ATTACHMENT B

ORDINANCE NO. 2020-

AN ORDINANCE APPROVING THE ALEXANDER PLACE PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

WHEREAS, proper application has been made by Martinez Real Estate Company, LLC ("Applicant") for Planned Development (PD) zoning of the property described in ***Exhibit 1*** ("Property"),

WHEREAS, Applicant has requested approval of the Alexander Place Planned Development Plan and Zoning Regulations ("Zoning Regulations"), as the same affect the Property;

WHEREAS, the PD Plan and Zoning Regulations comply with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2030 and the Comprehensive Master Plan; and,

WHEREAS, public hearings on the PD Plan and Zoning Regulations have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO :

Section 1. **Zoning District Map Amendment.** The Town's Zoning District Map pertaining to the Property is amended to Planned Development (PD) to conform with the Alexander Place Planned Development Plan.

Section 2. **Approval**. The Alexander Place Planned Development Plan and Zoning Regulations in the form attached as ***Exhibit 2*** is hereby approved.

Section 3. **Effective Date**. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

Section 4. **Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 5. **Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this __ day of ____, 2020 by a vote of __ for and __ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2020, by the Town Council of the Town of Castle Rock by a vote of _____ for and _____ against.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Robert J. Slentz, Town Attorney

Approved as to content:

_____
Tara Vargish, Interim Director, Development Services