

**ORDINANCE NO. 2020-001**

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK, COLORADO A  
8.37 ACRE PROPERTY LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF  
THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO  
(ALEXANDER PLACE ANNEXATION)**

**WHEREAS**, by Resolution No. 2016-064, the Town Council found the petition for annexation of the Alexander Place Annexation to be in substantial compliance with the applicable requirements of Article II, Section 30 of the Colorado Constitution, the Municipal Annexation Act of 1965, as amended (the "Act"), and Chapter 2.02 of the Castle Rock Municipal Code; and

**WHEREAS**, the Town Council adopted Resolution No. 2016-082 determining the property described in the attached *Exhibit 1* ("Property") proposed for annexation is eligible for annexation under the Act; and

**WHEREAS**, the Town Council has concurrently approved a zoning classification of Planned Development (PD) for the Property in accordance with Ordinance No. 2020-002 ("Zoning Ordinance"); and

**WHEREAS**, the Town and owners of the Property have agreed to the terms and conditions of an annexation and development agreement governing development of the Property; and

**WHEREAS**, the Town Council has conducted the required public hearings under the Act and Chapter 20.02 of the Municipal Code on the advisability of annexation of the subject parcel.

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

**Section 1. Annexation of Property.** The property described in the attached *Exhibit 1*, which is unincorporated territory located in Douglas County, Colorado, is annexed to the Town of Castle Rock, Colorado as the Alexander Place Annexation. Provided, however this ordinance is conditioned and dependent on the final approval and effect of the Zoning Ordinance.

**Section 2. Required Filings.** The Town Clerk shall file with the Douglas County Clerk and Recorder those documents required by §31-12-113 of the Municipal Annexation Act of 1965, as amended.

**Section 3. Effective Date.** Upon the effective date of this ordinance and the required filings under Section 2, above, the Property is subject to the Municipal Charter and all ordinances, resolutions, rules and regulations of the Town of Castle Rock.

**Section 4. 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 5. 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.

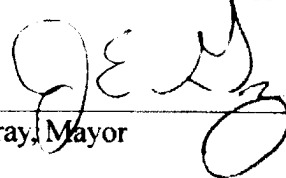
**APPROVED ON FIRST READING** this 21st day of April, 2020, by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this 5th day of May, 2020 by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

**ATTEST:**

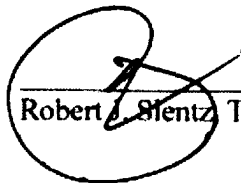
**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
Lisa Anderson, Town Clerk

  
\_\_\_\_\_  
Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

  
\_\_\_\_\_  
Tara Vargish, Interim Director, Development Services



**Exhibit 1**

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 26:

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 339.96 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 105.62 FEET:

THENCE 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26, A DISTANCE OF 726.00 FEET:

THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26:

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET:

THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 341.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 26:

THENCE WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.40 FEET TO THE POINT OF BEGINNING.

**ORDINANCE NO. 2020-002**

**AN ORDINANCE APPROVING THE ALEXANDER PLACE  
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS**

**WHEREAS**, proper application has been made by Martinez Real Estate Company, LLC (“Applicant”) for Planned Development (PD) zoning of the property described in *Exhibit 1* (“Property”),

**WHEREAS**, Applicant has requested approval of the Alexander Place Planned Development Plan and Zoning Regulations (“Zoning Regulations”), as the same affect the Property;

**WHEREAS**, the PD Plan and Zoning Regulations comply with Title 17 of the Castle Rock Municipal Code, the Town’s Vision 2030 and the Comprehensive Master Plan; and,

**WHEREAS**, public hearings on the PD Plan and Zoning Regulations 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. Zoning District Map Amendment.** The Town’s Zoning District Map pertaining to the Property is amended to Planned Development (PD) to conform with the Alexander Place Planned Development Plan.

**Section 2. Approval.** The Alexander Place Planned Development Plan and Zoning Regulations in the form attached as *Exhibit 2* is hereby approved.

**Section 3. 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 4. 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 5. 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 21st day of April, 2020 by a vote of 7 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 5th day of May, 2020, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

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**TOWN OF CASTLE ROCK**

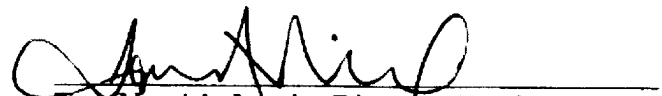
  
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Robert J. Slentz, Town Attorney

  
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Tara Vargish, Interim Director, Development Services



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