



Meeting Date: April 4, 2017

## **AGENDA MEMORANDUM**

**To:** Town Council

**From:** Kathy Marx, Senior Planner, Development Services

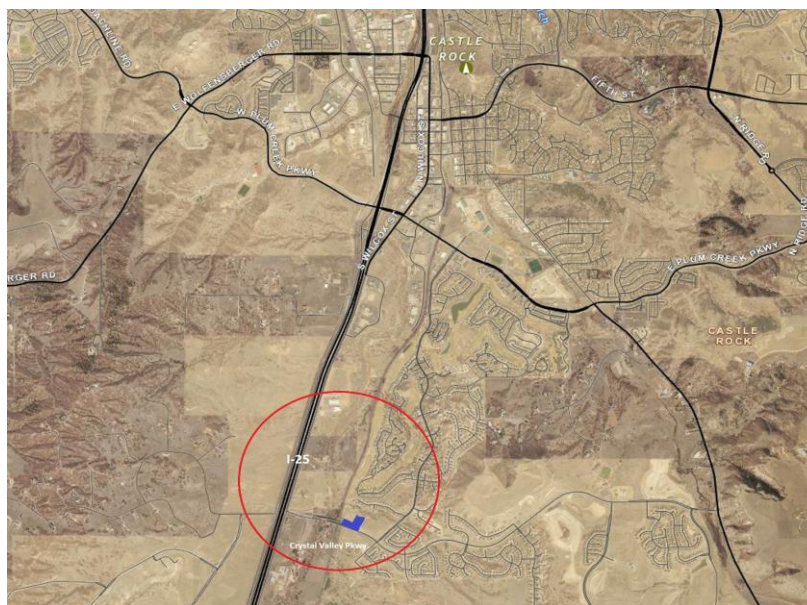
**Title:** An Ordinance Amending the Town's Zone District Map by Rezoning Lot 2, Block 1, Heckendorf Ranch Filing No. 2, 1<sup>st</sup> Amendment and Lot 2, Heckendorf Ranch Filing No. 2, 3<sup>rd</sup> Amendment from PD to PL-1 District (*Second Reading*)

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**Town Council voted 7-0 to approve the rezoning ordinance at first reading March 28, 2017.**

### **Executive Summary**

The Town has determined the need for a new fire station to be located within the southeast sector of Castle Rock. Two contiguous lots have been purchased by the Town for the construction of the fire station located northwest of the intersection of Crystal Valley Parkway and Plum Creek Boulevard. The two lots and associated right-of-way are just over 3 acres and are adequate in size for the facility. Although the lots are contiguous and are both Planned Developments (PDs), they have different zoning. Therefore, the intent of this rezone is to have the same zoning for both lots with public facilities as a permitted use on both lots. The Public Land – 1 (PL-1) zoning district satisfies those requirements.



**Fire Station 152 Location**

On March 28, 2017, Council heard the rezoning ordinance in order to construct Fire Station 152. Council voted 7-0 to approve the rezoning ordinance on first reading.

Following Council action on March 28, 2017, staff did not receive any inquiries about the ordinance and given Council's approval of the first reading by a 7 to 0 vote, staff is recommending Council approval of the rezoning ordinance on second reading.

## **Findings**

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

## **Discussion**

### **Background**

In 2008 the Town purchased Lot 2 of Block 1 within Heckendorf Ranch Filing No. 2, 1<sup>st</sup> Amendment, with the intent of establishing a location for a needed new fire station on the south end of Town. Need was based on the increased number of calls received from that sector within the past two years. Location was determined on accessibility to Tomah Road (the eastern frontage road running parallel with I-25) and accessibility to the growing neighborhoods of Plum Creek and Crystal Valley.

As time passed it became apparent that the purchased Lot 2 was not large enough to accommodate the needed station. Therefore in 2016, Lot 2 of the Heckendorf Ranch Filing No. 2, 3<sup>rd</sup> Amendment, was purchased by the Town. This lot is located adjacent to and north of Lot 2 of Block 1.

On March 9, 2017, the Planning commission heard the rezoning proposal. Of the public in attendance one person spoke in support of the rezoning. The Commission voted 6-0 to request approval or denial to the Town Council for the proposed rezoning.

On March 28, 2017, Council heard the rezoning ordinance in order to construct Fire Station 152. Council voted 7-0 to approve the rezoning ordinance on first reading.

