

To: Honorable Mayor and Members of Town Council

From: Jeff Brauer, Director of Parks and Recreation

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Rock Park and Philip S. Miller Park Rezone Process

Executive Summary

On March 15, 2016, the Town of Castle Rock Town Council approved Ordinance No. 2016-09 amending the Municipal Code to change the existing Public Open Space (POS -1) and (POS-2) zone districts to the Public Land (PL-1) and (PL-2) zone districts. The intent of the ordinance was to better align the permitted uses allowed within those zone districts with the actual types of facilities that exist within Town park properties. It was presented to Council at that time that once the POS zone district was changed to the PL district, existing parks, beginning with Philip S. Miller and Rock parks, would be rezoned to PL-1.

On April 27, 2017, the Planning Commission heard the rezoning proposal. Of the public in attendance, two citizens addressed the Commission with concerns that the PL-1 zoning would allow inappropriate development within Rock Park. The Commission voted 4-0 to recommend approval to Town Council for the proposed rezoning.

The rezoning proposal was then scheduled to be presented to Town Council on the May 16, 2017 agenda. Due to public input Council received preceding the meeting regarding the rezoning of Rock Park, the item was removed to research a solution that would better address resident concerns.

Parks and Recreation staff have since worked with the Development Services and Legal departments to create a new zone district classification, PL-3. The proposed classification will more appropriately conform to the current permitted uses and limitations and future planned uses for Rock Park, that neither PL-1 or PL-2 accurately define or allow.

The new PL-3 zoning classification for Rock Park is currently under draft form, but will be presented through the following process as outlined below:

1. Draft PL-3 Zone District - Complete
2. Send notice to Rock Park Residents - Monday, Aug. 21
3. Public meeting to discuss PL-3 Zone District - Tuesday, Sept. 5
4. Planning Commission review at Commission meeting - Thursday, Sept. 28
5. First Reading scheduled for Town Council - Tuesday, Oct. 17
6. Second Reading scheduled for Town Council - Tuesday, Nov. 7
7. 30 Day Referendum Period ends - Friday, Dec. 8

Pending the approval of the PL-3 Zoning District established for Rock Park, Rock and Philip S. Miller parks will be rezoned respectively as PL-3 and PL-1 based on the schedule below. The permitted uses defined within the PL-1 zoning classification appropriately fit the existing and potential future uses at Philip S. Miller Park.

1. Posting for the two week posting requirement - Wednesday, Nov. 29
2. Planning Commission review at Commission meeting - Thursday, Jan. 11
3. First Reading scheduled for Town Council - Tuesday, Feb. 6
4. Second Reading scheduled for Town Council - Tuesday, Feb. 20
5. 30 Day Referendum period ends - Friday, March 23