

RESOLUTION NO. 18-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO APPROVING THE CASTLE PINES TOWN CENTER PRELIMINARY PLAN NO. 1; CASE NO. 17-002

WHEREAS, the City of Castle Pines is authorized pursuant to Title 31, Article 23, C.R.S., the City of Castle Pines zoning and subdivision regulations as adopted via Ordinance No. 08-04, as amended (“Zoning Ordinance”), and the Castle Pines Town Center Subdivision Regulations as adopted through Ordinance No. 12-07, to regulate the subdivision of land within the Castle Pines Town Center Planned Development (“the CPTC Property”); and

WHEREAS, Taylor Morrison of Colorado, Inc. (the “Applicant”) has submitted an application for a preliminary plan and associated final plat to create 164 single family residential lots, 3 tracts and 5.86 acres of public right-of-way; and

WHEREAS, the Preliminary Plan covers property containing approximately 63.5 acres as legally described on the attached **Exhibit A** (the “Property”); and

WHEREAS, pursuant to a duly noticed public hearing on April 26, 2018, the Planning Commission recommended the Preliminary Plan for approval to the City Council; and

WHEREAS, the City Council considered the Preliminary Plan during a duly noticed public hearing held on June 26, 2018; and

WHEREAS, the Applicant has agreed to all conditions of approval as stated in this Resolution; and

WHEREAS, the City Council has determined that the Preliminary Plan meets all applicable requirements of the Zoning Ordinance and the CPTC Subdivision Regulations, subject to the conditions of approval as stated in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO AS FOLLOWS:

Section 1. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. The Preliminary Plan designated as Castle Pines Town Center Preliminary Plan No. 1, Case No. SB17-002, is approved subject to the following conditions of approval:

- a. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Preliminary Plan application within forty-five (45) days of receiving an invoice from the City. If the fees and costs are not paid within forty-five (45) days of

receiving an invoice, the City may withhold issuance of building permits or further approvals until the invoices have been paid; AND

- b. The Applicant shall resolve/correct any minor technical issues as directed by Staff prior to finalization of the Preliminary Plan.
- c. The Applicant shall work with Staff to increase trail connectivity to the north of the Property and shall designate the trail(s) on the Preliminary Plan to the satisfaction of Staff prior to finalization of the Preliminary Plan.

Section 3. The Mayor is hereby authorized to sign the Preliminary Plan exhibit upon final review and approval as to form by the Community Development Director and the City Attorney.

Section 4. Effective Date. Approval of the Preliminary Plan shall be deemed effective upon its recordation in the office of the Douglas County Clerk and Recorder.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO THE 26TH DAY OF JUNE, 2018.



ATTEST:

DocuSigned by:
Sharon Washington
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 Sharon Washington, CMC, City Clerk

DocuSigned by:
Melissa Coudeyras
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 Melissa Coudeyras, Mayor Pro Tem

Approved as to form:
 DocuSigned by:
Marcus McAskin
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 Marcus McAskin, Deputy City Attorney

EXHIBIT A

Legal Description of Subject Property:

A parcel of land being a replat of Lots 1 and 5 of Castle Pines Town Center Superblock Plat No. 2, Lying within a portion of Sections 9 and 10, Township 7 South, Range 67 West of the 6th P.M. City of Castle Pines, Douglas County, Colorado.