

STORQUEST – LIGGETT ROAD

ANNEXATION GENERAL INDUSTRIAL ZONING DEVELOPMENT AGREEMENT

TOWN COUNCIL
SEPTEMBER 21, 2021



STATE OF COLORADO ANNEXATION PROCESS

A THREE STEP PROCESS

1. Substantial Compliance: State application requirements – *is* the Petition accurate and complete?
2. Eligibility: State annexation requirements – *can* the property be annexed?
- ➔ 3. Annexation and Zoning: Town of Castle Rock consideration – *should* it be annexed?



Subject Property

DC Justice Center

The Meadows

Unincorporated Douglas County

Unincorporated Douglas County

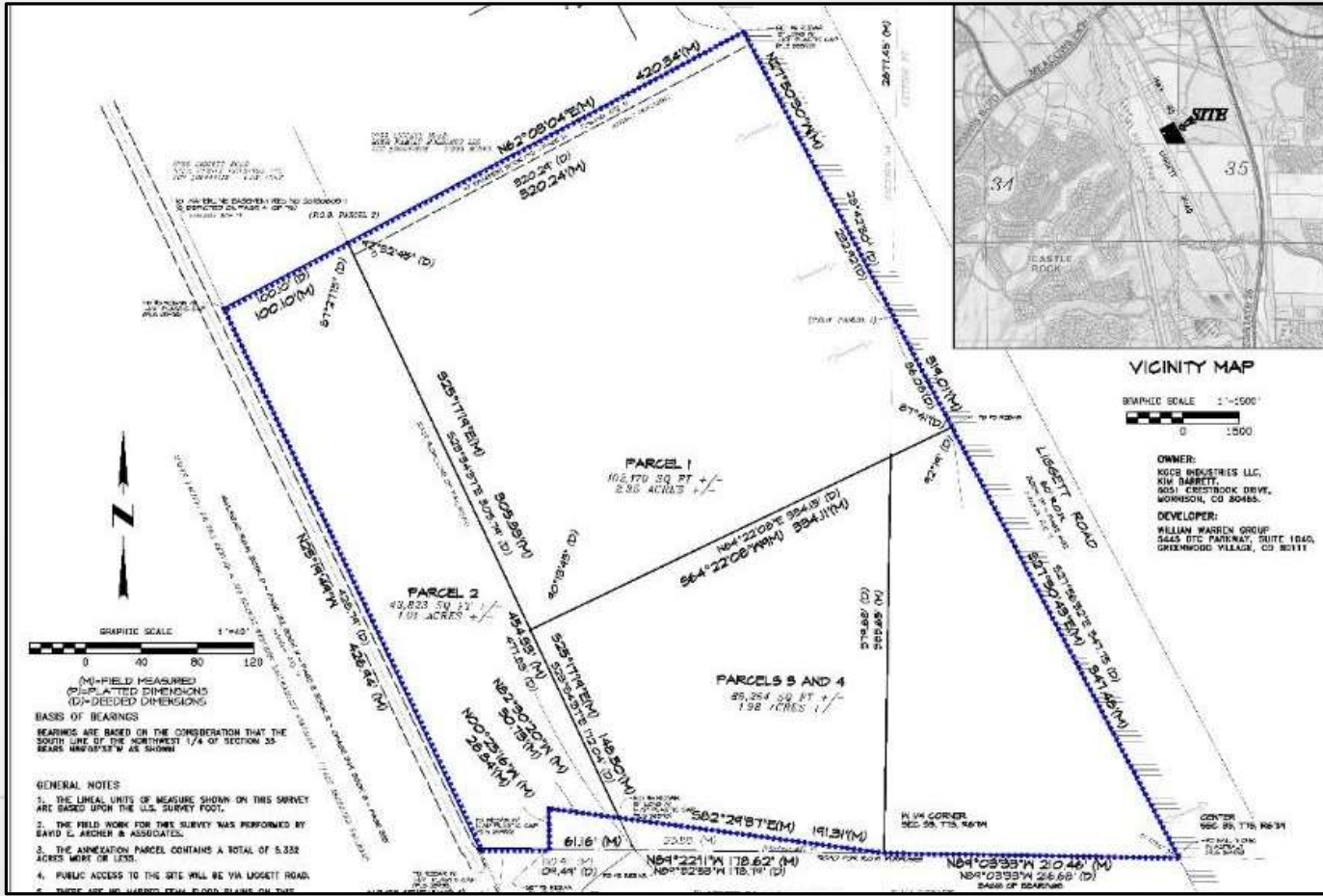
Highway-85

Site Vicinity Map

Subject Property



PROPOSED ANNEXATION



PROPOSED ZONING

GENERAL INDUSTRIAL (I-2)

- Uses and development standards established in the Municipal Code.
 - Setbacks: Front = 15', Side and Rear = 0'
 - Building Height: 50' Maximum
- I-2 allows less restrictive industrial development.
- I-2 allows self-storage and RV storage as uses by right.

PROPOSED ZONING

Open Space and Public Land Dedication:

- I-2 does not require Open Space
- Public Land Dedication cash in lieu will be paid with Development Agreement

Transportation Impacts:

- Site traffic projected to increase by 13 vehicles
- Five existing entrances will be consolidated into two

DEVELOPMENT AGREEMENT

- Liggett Road Right-of-Way Dedication – approx 25 feet
- Liggett Road Improvements – sidewalk, curb/gutter, turn lanes, curb ramps, street lights, storm sewer, etc..
- Liggett Road Resurfacing – along west side of Liggett
- Northern Access to Property – future limited to right in/right out
- Hwy85/Liggett Intersection Control Contribution - \$6,135
- Public Land Cash-in-Lieu - \$3,920
- Water Dedication

ANALYSIS AND FINDINGS

Meets the objectives of the Town's Vision and Comprehensive Master Plan:

- Logical Infill
- Benefits to the Town
 - Step toward filling in pockets of unincorporated areas surrounded by the Town
 - Reduced number of access points
 - Improvements to Liggett Road frontage
 - Upgraded modern storage facility

ANALYSIS AND FINDINGS

Complies with CRMC Sections:

- 4.04 Water Dedication
- 17.02.050 Annexations
- 17.02.060 Zoning Process
- 17.28 Industrial District
- 17.32.110 Development Agreement
- 20.02 Annexation

ANNEXATION RECOMMENDATION

- Planning Commission recommended approval.
- Town Council voted 7-0 to approve on 1st reading.

ZONING RECOMMENDATION

- Planning Commission recommended approval.
- Town Council voted 7-0 to approve on 1st reading.

DA RECOMMENDATION

- Staff recommends approval, as proposed.

ANNEXATION - PROPOSED MOTION

“I move to approve the StorQuest – Liggett Road Annexation Ordinance, as introduced by title, on second and final reading.”

ZONING - PROPOSED MOTION

“I move to approve the StorQuest – Liggett Road General Industrial (I-2) Zoning Ordinance, as introduced by title, on second and final reading.”

DA - PROPOSED MOTION

“I move to approve the StorQuest – Liggett Road Development Agreement Resolution, as introduced by title.”

QUESTIONS?

