



Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200 FAX 720-733-2231

NO. TCV21-0070

DATE 10/22/2021

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT

DOUGLAS COUNTY LIBRARY - CASTLE ROCK PSM BRANCH

LEGAL DESCRIPTION OF SUBJECT PROPERTY

ADDRESS - 100 S. WILCOX STREET, CASTLE ROCK, COLORADO 80104

VARIANCE REQUESTED:

Code Section(s) DOWNTOWN OVERLAY DISTRICT (TITLE 17.42.080.6)

Describe the Variance Requested

Variance for the tree requirements along Phelps Street Frontage. The Phelps Street Frontage tree requirement is 21 trees and the development is able to provide 20 trees. The variance request is for 1 tree.

1. Describe the exceptional situation or condition that exists

Phelps Street Frontage Conditions - Due to the limited area between Phelps Street and the building foundation and the need for a vehicular access point off the Phelps St. Frontage there is no viable area to accommodate 1 tree.
See Sheet Landscape Plan in Site Development Plan for exhibit and dimensions

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code

In order to accommodate the 1 tree the Phelps Street access would need to be removed. The Phelps Street access is necessary for site access and circulation.

3. Describe why there would not be any adverse impact on public health, safety and welfare

There will be no adverse impact on public health, safety and welfare. A total of 21 trees are proposed to be planted every 22-feet along the Phelps St. Frontage in every viable area and two extra trees are proposed for the Wilcox St. frontage. This will meet the intent of frontage landscaping which is to provide shade and enhance the streetscape and downtown experience.

Additional Information:

1. Attach an improvement survey.
2. Attach a drawing showing the intended uses.
3. Provide any other information helpful to discussion.

PROPERTY OWNER

Name: Bob Pasicznyuk
Douglas County Libraries

Address: 100 S. Wilcox St
Castle Rock, CO 80104

Phone #: 303-688-7654

Fax #: _____

Signature of Applicant

APPLICANT'S REPRESENTATIVE (If applicable)

