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ORDINANCE NO. 85-7

AN ORDINANCE AMENDING THE
ZONING DISTRICT MAP OF
THE TOWN OF CASTLE ROCK, COLORADO
(Q PETROLEUM P.U.D.)

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WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

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

That the Zoning Classification of the land described in Exhibit "A", attached hereto and made a part hereof, (hereinafter the "LAND") is changed from Zoning Classification B-1 Highway Commercial to Zoning Classification PUD (Planned Unit Development District).

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SECTION I.

GENERAL PROVISIONS

1.0 This ordinance constitutes an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map of the Town of Castle Rock and establishes permitted densities, uses and development standards for each tract within the Land.

SECTION II.

DEFINITIONS

2.1 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet above the average surrounding grade), driveways or pedestrian ways or such other uses not meeting the above definition.

2.2 Building Height. The vertical distance from the average finished grade (not including berming or grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

2.3 Building Setback. The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections of eaves, overhangs, fireplaces, patios,

decks, fire escapes, mechanical units or similar architectural appurtenances.

SECTION III.

OVERALL PROJECT STANDARDS

3.1 Parking. Off-street parking is required for all land uses developed in the Q Petroleum P.U.D. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Final Site Plan, unless developer can demonstrate, to the satisfaction of the Board of Trustees, at the time of final site plan review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

3.2 Temporary Uses. Temporary uses are permitted as follows:

- (a) Construction offices and material storage shall be permitted during and for a period of 30 days after cessation of actual construction.

SECTION IV.

PERMITTED USES

4.1 The following uses shall be permitted on the LAND:

- (a) Automotive repair and service facilities including the sale of motor fuels.
- (b) Convenience stores.

- (c) Parking lots.
- (d) Professional or business offices.
- (e) Restaurants, lounges and fast food establishments.

4.2 Maximum permitted building ground coverage of 35% of net acreage of building site

4.3 Maximum heights for all structures, specifically including signs - 35 feet.

4.4 Minimum Setbacks. Shall be as shown upon any approved final site plan for the LAND.

SECTION V.

SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT PLANS AND/OR PLATS

5.1 Following the approval of this Ordinance, the owners of the LAND shall present final site plans for all or any portion or portions of the LAND as are then ready for development.

5.2 No structural building permit will be issued until a final site plan for such area has been approved by the Board of Trustees, and filed for the public record.

SECTION VI.

SEVERABILITY OF PROVISIONS

6.1 In the event that 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.

Passed and adopted on first reading this 28th day of February, 1985, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 3 for and 1 against.

Passed and adopted on second reading this 14th day of March, 1985, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.


George John Kennedy, Mayor
Town of Castle Rock

ATTEST:


Phyllis L. Brown, deputy
Richard R. Wilson, Town Clerk

Approved as to form:


Bruce B. Lassman,
Town Attorney

Approved for Board action:


P. Joseph Knopinski,
Town Administrator

Publication Date: 8-27-85