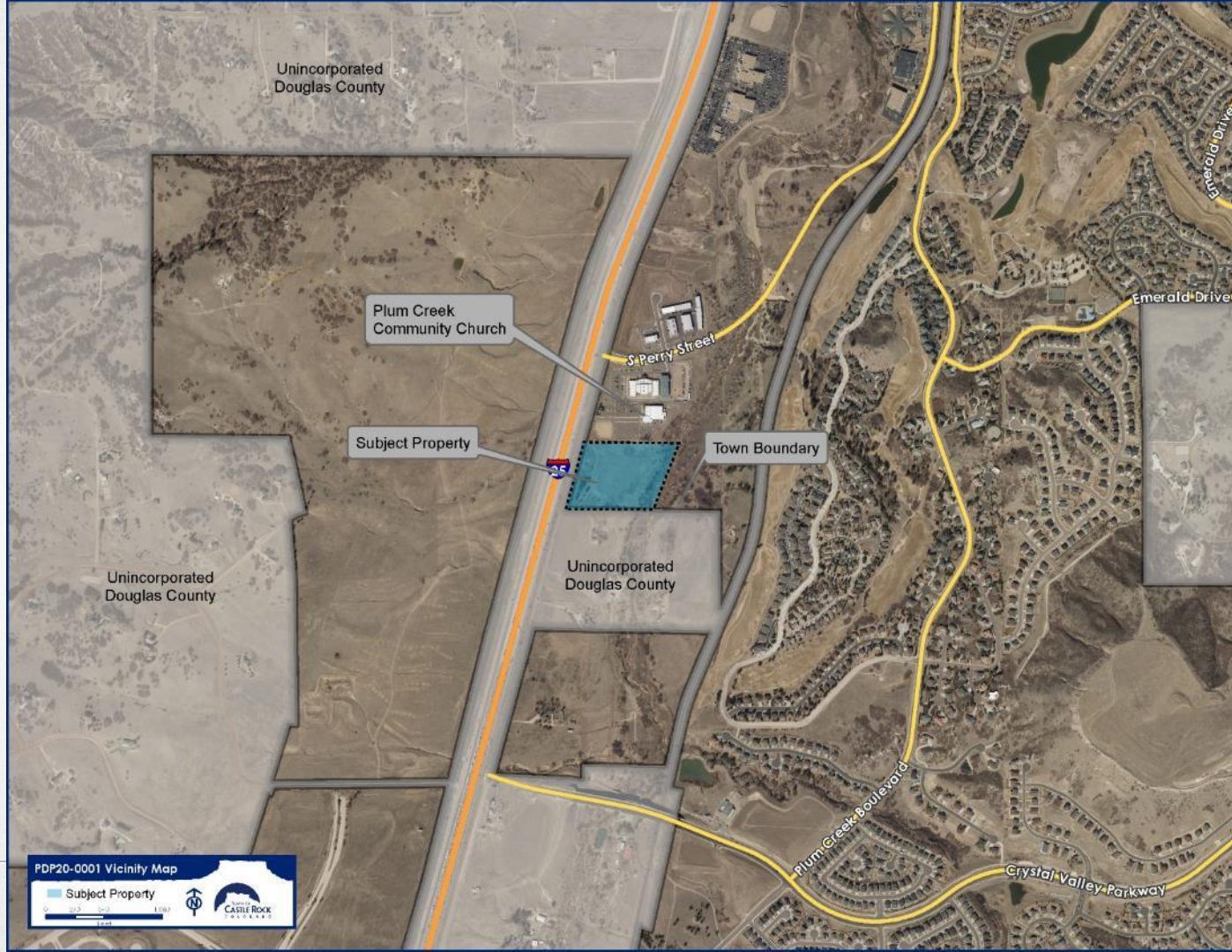


SANDERS BUSINESS PARK AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

PLANNING COMMISSION
DECEMBER 10, 2020







Sun Sep 13 2020

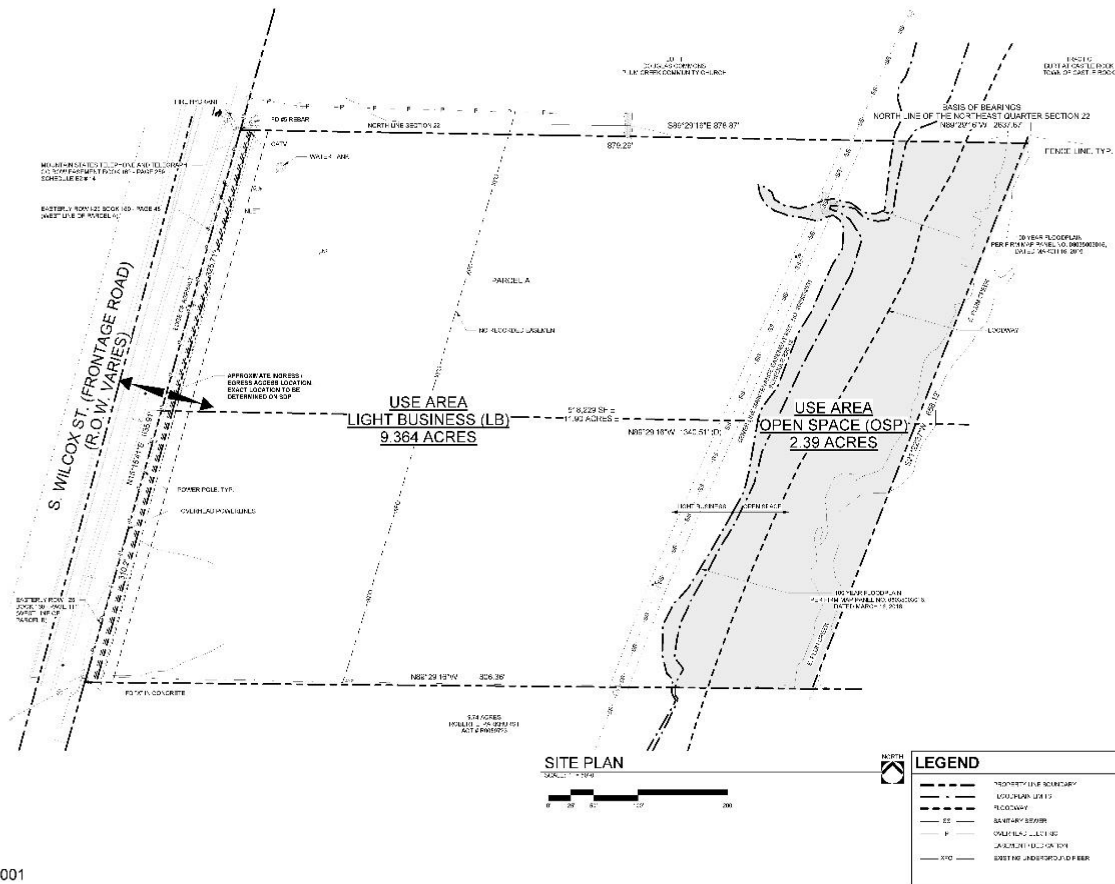
Imagery © 2020 Nearmap, HE-05

200 ft

nearmap

PLANNED DEVELOPMENT PLAN

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT NO. PDP20-0001

[illegible]

DEVELOPMENT STANDARDS

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

PD REVIEW AND APPROVAL CRITERIA

- A. Community vision/land use entitlements.
- B. Relationship to surrounding area.
- C. Circulation and connectivity.
- D. Service, phasing and off-site impacts.
- E. Open space, public lands and recreation amenities
- F. Preservation of natural features.

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with CRMC 17.34 PD Plan Criteria

RECOMMENDATION

- Town staff recommends approval of the Sanders Business Park at Castle Rock

PROPOSED MOTION

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

QUESTIONS?

TOWN COUNCIL
NOVEMBER 17, 2020

