

**CASTLE ROCK DESIGN REVIEW BOARD  
RESOLUTION NO. DRB 2019-01**

**A RESOLUTION MAKING FINAL DETERMINATION ON THE ENCORE  
MIXED-USE BUILDING PROJECT NO. SDP19-0004**

**WHEREAS**, on August 14, 2019 the Design Review Board held a hearing on an application for a Site Development Plan entitled “Lots 1-12 and Adjacent Alley, Block 32; A Portion of First Street; A Portion of Perry Street; Town of Castle Rock Plat, Located in the Northwest One-Quarter of Section 11, Township 8 South, Range 67 West of the 6th P.M., Town of Castle Rock, County of Douglas, State of Colorado” Project No. SDP19-0004 (the “Application”) submitted by Anthony DeSimone on behalf of CD Festival Commons (the “Applicant”) for 8, 14, & 20 N. Wilcox Street and Town Hall Parking Lot (the “Property”); and

**WHEREAS**, the Property is located in the Downtown Overlay District and the Application included a site development plan (“SDP”), a variance request for landscaping pursuant to Castle Rock Municipal Code (“CRMC”) 17.04.100.B, and a request for one additional floor pursuant to CRMC 17.42.070.C; and

**WHEREAS**, the August 14, 2019 Design Review Board Meeting was properly noticed and agenda posted pursuant to the Colorado Open Meetings Law, § 24-6-401, *et seq.*, C.R.S.; and

**WHEREAS**, the Design Review Board reviewed the Application, recommendations of Town staff, and a presentation by the Applicant, and public comment at the August 14, 2019 public hearing; and

**WHEREAS**, the Design Review Board reviewed the criteria under CRMC 17.42.060, 17.42.070, 17.42.080, and 17.42.100.B in making its final determination whether the SDP should be approved or denied and the variance and additional floor requests should be granted or denied.

**NOW, THEREFORE BE IT RESOLVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**Section 1.     The Application.**

- A. \_\_\_\_\_ Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, the Design Review Board, by a vote of \_\_\_\_ for and \_\_\_\_ against voted to APPROVE (i) the Encore Site Development Plan as shown; (ii) the allowance of one additional story on the building, finding it will incorporate elements found in adjacent landmark structures and does not negatively impact the adjacent properties; and (iii) the landscape variance to allow 10 trees along N. Wilcox Street due to exceptional and practical difficulty of the 10-foot separation requirement from utilities. Further, the Board

## ATTACHMENT G

finds there is no adverse effect on the public's health, safety, and welfare as it pertains to the requested landscape variance.

B. \_\_\_\_\_ Based on the applicable Code criteria that the Board considered and the evidence presented at the hearing, the Design Review Board by a vote of \_\_\_ for and \_\_\_ against voted to DENY (i) the Encore Site Development Plan as shown; (ii) one additional story on the building; finding that one or more of the following criteria has not been satisfied; and (iii) the landscape variance to allow 10 trees along N. Wilcox Street, finding that one or more of the following criteria has not been satisfied pursuant to the 17.42.100.B.

C. \_\_\_\_\_ Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, the Design Review Board by a vote of \_\_\_ for and \_\_\_ against voted to APPROVE WITH CONDITIONS (i) the Encore Site Development Plan as shown; (ii) the allowance of one additional story on the building, finding it will incorporate elements found in adjacent landmark structures and does not negatively impact the adjacent properties; and (iii) the landscape variance to allow 10 trees along N. Wilcox Street, due to exceptional and practical difficulty of the 10-foot separation requirement from utilities. The conditions for approval are as follows:\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Further, the Board finds there is no adverse effect on the public's health, safety, and welfare as it pertains to the requested landscape variance.

**PASSED, APPROVED AND ADOPTED** this 14<sup>th</sup> day of August, 2019, by the Design Review Board of the Town of Castle Rock, Colorado, on first and final reading by a vote of \_\_\_ for and \_\_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Sandra Aguilar, Town Staff

\_\_\_\_\_, Chair

**Approved as to form:**

\_\_\_\_\_  
Elizabeth Allen, Assistant Town Attorney

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