



Meeting Date: October 18, 2016

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Kathy Marx, Senior Planner

Title: **Ordinance Vacating a Portion of First Street and Alley in Block 29, Northwest Quarter of Section 11, Township 8 South, Range 67 West, Town of Castle Rock** [*First Street Between Wilcox and Perry*] (Second Reading)

Town Council voted 5-0 to approve the ROW vacation ordinance at first reading on Oct. 4, 2016.

Executive Summary

The Town of Castle Rock is proposing the expansion of Town Hall and the renovation of Festival Park. Upon the completion of the Alta survey for both projects it was apparent that the underlying rights-of-way (ROW) including an alley and portions of First Street should be vacated. The platted 20-foot wide alley separates Block 29 in half in a north/south direction. First Street has a total platted width of 80 feet and runs in an easterly direction from its intersection with Wilcox Street on the west to Perry Street on the east. Block 29 is bisected by Sellars Gulch drainage cutting through the property diagonally southeast to northwest. Therefore, it is proposed that the Town vacate those land divisions that are legally defined in Exhibit 1.



Proposed Town Hall ROW Vacation

On October 4, 2016, Council heard the Town Hall ROW vacation ordinance. Council did not receive any public input and voted 5 – 0 to approve the ROW vacation ordinance on first reading.

Following Council action on October 4, 2016, staff did not receive any inquiries about the ordinance and given Council's approval of the first reading by a 5 – 0 vote, staff is recommending Council approval of the ROW vacation ordinance on second reading.

Findings

Staff finds that the ROW Vacation meets the objectives and criteria of the Town of Castle Rock Vision 2020/Comprehensive Master Plan and the Municipal Code.

Discussion

Existing Conditions

Currently, First Street consists of an 80-foot wide right-of-way from Wilcox Street to the intersection of the Perry Street. First Street is an improved access utilized as an entry to a public parking lot owned by the Town of Castle Rock. There are twelve perpendicular parking spaces on the north side of First Street adjacent to Town Hall. First Street also provides access to parking adjacent to a commercial business on the south side of the right-of-way that will not be impacted by the vacation. Within the area of the proposed vacation there are also four parking spaces in the public lot. First Street is not improved beyond the parking lot where the terrain slopes steeply into the Sellars Gulch drainage.

View of First Street from the Wilcox Street Intersection



View of Platted Alley from First Street adjacent to Town Hall



View of Platted First Street Intersection with Perry Street



Zoning

Town Hall and Festival Park are located in the “B” Business/Commercial zone. Public Facilities and Outdoor Recreation are permitted uses within this zone.

Public Outreach, Notice and External Referrals

- *Public Notice:* The ROW vacation was noticed in accordance with the Town of Castle Rock Municipal code.
- *External Referrals:* Requests for external comments were sent to the various utility service providers and Douglas County Government. All comments have been acknowledged and addressed, if required, by Town staff.

Analysis of Review and Approval Criteria

Staff analyzed the proposed ROW vacation according to the requisite review criteria and made the following findings.

The Public Works’ Transportation Master Plan does not include plans to construct the alley or First Street. Therefore, the vacation of the right-of-way is acceptable.

The ROW vacation promotes careful planning to accommodate the needs of existing and future residents while preserving and protecting the Town’s identity and quality of life. As such, the ROW vacation complies with:

- The Transportation Master Plan
- The Vision 2020/Comprehensive Master Plan
- C.R.S. Part 3, Chapter 2, Title 43

Hyperlinks to the review criteria are provided below.

Transportation Master Plan

<http://www.crgov.com/DocumentCenter/Home/View/1353>

Vision 2020

<http://www.crgov.com/documentcenter/view/278>

Comprehensive Master Plan

<http://www.crgov.com/DocumentCenter/View/238>

C.R.S. Part 3, Chapter 2, Title 43

http://tornado.state.co.us/gov_dir/leg_dir/olls/2013TitlePrintouts/CRS%20Title%2043%20%282013%29.pdf

Budget Impact

The proposed ROW vacation will not generate revenue nor impact fees.

Recommendation

Based on the analysis and findings outlined in this report, staff recommends that the Town Council approve this ROW vacation.

Proposed Motion

I move to approve the Ordinance as introduced by title.

Attachments

Attachment A: Ordinance
Exhibit 1: Vacation Exhibit

T:\Development Review\Right-Of-Way Vacation\Town Hall ROW Vacation