

NOTICE OF PROPOSED ORDINANCE

Pursuant to 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 Regular Meeting on May 16, 2017 at 6:00 P.M. at the Castle Rock Town Council Chambers, 100 N. Wilcox St., Castle Rock, CO 80104

Title of Proposed Ordinance:

An Ordinance Amending the Town's Zone District Map by Rezoning Philip S. Miller Park and Rock Park to PL-1 District

Subject Matter Summary:

The proposed Ordinance rezones the Philip S. Miller Park and Rock Park to PL-1 District. Philip S. Miller Park is zoned PD/IOPD and Rock Park is zoned Single-Family Residence District. The PL-1 District allows active and developed parks and related uses, which is consistent with the existing uses at the Philip S. Miller and Rock Parks.

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

Publication Date: May 8, 2017

ORDINANCE NO. 2017-

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY REZONING
PHILIP S. MILLER PARK AND ROCK PARK TO
PL-1 DISTRICT

WHEREAS, the Town is the owner of Philip S. Miller Park, more particularly described on the attached *Exhibit 1*, ("PSM Property"), which is currently zoned Planned Development (PD) and Interchange Overlay PD (IOPD),

WHEREAS, the Town is the owner of Rock Park, more particularly described on the attached *Exhibit 2* ("Rock Park Property"), which is currently zoned Single-Family Residence District,

WHEREAS, collectively, the PSM Property and Rock Park Property shall be referred to as the "Property,"

WHEREAS, the Property's multiple zones are inconsistent with use of a public facility,

WHEREAS, Town administration has initiated the rezoning of the Property to PL-1 District, and

WHEREAS, public hearings on the rezoning 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 Approval. The PSM Property described in *Exhibit 1* and the Rock Park Property described in *Exhibit 2* are rezoned to PL-1 District and the Town's Zoning District Map is amended accordingly.

Section 2. 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 judgement shall not affect the remaining provisions of this ordinance.

Section 3. 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 16th day of May, 2017, by a vote of ___ for and ___ against, after public in compliance with Section 2.02.100C of the Castle Rock Municipal Code; and

ATTACHMENT A

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2017, by the Town Council of the Town of Castle Rock by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Acting Town Clerk

Jennifer Green, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Director of Development Services

PHILIP S. MILLER PARK

SITUATED IN THE EAST 1/2 SECTION 9 & THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL 1:

TWO PARCELS OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2016 AT RECEPTION NO. 2016010575 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

A PARCEL OF LAND AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED RECORDED OCTOBER 9, 2013 AT RECEPTION NO. 2013082399 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER'S OFFICE, SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:

A PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2008 AT RECEPTION NO. 2008086586 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER'S OFFICE, SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:

TRACT A
COVENANT AT CASTLE ROCK
RECEPTION NO. 2014073781
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 5:

TRACT A
CASTLE HIGHLANDS FILING NO. 1
RECEPTION NO. 961293
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

ROCK PARK

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

COMMENCING AT THE SOUTH 1/16TH CORNER OF SECTIONS 2 AND 11.

THENCE N89°18'09"W, A DISTANCE OF 179.17 FEET TO THE SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 4 NEW WILCOX ADDITION TO CASTLE ROCK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°18'09"W, A DISTANCE OF 9.76 FEET;

THENCE N04°21'47"W, A DISTANCE OF 66.82 FEET;

THENCE S85°38'13"W, A DISTANCE OF 141.27 FEET;

THENCE S00°48'58"W, A DISTANCE OF 18.65 FEET TO THE NORTH WEST CORNER OF CRAIG & GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, 14TH AMENDMENT AS RECORDED AT RECEPTION NO. 2007086428;

THENCE ALONG THE NORTHERN LINE OF SAID PLAT N83°22'07"W, A DISTANCE OF 140.75 FEET;

THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N89°18'09"W, A DISTANCE OF 20.00 FEET;

THENCE S12°00'27"W, A DISTANCE OF 50.99 FEET;

THENCE S89°18'12"E, A DISTANCE OF 33.42 FEET TO THEN SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK AS RECORDED AT RECEPTION NO. 171205;