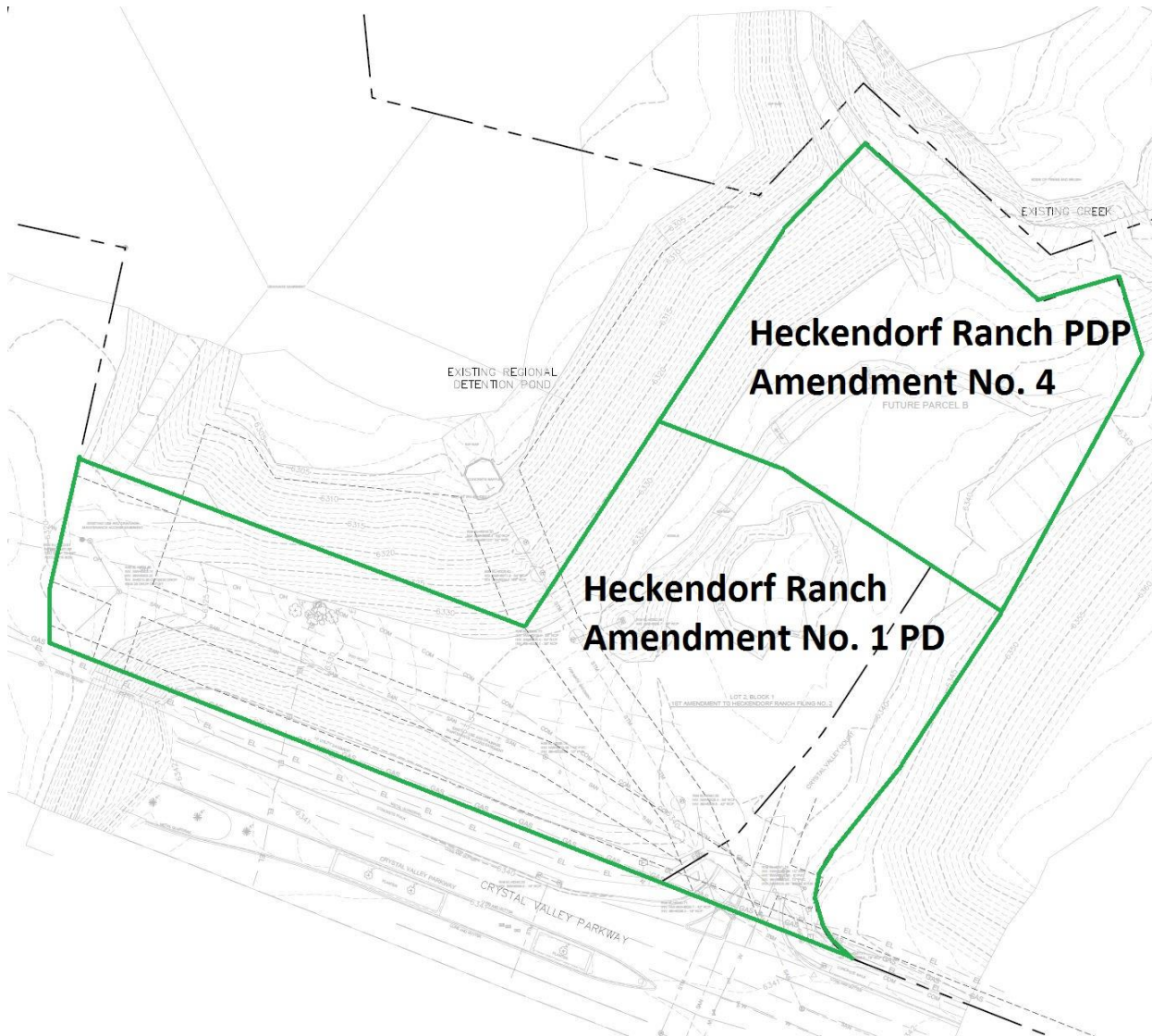
### **Existing Conditions and Zoning**

Each lot has a different zoning designation necessitating the requirement to rezone both lots to a single zone district that supports the use of a public facility.

The southern lot is 1.753 acres with an additional 0.305 acres of right-of-way. The current zoning designation is Heckendorf Ranch Amendment No. 1 PD. The zoning designation of Commercial/Light Office allows retail sales and service, restaurants, copy services, business supplies, shops, personal services and offices.

The northern lot is 0.9726 acres. The current zoning designation is Heckendorf Ranch PDP Amendment No. 4. This zoning designation is Multi-Family/Village Center allowing medium density residential, retail sales and serve, grocery, drugstore, convenience goods,

personal services, shops, restaurants, banks, offices, medical/dental, insurance and related services.

