

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 Burt At Castle Rock PD Zoning Regulations Concerning Permitted Uses And Development Standards For Designated Use Areas

Subject Matter Summary:

The proposed Ordinance amends the Burt at Castle Rock PD Zoning Regulations. The amendment would expand the permitted uses to include warehouse and light industrial uses

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-XX

AN ORDINANCE AMENDING THE BURT AT CASTLE ROCK PD ZONING REGULATIONS CONCERNING PERMITTED USES AND DEVELOPMENT STANDARDS FOR DESIGNATED USE AREAS

WHEREAS, by Ordinance 2004-14, the Town Council approved the Burt at Castle Rock PD Zoning Regulations (“Zoning Regulations”); and

WHEREAS, Plum Creek Investment Group, LLC and Schoolhouse Castle Rock, LLC (collectively, “Owners”) have made application to the Town of Castle Rock for approval of a major amendment to the Zoning Regulations; and

WHEREAS, the Zoning Regulations currently do not permit certain light industrial uses within the Burt at Castle Rock PD and the Owners would like to amend the Zoning Regulations to permit such uses; and

WHEREAS, the Zoning Regulations currently permit a Floor Area Ratio of .30 and the Owners would like to amend the Zoning Regulations to increase the Floor Area Ratio to .40.

WHEREAS, the Zoning Regulations currently permit a Maximum Building Coverage of 30% and the Owners would like to amend the Zoning Regulations to increase the Maximum Building Coverage to 40%.

WHEREAS, public hearings on the major amendment 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. Amendment. Sections 3.2.C and 4.1 of the Burt at Castle Rock PD Zoning Regulations are amended as follows:

3.2. C Permitted Uses

- 34) Business or Personal Storage
- 35) Vehicle Storage, operable
- 36) Vehicle Storage, inoperable, enclosed only
- 37) Commercial warehousing and logistics
- 38) Alcoholic beverages sales and production
- 39) Light industry, wholesale, manufacturing, processing and fabrication
- 40) Mini-storage facility
- 41) Storage Yard adequately screened by opaque fence
- 42) Auto service/fuel station/wash/rental

4.1 Development Standards for Designated Use Areas

Increase the Maximum Floor Area Ratio (FAR) to .40
Increase the Maximum Building Coverage to 40%

Section 2. Ratification. In all other respects the Burt at Castle Rock PD Zoning Regulations shall remain in full force and effect.

Section 3. 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 4. 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 _____, 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 ___ day of _____, 2016, by the Town Council of the Town of Castle Rock, Colorado, on second and final reading 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 Services