



Meeting Date: February 20, 2018

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

From: Kathy Marx, Senior Planner, Development Services

Title: **AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY REZONING PHILIP S. MILLER PARK TO PL-1 DISTRICT (Second Reading)**

Executive Summary

On February 6, 2018, the Town Council voted 6 to 0 approving Ordinance No. 2018-003 at first reading amending the Town's Zone District Map by rezoning Philip S. Miller Park to the PL-1 district at First Reading.

Previously, on January 11, 2018, the Planning Commission heard the rezoning proposal for Philip S. Miller Park. The Commission commented positively on the applicability of changing the zoning of Philip S. Miller Park to the PL-1 District. Of the public in attendance, no citizens addressed the Commission with concerns regarding the rezoning. The Commission voted 4 - 0 to recommend approval to Town Council for the proposed rezoning of Philip S. Miller Park.

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 Park and Rock Park, would be rezoned to PL-1 (please see **Attachments B and C**). After further deliberation it has been determined that a more appropriate zoning for Rock Park would be the newly created PL-3 zone. Therefore only Philip S. Miller Park is under consideration for rezoning to PL-1.

Planning Commission and staff recommend approval of the proposed zoning because it allows for the variety of existing active uses within the park.



Philip S. Miller Park Location

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

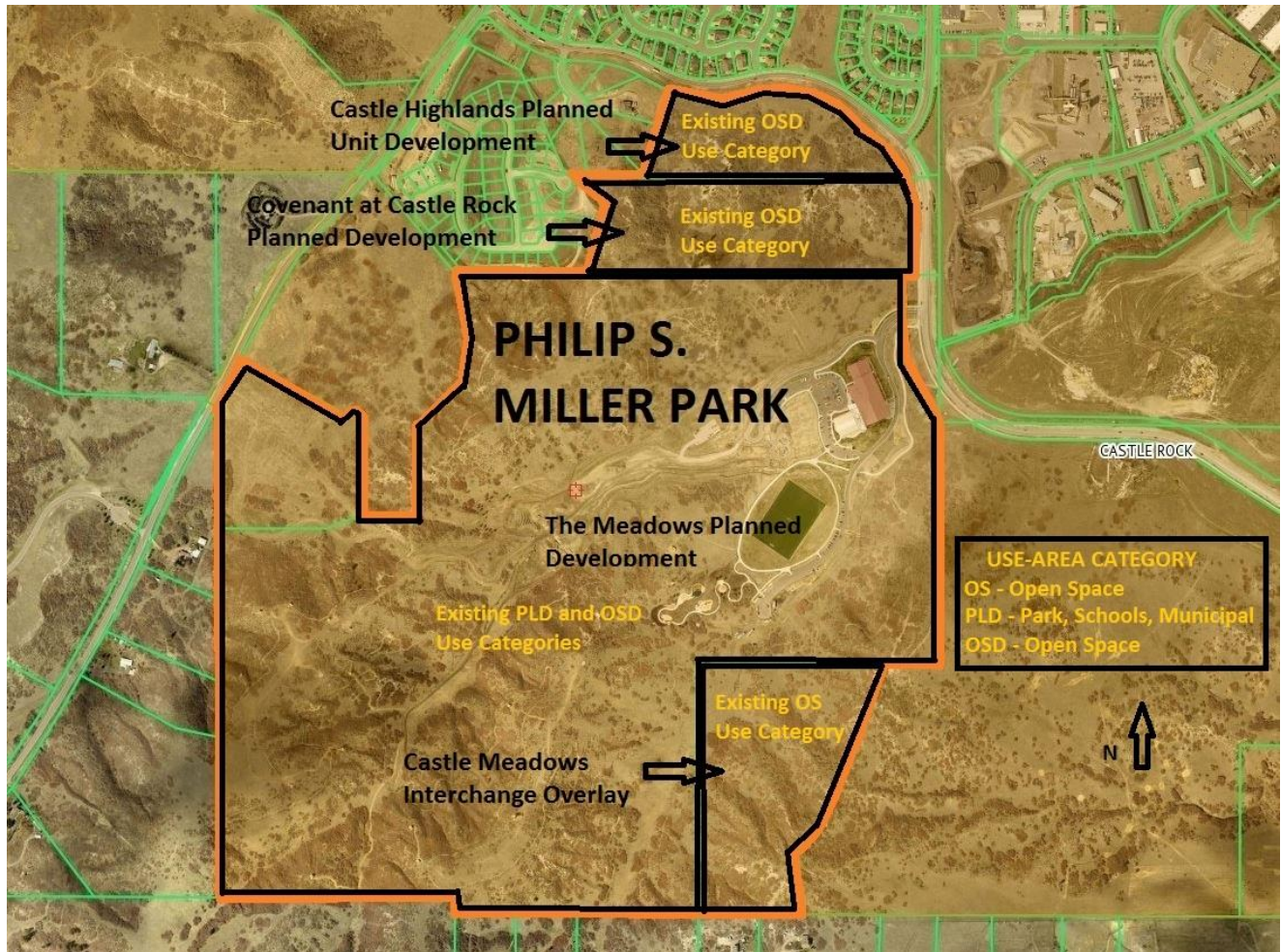
Philip S. Miller Park was established in 2013. The park lands consist of multiple parcels as land has been added to the park through purchase or dedication of lands upon development of adjacent properties. The acquired lands for Philip S. Miller Park came from four adjacent developments' dedicated park lands with different zoning designations: The Meadows Planned Development, Covenant at Castle Rock Planned Development, Castle Highlands Planned Unit Development and Castle Meadows Interchange Overlay. Each zone designation has its own use-area categories and permitted uses within those categories.

