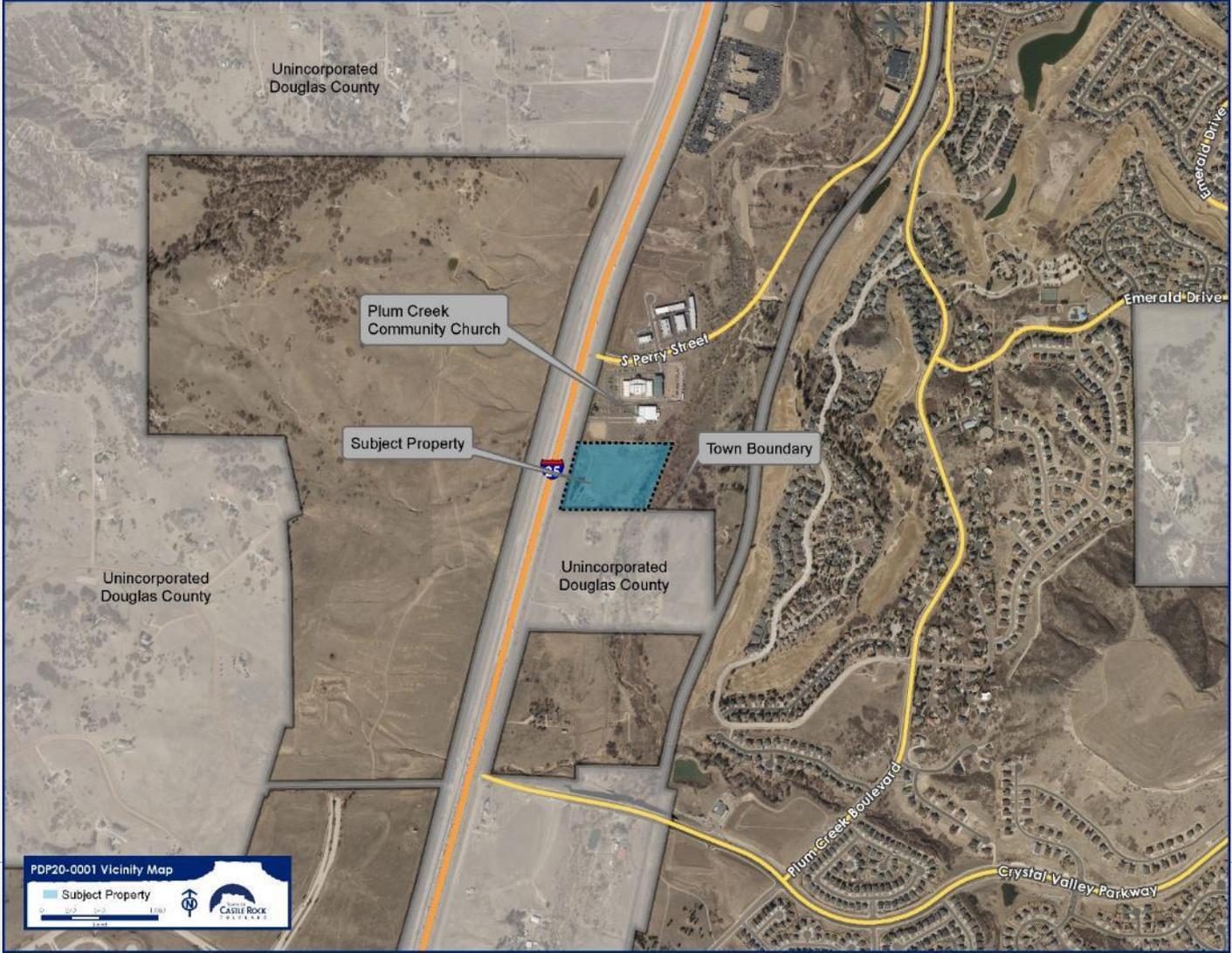


SANDERS BUSINESS PARK AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

PLANNING COMMISSION
DECEMBER 10, 2020





Unincorporated Douglas County

Plum Creek Community Church

Subject Property

Town Boundary

S. Perry Street

Emerald Drive

Emerald Drive

Unincorporated Douglas County

Unincorporated Douglas County

Plum Creek Boulevard

Crystal Valley Parkway

PDP20-0001 Vicinity Map

Subject Property

0 100 200 300 400 500 Feet





Sun Sep 13 2020

Imagery © 2020 Nearmap, HERE

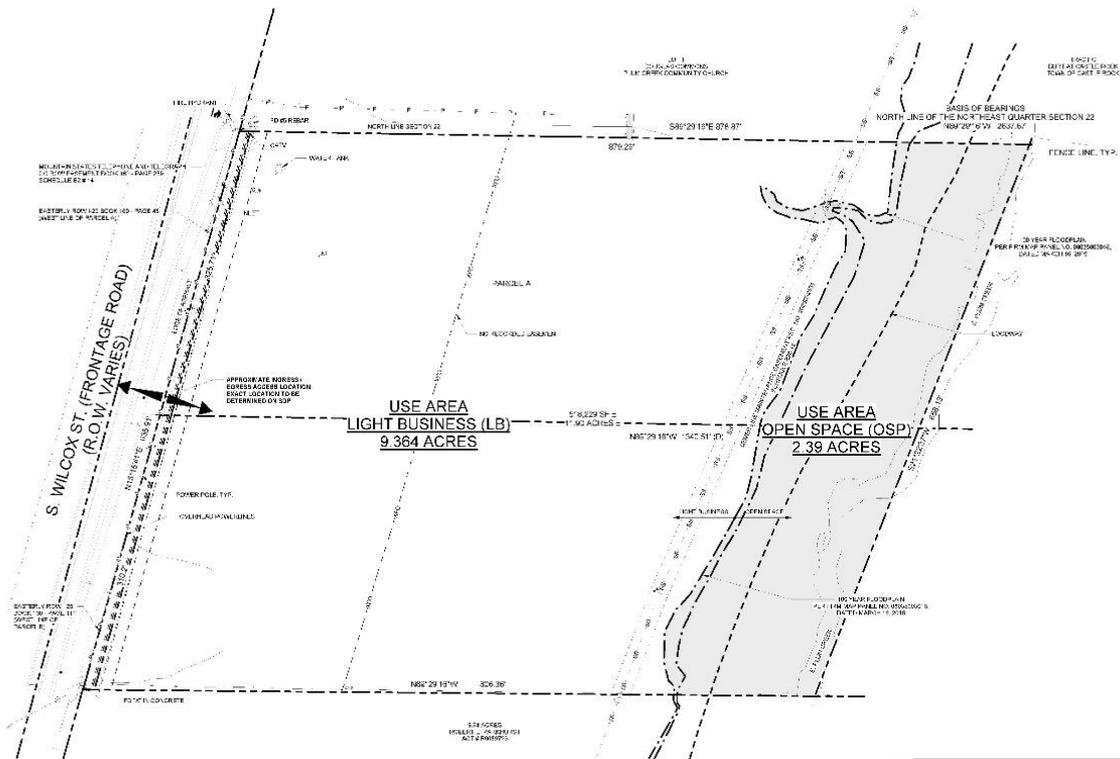
200 ft

nearmap

SANDERS BUSINESS PARK AT CASTLE ROCK

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



SITE PLAN

SCALE: 1"=100'



LEGEND

- NORTH-SOUTH BOUNDARY
- EAST-WEST BOUNDARY
- ROADWAY
- ALTERNATE BOUNDARY
- OPEN SPACE (OSP)
- LIGHT BUSINESS (LB)
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY

REVISION NO.	DATE	DESCRIPTION
1	04/15/20	PRELIMINARY
2	04/15/20	REVISION
3	04/15/20	REVISION

DRAWN	3/20
CHECKED	MS
DWG. DATE	NOV
FILE NAME	P20-1000

SANDERS BUSINESS PARK AT CASTLE ROCK
PLANNED DEVELOPMENT PLAN
SITE PLAN



INTERGROUP
ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.INTERGROUPARCHITECTS.COM

PROJECT NO.	P20-1000
DATE	04/15/20
SCALE	AS SHOWN
DRAWN BY	07/18/2020
CHECKED BY	4
DATE	2

By: [Signature]

1/27/2020 10:52:28 AM

PROJECT NO. PDP20-0001

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

