

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Brad Boland, Planner 1, Development Services

Title: **Ordinance Amending the Town's Zone District Map by Rezoning the Property Located at 249 S. Gilbert Street from I-1 Light Industrial and R-1 Single-Family Residence to I-1 Light Industrial (2nd Reading)**

Executive Summary

The Town has initiated a rezoning of the property located at 249 South Gilbert Street. The property is currently split zoned with zonings of I-1 Light Industrial and R-1 Single Family Residential. The proposal would rezone the property in its entirety to I-1. A majority of the R-1 portion being rezoned is located within the floodplain and potential Preble's Meadow Jumping Mouse habitat. On May 11, Planning Commission recommended approval to Town Council by a vote of 4-0. **Town Council approved the ordinance on first reading by a vote of 6-0 on May 16, 2017.**



Figure 1: Location Map

The property is within the boundaries of the Town of Castle Rock and is addressed as 249 South Gilbert Street. The property is ± 9.8 acres in size. The Town is concurrently working on the purchase of the trail running along the west side of the property. Taking out the land for the trail, the size of property being rezoned is ± 8.3 acres. The history of the property and its zoning is as following;

- The property was annexed in 1968 as part of a larger parcel
- The parcel was not zoned at the time of annexation, therefore the zoning of the property defaulted to R-1
- In 1986, by way of Ordinance No. 86-13, an official zoning map was adopted. Through this adoption a 250' strip on the east side of the property along the Gilbert Street frontage was zoned I-1 to recognize potential build out of Gilbert Street frontage consistent with other zoning in the corridor. The remaining portion of the property remained R-1

Current Zoning

The property is currently split zoned. A 250 foot strip on the east boundary of the property along South Gilbert Street is zoned Light Industrial I-1. The remaining portion of the property is zoned R-1 Single Family Residential.

