

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager

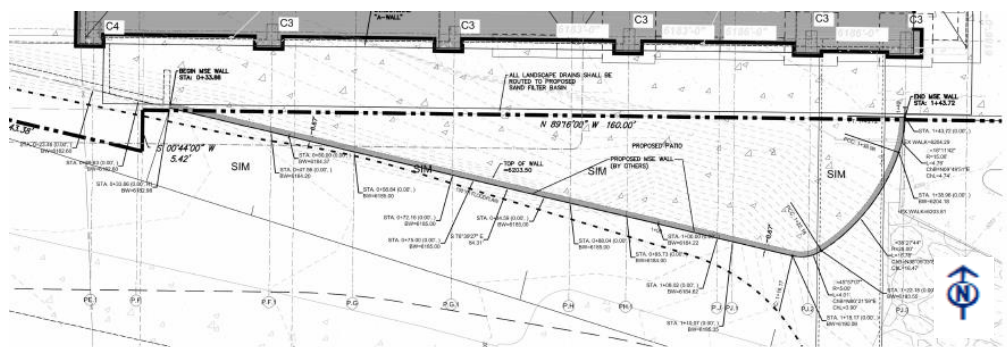
Title: **An Ordinance Vacating a Portion of Second Street; and Providing for Its Emergency Adoption on First Reading**

Executive Summary

Confluence Companies, the owner and developer of Riverwalk, is requesting a vacation of a small portion of Second Street to accommodate the expansion of an outdoor patio along the south property line of Riverwalk North. The Second Street right-of-way on the west side of Wilcox Street does not include street improvements due to the gulch. The Town trail is included within this right-of-way. However, the trail is not located within this proposed vacation area and would remain in Town ownership.



Riverwalk North
Portion of Second Street Right-of-Way to be Vacated



Riverwalk North
Proposed Patio Extension

Notification and External Referrals

Published notice was performed in accordance with the Town of Castle Rock Municipal Code and external referrals were sent to various utility providers and jurisdictional partners. External referral comments have been resolved.

Discussion

In order to accommodate a larger outdoor patio space associated with the future Great Divide Brewery and Roadhouse in Riverwalk North, Confluence Companies has requested a portion of the Second Street right-of-way be vacated. Platted as part of the original 1874 plat of Castle Rock, this part of Second Street has not been developed for public roads. While the Second Street right-of-way includes Sellars Gulch and Town trails, the proposed right-of-way vacation area does not include the gulch and Town trail. The gulch and trail would remain in Town-owned right-of-way. The applicant would like to complete the proposed patio improvements as soon as possible to avoid disruption to the summer community events planned for the downtown. Therefore, the applicant has requested that the right-of-way vacation be considered on emergency adoption on first reading.

Budget Impact

There will be no budget impact, as the Town does not receive compensation for vacating right-of-way.

Staff Findings & Recommendation

Staff finds that Confluence Companies has demonstrated that the proposed right-of-way vacation is necessary to accommodate certain improvements related to the Riverwalk development project. Staff recommends approval of the proposed right-of-way vacation.

Proposed Motion

I move to approve the Ordinance as introduced by title.

Attachments

Attachment A: Ordinance

T:\Development Review\Town of Castle Rock\TOCR 3rd Am lots 3A, 9A, 10A, 11A TOCR 31 Am Lot 13A-1 - Riverwalk\Public Hearings\TC - ROW vacation