

RECORDED AT 11:50 OCTOBER 7 M. AUG 08 1977
RECEPTION NO. 204311 CARROLL HIER

RECORDER

ORDINANCE NO. 3.48

AN ORDINANCE RELATIVE TO AMENDMENT
OF THE ZONING DISTRICT MAP OF THE
TOWN OF CASTLE ROCK, COLORADO

Robert P. Park
Planned PUD

WHEREAS, on the 14th day of January, 1977, a Petition was filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, Colorado, as hereinafter described; and

WHEREAS, the said Petition was forwarded by the Town Clerk to the Board of Trustees; and

WHEREAS, the Board of Trustees has held a public hearing, following notice duly made and published, into the matters contained in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, as follows:

That the zoning classification of the lands hereinafter described is hereby changed from zoning classification R-1 (Single Family Residence District) to zoning classification PUD (Planned Unit Development District)

Lots 1, 2, and 3,
OAKWOOD PARK PROFESSIONAL CENTER, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

Subject to the following provisions:

Permitted uses

1. Medical and dental offices, laboratories and facilities (including professional in-house pharmacy)
2. Professional Offices
3. Membership Health Club

Completion Schedule

1. Building No. 1 - Not later than 18 months after approval of this ordinance.
2. Building No. 2 - Not later than 36 months after approval of this ordinance.
3. Building No. 3 - Not later than 60 months after approval of this ordinance.

Additional Requirements

1. No structure within Oakwood Professional Center to exceed two stories or 35 feet in height.

2. Sharpe Street to be completed to town specifications upon 60' R.O.W. to a point 50' north of north boundary of PUD zoned area within 18 months of approval of this ordinance.
3. Acceleration/Declaration Lanes to be constructed within the R.O.W. of Colorado Highway 86 extending 200' in either direction from the junction of Sharpe Street and said Highway No. 86 (On the north side of said Highway).
4. Not less than 18% of the total PUD zoned area shall be in open space (space other than that devoted to building coverage, parking area, and roadways).
5. Separate final site development plans for each lot drawn in compliance with all of the requirements herein contained, and in general conformity with the preliminary site plan now filed with the Town, must be filed within the time schedule set forth above, and must be approved by the Town Board of Trustees prior to the issuance of any building permit upon any such lot.
6. Upon failure to comply with the provisions hereof, the Board of Trustees may revoke the PUD zoning for any unapproved lot or lots.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 2nd day of June, 1977, and passed by a vote of six for and zero against, and ordered published.

Don R. Hardin
Mayor

