

**RESOLUTION NO. 2018 - \_\_**

**A RESOLUTION APPROVING THE CALVARY CHAPEL CASTLE ROCK SITE DEVELOPMENT PLAN**

**WHEREAS**, Calvary Chapel Castle Rock, Inc. (“Applicant”) has requested approval of the Calvary Chapel Castle Rock Site Development Plan (“SDP”) for property located at the northwest corner of Fifth Street and Woodlands Boulevard (“Property”),

**WHEREAS**, public hearings on the SDP have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code (“Code”,

**WHEREAS**, the SDP conforms with the Calvary Chapel Planned Development Plan and Calvary Chapel Zoning Regulations approved by the Town Council on June 20, 2017,

**WHEREAS**, due to the proximity of the Property to residential development, the SDP must be reviewed under Chapter 17.50, Residential/Nonresidential Interface Regulations of Code (“Interface Regulations”),

**WHEREAS**, the Applicant has held numerous neighborhood meetings with the residential property owners to receive input on desired mitigation measures,

**WHEREAS**, the SDP provides adequate buffering and transitional screening of the nonresidential use in compliance with the Interface Regulations by dedicating a minimum 30-foot buffer area and providing transitional screening which includes a manufactured rock retaining wall and landscaping containing existing native scrub oak and new evergreen tree plantings to provide a visually attractive transition, orienting the building and configuring the parking lot to mitigate parking and lighting impacts on the adjacent residential properties as well as painting the building a neutral color and incorporating material articulation into the architecture to provide an attractive building,

**WHEREAS**, the utilization of a retaining wall in order to implement the required buffering is expressly permitted under 17.50.040 of the Code,

**WHEREAS**, the SDP meets the review and approval criteria for a site development plan set forth in 17.38.040 of the Castle Rock Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1. Approval.** The Calvary Chapel Castle Rock Site Development Plan in the form attached as *Exhibit 1* is hereby approved.

**PASSED, APPROVED AND ADOPTED** on first and final reading this 19th day of June, 2018, by the Town Council of the Town of Castle Rock by a vote of \_\_\_\_ for and \_\_\_\_ 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, Development Services Director