

ORDINANCE NO. 2025-027

**AN ORDINANCE AMENDING THE TOWN OF CASTLE ROCK'S ZONE
DISTRICT MAP BY APPROVING THE REZONING OF 810 NORTH
WILCOX STREET**

WHEREAS, Ardeshir and Sylvia Delsouz (the “Applicants”), have submitted an application to rezone the property located at 810 North Wilcox Street (the “Property”) in the Town of Castle Rock (the “Town”) from Planned Development to B-Business/Commercial; and

WHEREAS, at the present time, the Property consists of a 2,400-square foot convenience store on the south side of the Property and a gas canopy with five gas pumps on the north side of the Property; and

WHEREAS, if the proposed rezoning were to be approved, the Property would also be subject to the requirements of the Downtown Overlay District; and

WHEREAS, by bringing the Property within the Downtown Overlay District, the Project will now be subject to the more appropriate design standards that govern the remainder of the Downtown area; and

WHEREAS, a public hearing on the proposed rezoning was held before the Planning Commission on July 10, 2025, after which the Planning Commission voted to recommend Town Council approval; and

WHEREAS, a public hearing was conducted at the July 15, 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 proposed rezoning:

- (i) Conforms with and advances the objectives of the Town’s Vision 2030 and the Comprehensive Master Plan;
- (ii) Conforms with and advances the objectives of the Town’s Downtown Master Plan; and
- (iii) Satisfies the review and approval criteria for the rezoning of property set forth in CRMC Section 17.02.060;

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 is amended to place the Property within the B-Business/Commercial Zone District and the Downtown Overlay District.

Section 2. Repeal. Town Ordinance No. 1985-07 authorizing the rezoning of the Property to the Q Petroleum Planned Development District is hereby repealed in its entirety and shall no longer be of any force or effect.

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

APPROVED ON FIRST READING this 15th day of July, 2025, 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 ON SECOND AND FINAL READING this 19th day of August 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