

ORDINANCE NO. 2016-0012**AN ORDINANCE AMENDING THE TOWN'S ZONING DISTRICT MAP BY APPROVING THE PINON MANOR APARTMENTS PLANNED DEVELOPMENT PLAN AND THE PINON MANOR PLANNED DEVELOPMENT PLAN ZONING REGULATIONS**

WHEREAS, proper application has been made by 472-498 So. Gilbert St., LLC ("Applicant") for an amendment to the zoning of the property described in the attached *Exhibit 1* ("Property"), and

WHEREAS, Applicant has requested approval of the Pinon Manor Apartments Planned Development Plan ("PD Plan"), and

WHEREAS, Applicant has requested approval of the Pinon Manor Apartments Planned Development Plan Zoning Regulations ("Zoning Regulations"), as the same affect the Property, and

WHEREAS, the PD Plan and Zoning Regulations comply with Chapter 17.36 of the Castle Rock Municipal Code, the Town's Vision 2020 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 conform to the Pinon Manor Apartments Planned Development Plan.

Section 2. Planned Development Plan Approval. The Pinon Manor Apartments Planned Development Plan dated July 5th, 2014 in the form attached as *Exhibit 2*, is hereby approved.

Section 3. Zoning Regulation Approval. The Pinon Manor Apartments Planned Development Plan Zoning Regulations, in the form attached as *Exhibit 3*, are hereby approved.

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 relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 3rd day of May, 2016 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 17th day of May, 2016, by the Town Council of the Town of Castle Rock by a vote of__ for and__ against.

ATTEST:

TOWN OF CASTLE ROCK

Sally A. Misare, Town Clerk

Paul Donahue, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Director of Development Svcs.