

AGENDA MEMORANDUM

To: Planning Commission

From: Brad Boland, AICP, Planner II, Development Services

Title: **Sanders Business Park at Castle Rock Planned Development and Zoning Regulations (PDP20-0001)**

Executive Summary

GT Sanders has submitted an application to rezone an 11.9-acre property currently zoned as R-1 Single Family Residence. GT Sanders proposes to rezone the property as a Planned Development (PD) to be known as the Sanders Business Park at Castle Rock PD. The property is addressed as 1004 South Interstate 25 and is located along the I-25 east frontage road directly south of Plum Creek Community Church. (Figure 1).

The proposed Sanders Business Park at Castle Rock PD proposes two use areas: Light Business and Open Space Public. Some of the permitted uses include commercial warehousing, light industrial uses, office, restaurants, retail, and automotive service and fuel stations.



Figure 1: Vicinity Map

Applications for rezoning require public hearings before Town Council, after review and recommendation by Planning Commission, who shall review and make a decision upon the proposed zoning.

Discussion

Zoning Request

The application proposes to rezone the property as a Planned Development (PD) to be known as the Sanders Business Park at Castle Rock PD. The Sanders Business Park at Castle Rock PD Plan designates two use areas: A 9.36-acre Light Business (LB) use area and a 2.39 Open Space-Public use area. The remaining 0.15 acres of the property has been reserved for right-of-way dedication. The PD Zoning Regulations establish permitted uses, development standards, and outline specific architectural design standards. Permitted uses include commercial warehousing, light industrial uses, office, restaurants, retail, and automobile service and fuel stations. The complete list of permitted uses can be found on the third page of the attached Sanders Business Park and Zoning Regulations (Attachment A). The proposed development standards are shown in the table below.

SECTION VI: DEVELOPMENT STANDARDS

	Use Area Types	
	Light Business	Open Space (OSP)
Planning Area	9.364 AC.	2.39 AC.
<u>Setbacks:</u>		
Front	15'	25'
Rear	5'	
Side	5'	
Side Adjacent to Residential Zoning	25' Buffer	
Max. building coverage/(F.A.R.)	40%	
Max. building height	35'	25'
Min. building separation	5'	
<u>Parking Standards:</u>	The number of required off-street parking spaces shall be determined per Town of Castle Rock Municipal Code.	

Figure 2: Proposed Development Standards

GT Sanders has submitted a Site Development Plan (SDP) for staff review. The SDP proposes development of 2.48 acres of the property for a 20,536 square foot building for GT Sanders, a plumbing supply store. The store will be similar to the GT Sanders location in Colorado Springs, which caters primarily to contractors and commercial customers. GT Sanders does not have plans to develop the remaining 6.88 acres of the LB use area and plans to sell off the property to future unidentified users. SDP approval is contingent on approval of this rezone.

The commercial uses proposed for the property will not trigger the Residential/Non-Residential Interface regulations as the property to the south is identified as mixed use in the Comprehensive Plan's Future Land Use Map.

Existing Conditions

The vacant property is addressed as 1004 S. Interstate 25 and is 11.9 acres in size. The property is located on the east side of the I-25 east frontage road. To the south of the property is an

unincorporated Douglas County parcel that has a single family residence on it. To the north is a Plum Creek Community Church. To the east of the property is a 7-acre open space property owned by the Town.



Figure 3: Aerial Image looking east on to the property

Town Council approved the annexation of the property as part of the Steyn-Schaap Annexation on January 25, 2011. The property was zoned R-1 Single-Family Residence at time of annexation which allows for single-family residential lots. The minimum lot size allowed in R-1 zoning is 10,000 square feet. The staff report for the annexation and zoning indicated that it was anticipated that the property would eventually rezone to allow for commercial uses due to the site's location and visibility from I-25.

A development agreement was established at the time of annexation and initial zoning. As part of the development agreement, the property owner was required to dedicate a 7-acre parcel to the Town. The 7-acre parcel is to the east of the property and the property was conveyed to the Town on October 23, 2020. The 7-acre parcel is not part of the rezoning application.

Service and Infrastructure Capacity

The Concept Utility Letter and Phase I Drainage Report for the site, which were reviewed by staff, indicate that the Town's water, wastewater and storm drain systems can accommodate the proposed use. The property can also be served by the Town's Police and Fire Districts.

Transportation and Traffic

A Transportation Impact Analysis (TIA) was submitted to the Town by the applicant and reviewed by the Public Works department.

The TIA anticipates that the property will be divided into four developable lots and one for open space. The proposed development of the first lot on the property is for a 20,536 square foot building

for GT Sanders, a plumbing supply store. The store will be similar to the GT Sanders location in Colorado Springs, which caters primarily to contractors and commercial customers. They anticipate having 6 employees, 22 daily customers, and 16 deliveries daily. The timing for development of the other three lots is unknown but are assumed office park type uses like those on the S. Perry St. cul-de-sac north of this site.

Based on this analysis, the present roadway surface and geometric design, the existing traffic control will adequately manage without any additional improvements due to the traffic generated by the GT Sanders plumbing supply store. The proposed full movement access is only approved for the plumbing store. Any additional lots will require additional analysis, as well as the construction of a left turn lane. A right-of-way dedication will be required to accommodate the future turn lane. Further, the Town reserves the right to restrict the access to a $\frac{3}{4}$ movement at any time due to traffic and safety considerations.

Neighborhood Outreach

Neighborhood Meetings were held virtually on July 15, September 28, and November 30 of this year. Notice of these meetings were sent to property owners within 500 feet of the property, notice was placed on the Town's website, and the property was posted. No comments or concerns have been made during the neighborhood meetings.

External Referrals and Notices

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

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

Planned Development Plan and Zoning Regulations Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date. Per 17.34.030, the PD plan shall be evaluated under the following criteria:

A. Community vision/land use entitlements.

The PD plan conforms to the following Town's Vision and Comprehensive Master Plan principles as it promotes business and industry development efforts along the I-25 corridor. The Town's Comprehensive Master Plan identifies the future land use of the property as mixed use, which allows for the type of commercial uses proposed. In addition, the PD plan meets the general design principles of land development.

B. Relationship to surrounding area.

The PD plan proposes similar type uses as other Planned Developments along the frontage road such as Burt at Castle Rock, Your Storage Center at Castle Rock, and Brookside Business Center.

C. Circulation and connectivity.

The proposed PD plan provides appropriate internal circulation and suitable connectivity to the frontage road. The PD plan requires the dedication of right of way in order to accommodate a future turn lane.

D. Service, phasing and off-site impacts.

The PD plan provides adequate municipal services to the property upon development.

E. Open space, public lands and recreation amenities.

As required by the existing development agreement, a 7-acre property directly to the east of the property was dedicated to the Town. The property was conveyed to the Town on October 23, 2020.

F. Preservation of natural features.

The PD plan proposes 2.39 acres of public open space on the west side of the property in order to preserve the existing floodplain.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development.

Findings

Town staff finds that the application and attachments were processed as prescribed in the Zoning process of Section 17.02.060 and the PD review process of Section 17.02.060. The proposed PD plan was reviewed and evaluated under the PD plan criteria of Section 17.34.030 and the PD zoning regulations were formatted as prescribed in PD zoning regulations criteria of 17.34.040 of the Town's Municipal Code.

Recommendation

Town staff recommends approval of the proposed Sanders Business Park at Castle Rock Planned Development Plan and Zoning regulations as outlined in this report.

Proposed Motions

I move to recommend approval of the Sanders Business Park at Castle Rock Planned Development Plan and Zoning Regulations.

Attachments

Attachment A: Sanders Business Park at Castle Rock Planned Development Plan and Zoning Regulations