

ORDINANCE NO. 2023-006

AN ORDINANCE AMENDING THE TOWN OF CASTLE ROCK'S ZONE DISTRICT MAP BY APPROVING THE PLUM CREEK PLANNED DEVELOPMENT PLAN AMENDMENT NO. 3 AND THE AMENDED PLUM CREEK PLANNED DEVELOPMENT ZONING REGULATIONS

WHEREAS, the Douglas Group, Inc. (the "Applicant") has requested an amendment to the PD Planned Development zoning of the property described in the attached *Exhibit 1* (the "Property"); and

WHEREAS, the Applicant has requested approval of the Plum Creek Planned Development Plan Amendment No.3 (the "PD Plan Amendment No. 3") attached as *Exhibit 2*; and

WHEREAS, the Applicant has requested approval of the Amended Plum Creek PD Zoning Regulations (the "Amended Zoning Regulations") attached as *Exhibit 3*, insofar as the same affect the Property; and

WHEREAS, the Town's Comprehensive Master Plan designates the Property as suitable for residential development, which is represented by the residential uses within the proposed development; and

WHEREAS, the PD Plan Amendment No. 3 and Amended Zoning Regulations are consistent with the Town's Vision 2030 and the Comprehensive Master Plan; and

WHEREAS, public hearings on the PD Plan Amendment No. 3 and Amended 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 Plum Creek Planned Development Plan Amendment No. 3.

Section 2. Planned Development Plan Approval. The Plum Creek Planned Development Plan Amendment No. 3, in the form attached as *Exhibit 2*, is hereby approved.

Section 3. Zoning Regulations Approval. The Amended Plum Creek PD 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 7th day of March, 2023, by the Town Council of the Town of Castle Rock, Colorado 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 this 21st day of March, 2023, 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 J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

EXHIBIT 1
LEGAL DESCRIPTION OF THE PROPERTY