

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING THE TOWN OF CASTLE ROCK'S ZONE
DISTRICT MAP BY APPROVING THE BRICKYARD PLANNED
DEVELOPMENT PLAN AND ZONING REGULATIONS**

WHEREAS, CD-Acme, LLC, a Colorado limited liability company (the "Owner"), has requested a change to the zoning district classification of the property located in the Town of Castle Rock (the "Town") and described in the attached *Exhibit 1* (the "Property"); and

WHEREAS, the Property, which is approximately 31.2 acres in size and is located at 401 Prairie Hawk Drive, is the former site of the Acme Brick Company and is currently zoned General Industrial (I-2); and

WHEREAS, the Owner has requested approval of the Brickyard Planned Development Plan (the "Brickyard PD Plan") and the Brickyard Planned Development Zoning Regulations (the "Brickyard Zoning Regulations"); and

WHEREAS, the Brickyard Planned Development Plan and Zoning Regulations propose a mixed-use development, with a maximum of 583 multi-family dwelling units consisting of townhomes and apartments, 92,000 square feet of non-residential uses including office, retail, and restaurant, and a 99,000-square foot, 125 room hotel with a conference center and an outdoor performance venue; and

WHEREAS, a 145,000-square foot sports development center is planned to be constructed by the Town on 10.36 acres of public land to be dedicated by the Owner within the boundaries of the Brickyard PD; and

WHEREAS, a public hearing on the Brickyard PD Plan and Zoning Regulations was held before the Planning Commission on December 12, 2024, after which the Planning Commission voted 5 to 0 to recommend Town Council approval; and

WHEREAS, a public hearing was conducted at the February 4, 2025, regular meeting of the Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code ("CRMC"); and

WHEREAS, based upon the testimony and evidence presented at the public hearing, the Town Council finds and determines that the Brickyard PD Plan and Zoning Regulations:

- (i) Conform with and advance the objectives of the Town's Vision 2030 and the Comprehensive Master Plan;
- (ii) Satisfy the review and approval criteria for the rezoning of property set forth in CRMC Section 17.02.060;
- (iii) Satisfy the review and approval criteria for the establishment of a Planned Development District as set forth in CRMC Chapter 17.32;

- (iv) Satisfy the review and approval criteria for planned development plans and associated zoning regulations as set forth in CRMC Chapter 17.34;
- (v) Reasonably mitigate visual impacts of development of the Property upon off-site areas in accordance with the Skyline/Ridgeline Protection Regulations as set forth in CRMC Chapter 17.48; and
- (vi) Will provide for the development of the Property in such a manner as will have a positive economic impact on the town and its residents.

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 conform to the Brickyard PD Plan.

Section 2. Planned Development Plan Approval. The Brickyard PD Plan is hereby approved in the form presented at tonight's meeting.

Section 3. Zoning Regulations Approval. The Brickyard Zoning Regulations are hereby approved in the form presented at tonight's meeting.

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 invalid by a court of competent jurisdiction, 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 bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 4th day of February, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ 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 ____ day of _____, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

EXHIBIT 1
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 1, CITADEL STATION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

LOT 1, BLOCK 10, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:

A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET;

THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET;

THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION;

THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:

LOT 1, BLOCK 7, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO