

## RESOLUTION NO. 2021 - \_\_

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR  
TERRAIN NORTH BASIN VILLAGE PLANNING AREAS 17, 18, 26, 31,  
OSP, AND OSD OF THE TERRAIN PLANNED DEVELOPMENT AND  
APPROVING A SIDEWALK VARIANCE FOR A PORTION OF  
PLANNING AREAS 17 AND 31**

**WHEREAS**, Stratus Terrain, LLC, has requested approval of a Site Development Plan for property designated on the Terrain Planned Development Plan as Planning Areas 17, 18, 26, 31, OSP and OSD (the “Site Development Plan”); and

**WHEREAS**, Stratus Terrain, LLC, has further requested approval of a variance to eliminate a required detached sidewalk along the east side of a section of Castle Oaks Drive from Planning Area 17 to Planning Area 31; 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; and

**WHEREAS**, the Site Development Plan supports the goals and objectives of the Vision 2030 and the 2030 Comprehensive Master Plan which remain valid and enforceable; and

**WHEREAS**, the Site Development Plan complies with the Terrain Planned Development Plan Zoning Regulations; and

**WHEREAS**, the Site Development Plan complies with the review and approval criteria set forth in 17.38.040 of the Town of Castle Rock Municipal Code.

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

**Section 1. Approval.** The Site Development Plan for Terrain North Basin Village Planning Areas 17, 18, 26, 31, OSP, and OSD of the Terrain Plan Development, in the form attached as *Exhibit 1* is hereby approved.

**Section 2. Approval.** The variance requested to eliminate a required detached sidewalk along the east side of a section of Castle Oaks Drive from Planning Area 17 to Planning Area 31, in the form attached as *Exhibit 2* is hereby approved.

**PASSED, APPROVED AND ADOPTED** on first and final reading this 6<sup>th</sup> day of April, 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 J. Hyman, Town Attorney

\_\_\_\_\_  
Tara Vargish, Development Services Director