



Meeting Date: September 13, 2018

AGENDA MEMORANDUM

To: Planning Commission

From: Brad Boland, Planner II, Development Services

Title: AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP REZONING LOT 4A VILLAGE NORTH AMENDED FROM PLANNED DEVELOPMENT (PD) TO LIGHT INDUSTRIAL DISTRICT (I-1)

Executive Summary

Staff is seeking Planning Commission's recommendation to rezone the property located at 1407 North Park St to Light Industrial (I-1). The property was zoned in 1980 as a Planned Development to allow for general motor vehicle repair and services. The applicant is requesting to rezone the property so that it will allow a wider variety of uses. No redevelopment of the property is proposed at this time.



Background

On March 6, 1980, the property was rezoned from Light Industrial District (I-1) to Planned Development (PD). The permitted uses for the PD were limited to general motor vehicle repair and services. At the time, general motor vehicle repair and services were an allowed use in the Highway Commercial District (B-1) and not in the I-1 District. In 2012, general motor vehicle repair and services became an allowed use in the I-1 District.

Current Zoning

The property is currently zoned Planned Development, general motor vehicle repair and services.

The Proposed Zoning District Classification

The I-1 zoning district is intended to allow industrial development with minimal impact to residential and commercial areas. 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.

The applicant is requesting the rezoning so that the property may become more marketable to a wider variety of potential users. The applicant is not proposing any new development on the property at this time.

Discussion

Location

The property is addressed as 1407 North Park St and is located in the Village North Subdivision. The Village North Subdivision is located north of Wolfensberger Road.

The properties to the east, north, and west of the property are all zoned I-1 and surrounding land uses are light industrial in nature including an office with storage yard and a mini storage facility. The properties to the south of the property are zoned Business (B-1) and also fall within the Wolfensberger North Overlay District. The land uses of these properties include a lumber yard and the Fire Department training center.

Existing Conditions



A 5,000 square foot building currently resides on the property with a parking directly in front of the building. The back of the property is fenced off.

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. Conformity with the most recently adopted version of the Town's Vision, Comprehensive Master Plan and long-range or master plans.
2. 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.
3. Adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, or such impacts will be substantially mitigated.
4. Whether the property will have access to current or planned services and infrastructure adequate to support the orderly development of the property.
5. Positive economic impact potential from development of the property.

Public Outreach

A neighborhood meeting was conducted on July 26, 2018. At the meeting, one person stopped by to understand what was being proposed and expressed no concerns.

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 will not have an impact on the Town budget.

Staff Findings

Staff finds that the proposed rezoning meets the objectives and criteria of the Town of Castle Rock 2030 Comprehensive Master Plan and the Municipal Code.

Staff Recommendation

Staff supports the proposed zoning to I-1 based on the following:

- The I-1 zoning district designation allows for a wider variety of uses that are compatible with the existing and planned development on adjacent properties and in the surrounding area.
- The potential uses are consistent with the Town's Comprehensive Master Plan and the Vision 2030 document.

Proposed Motion

I move to recommend approval of the ordinance to Town Council.

Attachments

Attachment A: Proposed Ordinance

Attachment B: Municipal Code Section 17.28 Business/Commercial/Industrial Districts