

## NOTICE OF PROPOSED ORDINANCE

Pursuant of Section 7-3 of the Town of Castle Rock Home Rule Charter, notice is hereby given that the Town Council will consider adoption of the following named and described ordinance during its meeting on May 3, 2016 at 6:00 P.M. at the Town of Castle Rock, Town Hall, 100 North Wilcox, Castle Rock, CO 80104.

### Title of Proposed Ordinance:

An Ordinance Amending The Town's Zoning District Map By Approving The Pinon Manor Apartments Planned Development Plan And The Pinon Manor Planned Development Plan Zoning Regulations

### Subject Matter Summary:

The proposed Ordinances rezones part of the BW Squared PD and an R-1 zone district to create a new PD known as Pinon Manor Apartments PD. The new Pinon Manor Apartments PD will allow the development of three new multi-family dwellings to be added to the four existing multi-family dwellings.

The entire text of the proposed ordinance is contained herein, and copies are available for public inspection at the office of the Town Clerk, 100 North Wilcox, Castle Rock, Colorado 80104 during normal working hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Publication date: April 27, 2016

## ORDINANCE NO. 2016-

**AN ORDINANCE AMENDING THE TOWN'S ZONING DISTRICT MAP BY  
APPROVING THE PINON MANOR APARTMENTS PLANNED DEVELOPMENT  
PLAN AND THE PINON MANOR PLANNED DEVELOPMENT PLAN ZONING  
REGULATIONS**

**WHEREAS**, proper application has been made by 472-498 So. Gilbert St., LLC ("Applicant") for an amendment to the zoning of the property described in the attached *Exhibit 1* ("Property"), and

**WHEREAS**, Applicant has requested approval of the Pinon Manor Apartments Planned Development Plan ("PD Plan"), and

**WHEREAS**, Applicant has requested approval of the Pinon Manor Apartments Planned Development Plan Zoning Regulations ("Zoning Regulations"), as the same affect the Property, and

**WHEREAS**, the PD Plan and Zoning Regulations comply with Chapter 17.36 of the Castle Rock Municipal Code, the Town's Vision 2020 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 conform to the Pinon Manor Apartments Planned Development Plan.

**Section 2. Planned Development Plan Approval.** The Pinon Manor Apartments Planned Development Plan dated July 5th, 2014 in the form attached as *Exhibit 2*, is hereby approved.

**Section 3. Zoning Regulation Approval.** The Pinon Manor Apartments Planned Development Plan Zoning Regulations, in the form attached as *Exhibit 3*, are hereby approved.

**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 relation to the legislative object sought to be obtained.

**APPROVED ON FIRST READING** this 3rd day of May, 2016 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 17th day of May, 2016, by the Town Council of the Town of Castle Rock by a vote of \_\_\_ for and \_\_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Sally A. Misare, Town Clerk

\_\_\_\_\_  
Paul Donahue, Mayor

**Approved as to form:**

**Approved as to content:**

\_\_\_\_\_  
Robert J. Slentz, Town Attorney

\_\_\_\_\_  
Bill Detweiler, Director of Development Svcs.