

RESOLUTION NO. 2019 - 011

**A RESOLUTION APPROVING THE USE BY SPECIAL REVIEW/SITE
DEVELOPMENT PLAN PLANNING AREAS 47, 51 AND 52 OF THE TERRAIN PD**

WHEREAS, by Ordinance No. 2015-39, the Town Council approved the Terrain Planned Development Plan (“Terrain PDP”) and Terrain Planned Development Zoning Regulations (“Terrain Zoning Regulations”),

WHEREAS, SLV Castle Oaks, LLC (“Owner/Master Developer”) has requested (i) a Site Development Plan (“SDP”) for property designated on the Terrain PDP as Planning Areas 47, 51 and 52, and more particularly described on the attached ***Exhibit 1*** (the “Property”), and (ii) a Use by Special Review for Planning Area 47 in order to allow single family-attached dwelling units within Planning Area 47,

WHEREAS, Planning Areas 47 and 51 have zoning designation Multi-family/Integrated Business (MF-IB) and Planning Area 52 has the zoning designation Residential-Townhome-Single-Family (R-TH-SF),

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

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

WHEREAS, the UBSR and SDP complies with the PDP and the Zoning Regulations; and

WHEREAS, the UBSR and SDP substantially meets 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 UBSR and 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. UBSR Approval. The Use by Special Review to allow single family-attached dwellings in Planning Area 47 is hereby approved.

Section 2. SDP Approval. The Site Development Plan for Planning Areas 47, 51 and 52, of the Terrain PD the form attached as ***Exhibit 2*** is hereby approved.

PASSED, APPROVED AND ADOPTED on first and final reading this 5th day of February, 2019, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Development Services Director