

**RESOLUTION NO. 2020-035**

**A RESOLUTION APPROVING THE PLUM CREEK CONVENIENCE SITE  
RESIDENTIAL/NON-RESIDENTIAL INTERFACE DEVELOPMENT PLAN**

**WHEREAS**, Plum Creek Investments, LLC (“Applicant”) has requested approval of the Plum Creek Convenience Site Development Plan (“SDP”) for property located at the southeast corner of East Plum Creek Parkway and Lake Gulch Road (“Property”);

**WHEREAS**, public hearings on the SDP have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code;

**WHEREAS**, the Applicant has held numerous neighborhood meetings with the residential property owners to receive input on desired mitigation measures;

**WHEREAS**, due to the proximity of the Property to residential development, the SDP must be reviewed under Chapter 17.50, Residential/Nonresidential Interface Regulations of Code (“Interface Regulations”);

**WHEREAS**, the SDP provides adequate buffering and transitional screening of the nonresidential use in compliance with the Interface Regulations by orienting the building and configuring the parking lot to mitigate parking and lighting impacts on the adjacent residential properties, dedicating a 45-foot buffer area and providing transitional screening which includes 8-foot screen fences, landscaping containing existing trees and new deciduous and evergreen tree plantings to provide a visually attractive transition, as well as installing a berm in the buffer area to enhance the proposed screen elements;

**WHEREAS**, the SDP substantially meets the criteria for approval set forth in 17.50 of the Castle Rock Municipal Code; and

**WHEREAS**, the SDP substantially meets the criteria for approval set forth in 17.38.040 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 Plum Creek Convenience Site Development Plan in the form attached as *Exhibit 1* is hereby approved.

**PASSED, APPROVED AND ADOPTED** on first and final reading this 21<sup>st</sup> day of April, 2020, 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

\_\_\_\_\_  
Tara Vargish, Interim Development Services Director