

RESOLUTION NO. 2018-031

**A RESOLUTION APPROVING THE USE BY SPECIAL REVIEW/SITE
DEVELOPMENT PLAN FOR PLANNING AREAS 49 AND 50 OF THE TERRAIN PD**

WHEREAS, by Ordinance No. 2015-49, the Town Council approved the Terrain Planned Development Plan (“Terrain PDP”) and Terrain Planned Development Zoning Regulations (“Terrain Zoning Regulations”),

WHEREAS, Planning Areas 49 and 50, as depicted on the Terrain PDP, are designated Multi-family/Integrated Business (MF/IB),

WHEREAS, SLV Castle Oaks, LLC (“Owner/Master Developer”) has requested (i) a Use by Special Review for Planning Areas 49 and 50 in order to allow single family-attached dwellings within Planning Areas 49 and 50 (“UBSR”), and (ii) a site development plan for the property described in the attached ***Exhibit 1*** (“SDP”),

WHEREAS, the single family-attached dwelling units granted by the UBSR will be configured in accordance with the SDP,

WHEREAS, the USBR/SDP supports the goals and objectives of the 2030 Comprehensive Master Plan; and

WHEREAS, the USBR/SDP complies with the Terrain PDP and the Terrain Zoning Regulations; and

WHEREAS, the USBR/SDP complies with the review and approval criteria found in 17.38.050 and Site Development Plan review and approval criteria 17.38.040 as required of the Town of Castle Rock Municipal Code; and

WHEREAS, public hearings on the USBR/SDP have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the 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 Use by Special Review to allow single family-attached dwellings in Planning Areas 49 and 50 of the Terrain PD is hereby approved. The Site Development Plan for Planning Areas 49 and 50 of the Terrain PD, in the form attached as ***Exhibit 1*** is hereby approved.

PASSED, APPROVED AND ADOPTED on first and final reading this 3rd day of April, 2018, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

Lisa Anderson, Town Clerk

Approved as to form:

Robert J. Slentz, Town Attorney

TOWN OF CASTLE ROCK

Jennifer Green, Mayor

Approved as to content:

Bill Detweiler, Development Services Director