Existing Conditions

Philip S. Miller is 300 acres± within Township 8S, Range 67W, and Sections 9 and 10 of the 5th Principal Meridian, Castle Rock, Douglas County, Colorado. It is located south and west of Plum Creek Parkway and east of Wolfensberger Road. The park is considered a destination recreation facility including the Miller Activity Complex (pool, indoor synthetic sport's fields, meeting rooms, indoor play structure and many more amenities), bike paths, hiking trails, zip line, 200 step Challenge Hill, amphitheater, picnic pavilions, Millhouse events pavilion, splash pad, play area, parking, restrooms among other features.

Zoning

Philip S. Miller Park currently consists of a complex compliment of various zoning designations. The following graphics illustrate the four zoning designations and the existing use-area categories allowed within the zoning designations.



Philip S. Miller Existing Zoning

Comparison of Existing and Proposed Zoning

Presently, within Philip S. Miller Park the various PD zoning designations include a variety of use areas which in turn permit many different uses. The uses range from traditional park type uses such as open space, playgrounds and trails to public buildings and schools. This lack of consistency of zoning within the confines of the park creates concerns when designing future park facilities. Additionally, Philip S. Miller Park's focus on contemporary and traditional park uses requires the design flexibility inherent in the PL-1 zone.

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 D** for approval criteria.)

Public Outreach

A neighborhood meeting was conducted on January 18, 2017, at the Philip S. Miller Recreation Center. Twelve citizens of Castle Rock were in attendance. Support was given for the PL-1 zoning relative to Philip S. Miller.

The Planning Commission held a public hearing regarding the rezoning of Philip S. Miller to the PL-1 zone district on Jan. 11, 2018. No citizens spoke in regards to the action. The Planning Commission voted 4- 0 to recommend approval to Town Council of the rezoning of Philip S. Miller Park to the PL-1 zone district.

The Town Council held a public hearing regarding the rezoning of Philip S. Miller to the PL-1 zone district on Feb. 6, 2018. The Town Council voted 6 to 0 approving Ordinance 2018-003 at First Reading.

Staff Recommendation

Planning Commission and staff support the proposed Philip S. Miller Park rezoning to PL-1 based on the following:

- The PL-1 designation allows site development for active recreation and could ultimately allow other Town facilities through the Use by Special Review process.
- The potential uses are consistent with the Town's Comprehensive Master Plan and the Vision 2020 document.

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.

Proposed Motion

I move to recommend approval of the Ordinance as introduced by title on the Second Reading.

Attachments

Attachment A: Ordinance No. 2018-
Exhibit 1: Legal Description
Attachment B: Ordinance No. 2016-09

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

Attachment D: Municipal Code Section 17.02.060 – Rezoning Approval Criteria

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