

RESOLUTION NO. 2016-22

A RESOLUTION APPROVING THE SITE DEVELOPMENT PLAN FOR LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

WHEREAS, Promenade at Castle Rock, LLC (“Owner/Master Developer”) has requested a Site Development Plan for Lots 5 & 6, Block 5 of Promenade at Castle Rock, Filing No. 1, Amendment No. 5, attached as ***Exhibit 1*** (“Site Development Plan”); and

WHEREAS, the Site Development Plan supports the goals and objectives of the Vision 2020 and the 2020 Comprehensive Master Plan; and

WHEREAS, the Site Development Plan complies with the Promenade at Castle Rock Planned Development Plan and the Promenade at Castle Rock Planned Development Zoning Regulations; and

WHEREAS, the Site Development Plan complies with the review and approval criteria found in 17.10 and 17.38.040 of the Town of Castle Rock Municipal Code; and

WHEREAS, public hearings on the Site Development Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Site Development Plan Approval. The Site Development Plan for Lots 5 & 6, Block 5 of Promenade at Castle Rock, Filing No. 1, Amendment No. 5 is hereby approved with the following condition:

1. The required Residential/Non-Residential Interface Buffer parallel to the north property line shall be reduced from 10 feet to 2 feet, finding there is:
 - A minimum 200 foot building separation between nearest MF building and the fitness center.
 - A minimum 100 foot wide regional drainage channel between the residential and non-residential lots
 - The building is oriented so that the entrance is facing away from the residences.
 - Effective landscape screening will be planted to mitigate impacts of vehicle lights
 - Along the north property line parking lot light fixtures have been oriented away from the residences, double fixtures have been replaced with single fixtures and house-side fixture shields will be installed.

PASSED, APPROVED AND ADOPTED on first and final reading this 15th day of March, 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, Development Services Director