

ORDINANCE NO. 2021-

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP REZONING
PROPERTY LOCATED AT 1004 S INTERSTATE 25 FROM R-1 RESIDENTIAL TO
PLANNED DEVELOPMENT ZONING AND APPROVING THE SANDERS BUSINESS
PARK AT CASTLE ROCK PLANNED DEVELOPMENT PLAN**

WHEREAS, proper application has been made by SG Trust ("Applicant") to rezone the property located at 1004 S Interstate 25, Castle Rock, Co 80104, and described in *Exhibit 1* (the "Property") from R-1, Single Family Residence District to Planned Development zoning;

WHEREAS, Applicant has requested approval of the Sanders Business Park at Castle Rock Planned Development Plan (the "PDP") and Zoning Regulations ("Zoning Regulations") described in *Exhibit 2* as it affects the Property;

WHEREAS, the PDP and the 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 PDP and the 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 from R-1, Single Family Residence District to the PDP and the Zoning Regulations.

Section 2. Approval. The PDP and Zoning Regulations in the form attached as *Exhibit 2* are hereby approved.

Section 3. 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 4. 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 ____ day of ____, 2021 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 ____, 2021, 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

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael Hyman, Town Attorney

Tara Vargish, PE, Director, Development
Services