THENCE ALONG THE NORTH EASTERN LINE OF SAID PLAT N19°38'03"W, A DISTANCE OF 197.06 FEET;

THENCE N48°14'03"W, A DISTANCE OF 125.00 FEET;

THENCE N52°44'31"W, A DISTANCE OF 120.54 FEET TO THE NORTH EAST CORNER OF THE VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK 1ST AMENDMENT AS RECORDED AT RECEPTION NO. 2012010468;

THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N55°18'09"W, A DISTANCE OF 380.00 FEET;

THENCE S37°27'08"W, A DISTANCE OF 108.14 FEET TO A POINT ON THE FRONT STREET RIGHT OF WAY RECORDED AT RECEPTION NO. 0108582;

THENCE CONTINUING ALONG SAID RIGHT OF WAY FOR THE FOLLOWING NINE (9) CALLS:

1. THENCE N09°05'33"W, A DISTANCE OF 145.14 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,342.50 FEET AND A CENTRAL ANGLE OF 19°59'56", ALONG THE ARC A DISTANCE OF 468.60 FEET (SAID CURVE HAVING A CHORD BEARING N07°09'48"W AND DISTANCE 466.22 FEET);

3. THENCE N03°54'33"W, A DISTANCE OF 208.20 FEET;

4. THENCE N11°24'54"E, A DISTANCE OF 70.63 FEET;

5. THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 83.07 FEET;

6. THENCE N10°54'39"E, A DISTANCE OF 151.30 FEET TO A POINT OF NON-TANGENT CURVATURE;

7. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,815.00 FEET AND A CENTRAL ANGLE OF 09°57'34", ALONG THE ARC A DISTANCE OF 489.32 FEET (SAID CURVE HAVING A CHORD BEARING N05°07'24"E AND DISTANCE 488.70 FEET);

8. THENCE N04°54'09"E, A DISTANCE OF 102.40 FEET TO A POINT OF NON-TANGENT CURVATURE;

9. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,925.00 FEET AND A CENTRAL ANGLE OF 04°47'05", ALONG THE ARC A DISTANCE OF 244.27 FEET (SAID CURVE HAVING A CHORD BEARING N04°05'00"W AND DISTANCE 244.20 FEET) TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CANYON DRIVE AS RECORDED AT RECEPTION NO. 204896;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE (3) CALLS:

1. THENCE N78°45'58"E, A DISTANCE OF 178.35 FEET TO A POINT OF CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 49°23'23", ALONG THE ARC A DISTANCE OF 232.74 FEET (SAID CURVE HAVING A CHORD BEARING S76°32'21"E AND DISTANCE 225.60 FEET);

3. THENCE S51°50'39"E, A DISTANCE OF 269.06 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CANYON DRIVE AS RECORDED AT RECEPTION NO. 329138;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID LINE FOR THE FOLLOWING TWO (2) CALLS:

1. THENCE S51°50'39"E, A DISTANCE OF 750.91 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 33°27'25", ALONG THE ARC A DISTANCE OF 192.70 FEET (SAID CURVE HAVING A CHORD BEARING S68°33'18"E AND DISTANCE 189.97 FEET) TO A POINT OF NON-TANGENT CURVATURE TO THE NORTH WEST CORNER OF THE FINAL PLAT BUCKWALTER SUBDIVISION AS RECORDED AT RECEPTION NO. 4109189;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 88°34'45", ALONG THE ARC A DISTANCE OF 30.92 FEET (SAID CURVE HAVING A CHORD BEARING S44°37'26"E AND DISTANCE 27.93 FEET);

