E, A DISTANCE OF 55.21 FEET TO THE WESTERLY LINE OF SAID CRYSTAL VALLEY RANCH FILING NO. 2;

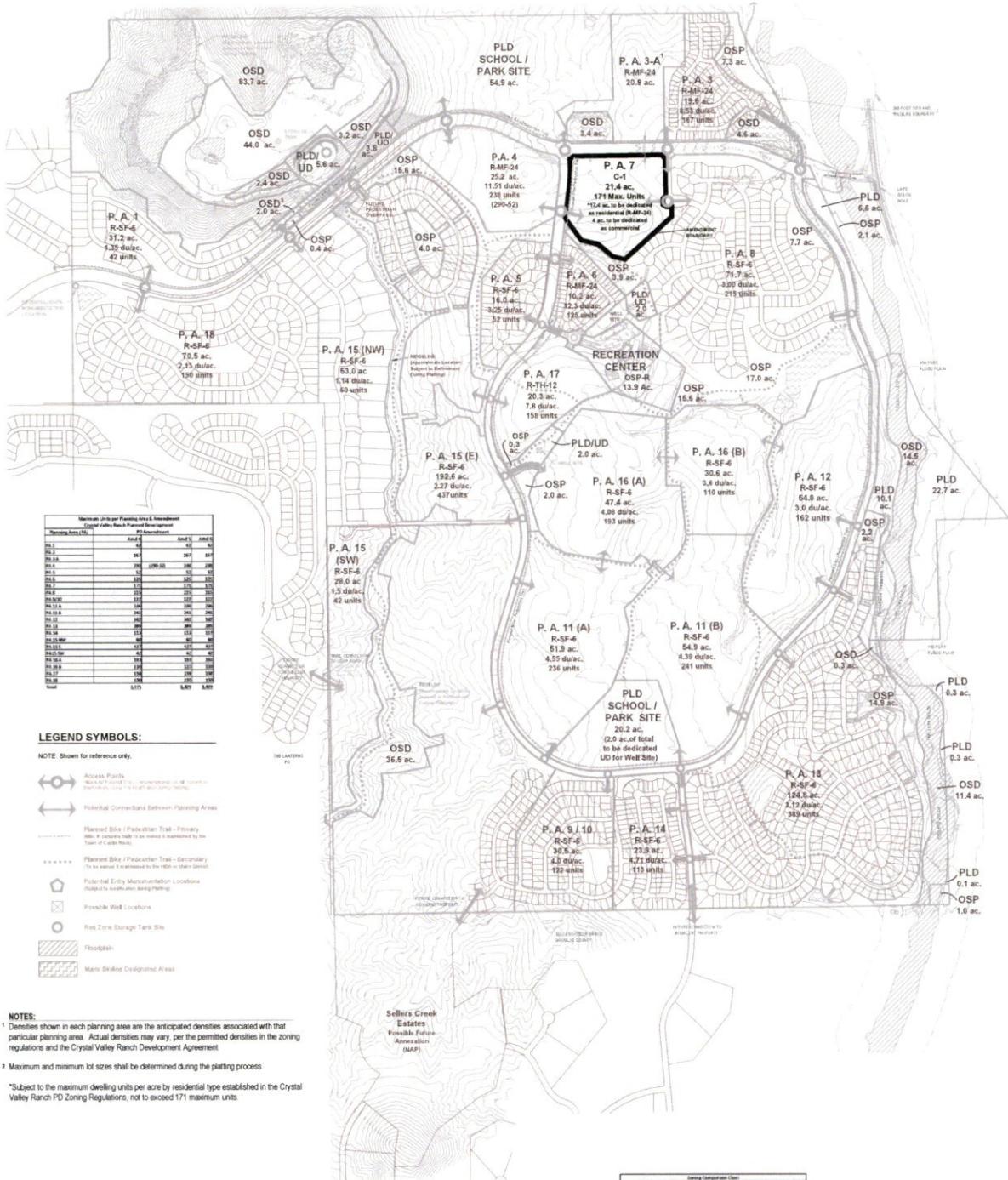
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S00°37'43"E, A DISTANCE OF 380.19 FEET;
2. S44°17'43"W, A DISTANCE OF 42.48 FEET;
3. S00°00'13"W, A DISTANCE OF 64.51 FEET;
4. S58°26'04"E, A DISTANCE OF 46.36 FEET;
5. N90°00'00"E, A DISTANCE OF 51.47 FEET;
6. S00°37'43"E, A DISTANCE OF 103.91 FEET;
7. S48°13'52"W, A DISTANCE OF 660.63 FEET TO THE POINT OF BEGINNING.

CRYSTAL VALLEY RANCH

Planned Development Plan Amendment No. 6

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



Planning Area (PA)	Amendment 6	Amendment 7	Amendment 8
PA 1	42	42	42
PA 2	115	115	115
PA 3	217	217	217
PA 4	238	238	238
PA 5	325	325	325
PA 6	155	155	155
PA 7	171	171	171
PA 8	215	215	215
PA 9	192	192	192
PA 10	113	113	113
PA 11	236	236	236
PA 12	162	162	162
PA 13	124	124	124
PA 14	113	113	113
PA 15	146	146	146
PA 16	193	193	193
PA 17	158	158	158
PA 18	156	156	156
Total	3,873	3,873	3,873

LEGEND SYMBOLS:

NOTE: Shown for reference only.

- Access Points
- Potential Connections Between Planning Areas
- Planned Bike / Pedestrian Trail - Primary
- Planned Bike / Pedestrian Trail - Secondary
- Potential Entry/Manifestation Locations
- Possible Well Locations
- Risk Zone Storage Tank Site
- Floodplain
- Main Shading Designated Areas

NOTES:

1 Densities shown in each planning area are the anticipated densities associated with that particular planning area. Actual densities may vary, per the permitted densities in the zoning regulations and the Crystal Valley Ranch Development Agreement.

2 Maximum and minimum lot sizes shall be determined during the platting process.

*Subject to the maximum dwelling units per acre by residential type established in the Crystal Valley Ranch PD Zoning Regulations, not to exceed 171 maximum units.

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PA 11	236	236	236
PA 12	162	162	162
PA 13	124	124	124
PA 14	113	113	113
PA 15	146	146	146
PA 16	193	193	193
PA 17	158	158	158
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Total	3,873	3,873	3,873

Sheet Index
Sheet 1 of 2: Title Sheet
Sheet 2 of 2: PD Site Plan
Sheet 2 of 2



Crystal Valley Ranch
Planned Development Plan, Amendment No. 6
Town Project No. PDP 18-0006

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