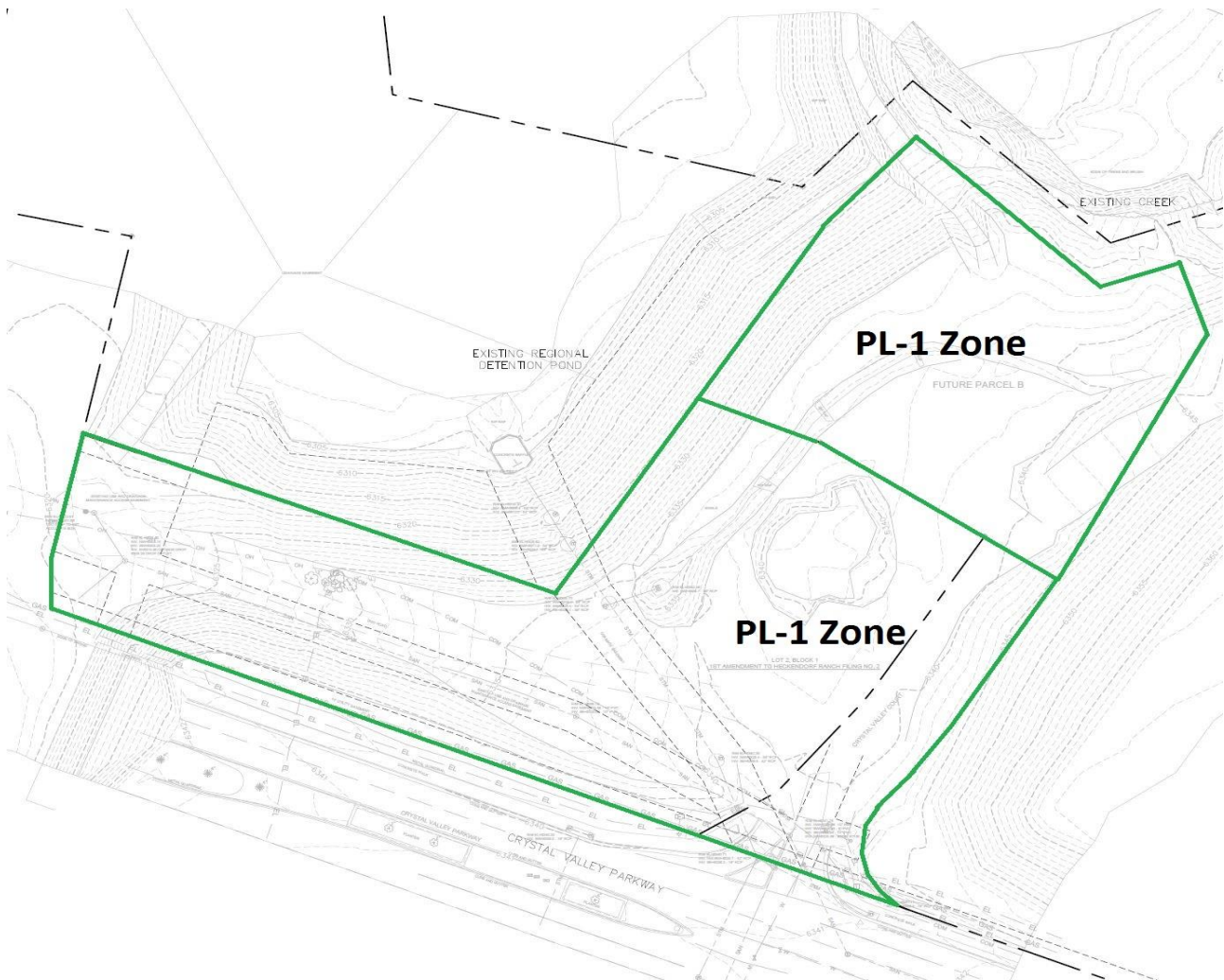


### Fire Station 152 Existing Zoning

#### Proposed Zoning

The proposed zoning for Fire Station 152 for both the northern and southern lots is Public Land -1 (PL-1). The PL-1 zone district allows the following permitted uses: active and developed parks; facilities for cultural/art uses, community events and other civic uses; all municipal and/or quasi-municipal facilities or utilities; and educational facilities. Therefore, the PL-1 zoning district would support the use of a fire station. Please see **Attachment C** for the PL-1 zone district regulations.





### Fire Station 152 Proposed Zoning

#### Public Outreach

- **Neighborhood Meeting:** A neighborhood meeting was conducted on February 1, 2017, at the Plum Creek Golf Clubhouse. Eighty citizens and Town of Castle Rock staff were in attendance. Support was given for Fire Station 152's construction, location and rezoning with a broad consensus from the citizens present. Development Services staff was on hand to answer any rezoning questions. One citizen expressed opposition to the location, stating that, in general, fire stations lowered neighborhood real estate values.

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

### Approval Criteria

The Town of Castle Rock Municipal Code Section 17.020.060, Zoning Process, Subsection C. delineates the approval criteria that the Planning Commission and Town Council shall consider in the evaluation of a request for rezoning. Please see **Attachment B** for approval criteria.

### Budget Impact

The proposed zoning will not have an impact on the Town budget. Budget impact will be determined by the Town's ultimate use of the property.

### Recommendation

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

### Proposed Motion

I move to approve this Ordinance by title.

### Attachments

Attachment A: Ordinance

Attachment B: Municipal Code Section 17.02.060 – Zoning Process, Approval Criteria

Attachment C: Municipal Code Section 17.30.020 – PL-1 District