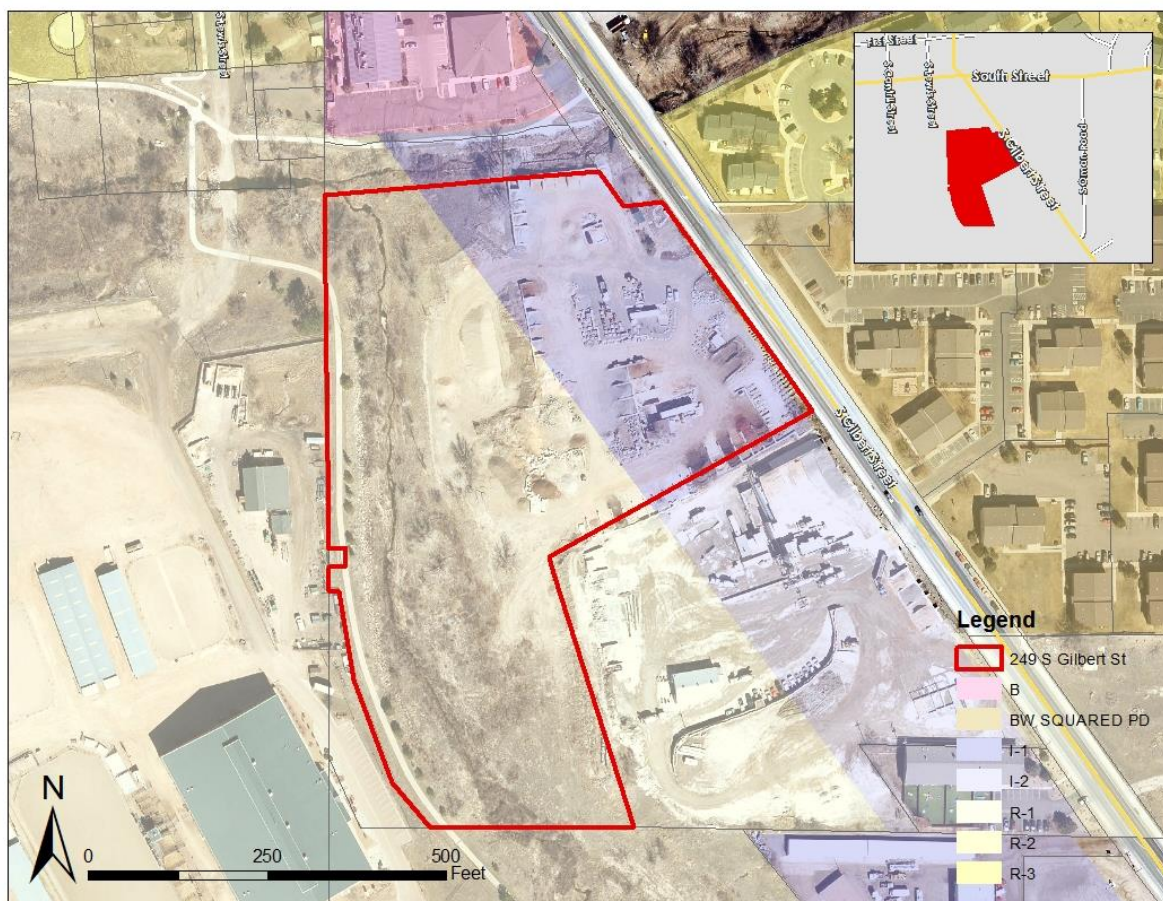


Figure 2: Current Zoning

The Proposed Zoning District Classification

The proposed zoning district classification for the entire property is I-1 Light Industrial. The I-1 District is intended to allow industrial development with minimal impact to residential and commercial areas. Such zones will require setbacks and landscaping to ensure compatibility with any abutting residential areas. The regulations of this District are intended to provide structural standards, standards of intensity of use and standards of external effects compatible with the surrounding or abutting residential districts. To these ends, development is limited to low intensity, external effects are limited and permitted uses are limited to those manufacturing and wholesaling activities which can be operated in a clean and quiet manner. A full list of permitted uses for the I-1 zone district is attached.

In addition, the I-1 District outlines the following development standards for the property:

Light Industrial I-1 Development Standards	
Maximum Lot Coverage	Forty (40) percent of lot area
Minimum Front yard setback	Fifteen (15) feet from the property line
Minimum Side yard setback	Five (5) feet
Minimum Rear yard setback	Twenty (20) feet
Maximum Height of buildings	Thirty Five (35) feet

Discussion

Trail

Concurrent to the rezoning of the property, the Town is finalizing the purchase of the trail running along the west side of the property. An easement that allowed for the public use of the trail has expired. The proposed rezoning will exclude the portion of property that the Town will be purchasing as described in the legal description attached to this report. The piece of land that the Town will be purchasing is 1.56 acres more or less.

Existing Conditions

The property is currently being used as a landscape supply company which is consistent with I-1 zoning.

The subject property lies within an area of mixed uses (Figure 3). To the west of the property is the Douglas County Fair Grounds, to the north is Sellers Gulch, to the east is multifamily development and to the south are general industrial uses.

A majority of the R-1 portion being rezoned is within the floodplain and potential Preble's Meadow Jumping Mouse habitat, which limits the area of potential future development.



Figure 3: Surround Land Uses

Service and Infrastructure Capacity

The property is already within the Town and the use is not currently proposed to change, as a result of the rezoning no additional services or infrastructure capacity will be needed. Any expansion of use or change of use would be required to go through the Site Development Plan (SDP) process.

Review and Approval Criteria

The application for Zoning was reviewed against and found to meet the following zoning approval criteria outlined in Section 17.02060C of the Town's Municipal Code:

1. Compatibility with applicable [Intergovernmental Development Plan](#).
2. Conformity with the most recently adopted version of the [Town's Vision](#), [Comprehensive Master Plan](#) and long-range or master plans.
3. Compatibility with existing and planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any incompatibility.
4. Adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, or such impacts will be substantially mitigated.

5. Whether the property will have access to current or planned services and infrastructure adequate to support the orderly development of the property.
6. Positive economic impact potential from development of the property.
7. Additional criteria, if any, germane to the rezoning request as prescribed under this Title.

Neighborhood Outreach, External Referrals and Notices

On April 24, 2017 Town Staff held a neighborhood meeting in the Town Council Chambers at which two residents attended. Discussion points included requirements for any expansion of the use, requirements for future development, and the flood plain.

Referrals were sent to the Town's utility service providers with no objections being reported.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

Budget Impact

The proposed Zoning application will not have any impact on the budget.

Staff Findings

Staff finds that the proposed zoning district classification meets the zoning approval criteria outlined in Section 17.02060 of the Town's Municipal Code.

Recommendation

Planning Commission held their hearing on May 11. The Planning Commission asked questions regarding the history of the property and the impact of the floodplain on future expansion of the current use or new development on the property. The Planning Commission recommended approval of the ordinance to Town Council by a vote of 4-0.

Proposed Motion

I move to approve the Ordinance as introduced by title, second and final reading.

Attachment

Attachment A: Ordinance
Exhibit 1: Legal Description
Attachment B: Uses by zone district