

HIGH FIVE PRE-SCHOOL USE BY SPECIAL REVIEW

PLANNING COMMISSION
JULY 8, 2021





USR21-0003 Vicinity Map

Subject Property

0 43.5 105 200

CASTLE ROCK

CONSIDERATION OF APPROVAL USE BY SPECIAL REVIEW

- Compliance with Use by Special Review Criteria



USE BY SPECIAL REVIEW REVIEW AND APPROVAL CRITERIA

Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with CRMC 17.39 Use by Special Review
- Meets the requirements of the Castle Oaks Estates Amendment No. 1 PD,

RECOMMENDATION

- Staff recommends approval of the High Five Pre-school Use by Special Review.

PROPOSED MOTION

*“I move to recommend approval of the High Five Pre-school Use
by Special Review”*

QUESTIONS?

PLANNING COMMISSION
JULY 8, 2021