THENCE CONTINUE ALONG THE WESTERN LINE OF SAID PLAT S00°20'03"E, A DISTANCE OF 45.32 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 48°11'09",
ALONG THE ARC A DISTANCE OF 16.82 FEET (SAID CURVE HAVING A CHORD BEARING S23°45'38"W AND DISTANCE 16.33 FEET) TO A
POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 171°14'29";
THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 164.38 FEET (SAID CURVE HAVING A CHORD BEARING S37°46'02"E AND
DISTANCE 109.68 FEET);
THENCE S00°18'48"E, A DISTANCE OF 32.28' FEET TO THE MOST NORTHERLY CORNER OF TRACT "C" OF SAID BUCKWALTER PLAT;
THENCE ALONG THE NORTH LINE OF SAID TRACT "C" N33°22'03"W, A DISTANCE OF 55.03 FEET;
THENCE CONTINUING ALONG SAID NORTH LINE S45°26'44"W, A DISTANCE OF 109.85 FEET TO A POINT ON THE NORTH LINE OF
OUTLOT "A" OF OAKWOOD PARK AS RECORDED AT RECEPTION NO. 204310;
THENCE ALONG SAID NORTH LINE S88°41'03"E, A DISTANCE OF 122.41 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A";
THENCE ALONG THE EAST LINE OF SAID OUTLOT "A" S11°02'18"E, A DISTANCE OF 103.00 FEET;
THENCE CONTINUING ALONG SAID EAST LINE S33°55'47"E, A DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENT CURVATURE,
SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF OAKWOOD DRIVE;
THENCE ALONG SAID NORTH LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET ,
AND A CENTRAL ANGLE OF 12°03'39", ALONG THE ARC A DISTANCE OF 26.31 FEET (SAID CURVE HAVING A CHORD BEARING
S50°02'24"E AND DISTANCE 26.26 FEET) TO A POINT ON THE SOUTHWESTERLY LINE OF SAID OUTLOT "A";
THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING FOUR (4) CALLS:
1. THENCE N45°59'26"W, A DISTANCE OF 66.96 FEET;
2. THENCE N63°17'27"W, A DISTANCE OF 102.95 FEET;
3. THENCE N83°32'07"W, A DISTANCE OF 108.67 FEET;
4. THENCE N00°13'27"W, A DISTANCE OF 45.10 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT ALSO
LYING ON THE NORTH LINE OF SAID OAKWOOD PARK SUBDIVISION;
THENCE ALONG SAID NORTH LINE N88°48'36"W, A DISTANCE OF 60.02 FEET TO THE NORTH WEST CORNER OF SUNSET DRIVE.
THENCE CONTINUING SOUTH ALONG THE WESTERN RIGHT OF WAY OF SUNSET DRIVE S00°13'27"E, A DISTANCE OF 388.72 FEET TO A
POINT ON THE NORTH EASTERN LINE OF NEW WILCOX ADDITION TO CASTLE ROCK, BLOCK 2 AS RECORDED AT RECEPTION NO.
101742;
THENCE CONTINUING NORTH WESTERLY ALONG THE NORTH EASTERN LINE OF SAID PLAT N39°34'19"W, A DISTANCE OF 106.46 FEET
TO THE NORTH EAST CORNER OF SAID PLAT;
THENCE ALONG THE NORTH WEST RIGHT OF WAY OF SHARP STREET S50°25'41"W, A DISTANCE OF 38.00 FEET;
THENCE ALONG THE NORTH WESTERN LINE OF SAID PLAT, S50°25'41"W, A DISTANCE OF 139.97 FEET;
THENCE S40°34'50"E, A DISTANCE OF 373.16 FEET;
THENCE ALONG THE NORTHERN RIGHT OF WAY OF ROCK STREET, N87°42'40"W, A DISTANCE OF 270.00 FEET;
THENCE S02°17'33"W, A DISTANCE OF 60.00 FEET;
THENCE S03°17'58"W, A DISTANCE OF 75.00 FEET;
THENCE S17°09'53"W, A DISTANCE OF 75.00 FEET;
THENCE S71°28'01"E, A DISTANCE OF 140.00 FEET;
THENCE S54°44'56"W, A DISTANCE OF 27.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 143°21'33",
ALONG THE ARC A DISTANCE OF 100.08 FEET (SAID CURVE HAVING A CHORD BEARING S09°19'41"W AND DISTANCE 75.95 FEET);
THENCE S56°19'39"E, A DISTANCE OF 26.14 FEET;
THENCE S33°40'21"W, A DISTANCE OF 24.36 FEET;
THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 172.56 FEET;
THENCE S40°35'22"W, A DISTANCE OF 227.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,710,807 SQUARE FEET OR 62.23 ACRES, MORE OR LESS.