Name: William Bowen

Address: 2329 Cherry St
Denver, CO 80207

Phone: 720-236-6656

Fax: _____

For Staff Use Only

Staff Recommendation: Approved ☐ Yes ☐ No

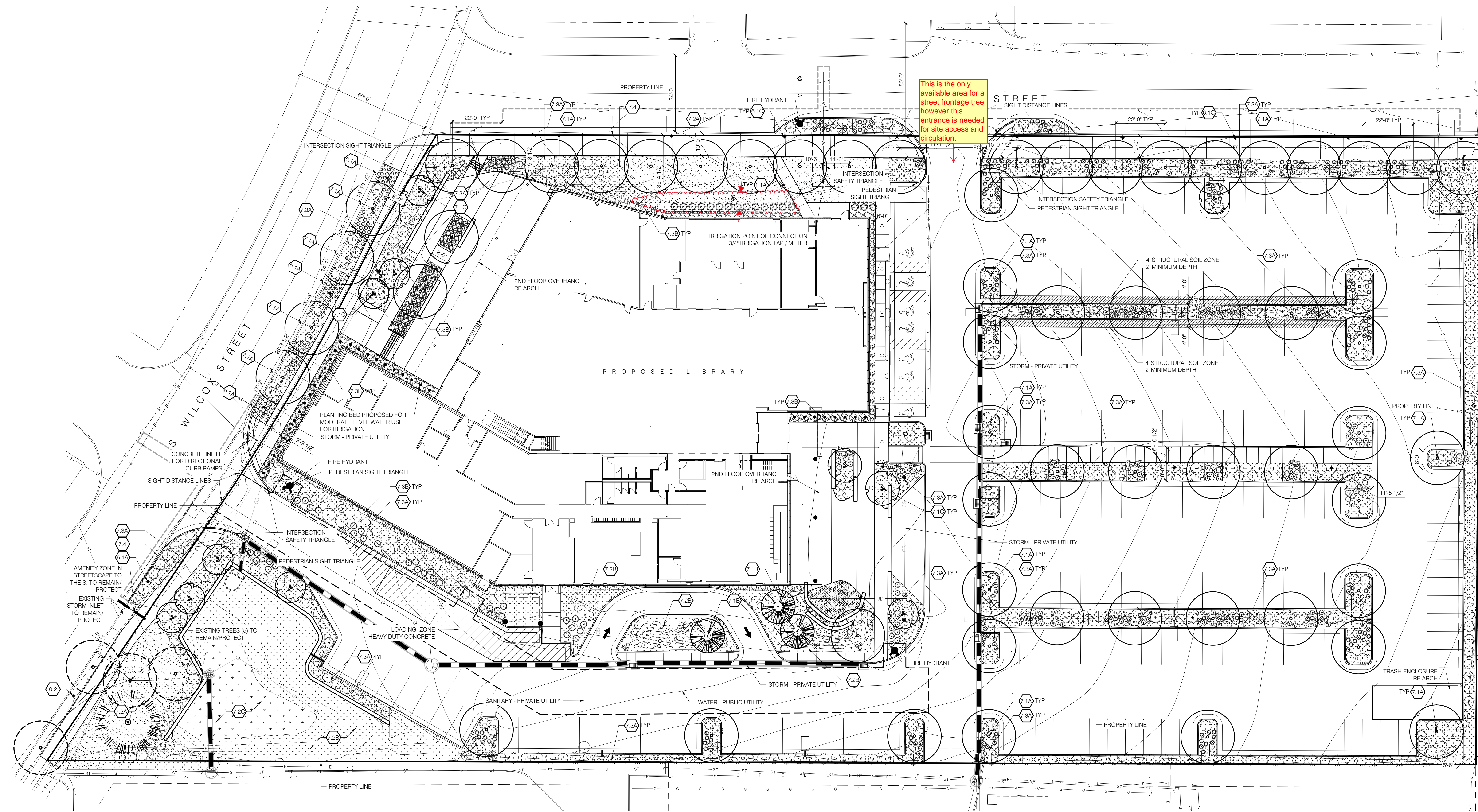
Signature

- ☐ Public Works Director
- ☐ Director of Castle Rock Water
- ☐ Parks & Recreation Director
- ☐ Development Services Director

Date

Comments

Conditions of Acceptance



1 **PLANTING PLAN**

SCALE: 1" = 20'-0"

PLANT SCHEDULE

	ROW	PARKING		
	EXISTING DECIDUOUS TREE TO REMAIN/ PROTECT	4	0	DECIDUOUS SHRUBS
	EXISTING EVERGREEN TREE TO REMAIN/ PROTECT	1	0	EVERGREEN SHRUBS
	7.1A DECIDUOUS TREE	26	33	GRASSES
	7.1B EVERGREEN TREE	0	3	PERENNIALS
	7.1C ORNAMENTAL TREE	6	5	
TOTAL TREE		37	41	
% OF LARGE DECIDUOUS		81%	80%	

MATERIAL KEYNOTES

	SITE LIGHTING	
6.1A	PEDESTRIAN LIGHT, T6CR WILCOX STD (EXISTING TO RELOCATE)	WILCOX FRONTAGE
6.1B	PEDESTRIAN LIGHT, INTERNAL SITE	INTERNAL TO SITE
6.1C	PEDESTRIAN LIGHT, T6CR WILCOX STD (NEW)	PHELPS FRONTAGE
6.2A	BOLLARD LIGHT	
6.3	WALL / STEP LIGHT	
6.4	UP LIGHT	
6.5	PARKING LOT LIGHT	
	PLANTING	
7.1A	DECIDUOUS TREE	
7.1B	EVERGREEN TREE	
7.1C	ORNAMENTAL TREE	
7.2A	IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)	
7.2B	NATIVE SEED, TYPE 1	
7.2C	NATIVE SEED, TYPE 2	
7.3A	MULCH, SHREDDED WOOD (PLANTING AREA)	
7.3B	MULCH, 2'-3" COBBLE (PLANTING AREA)	
7.4	STEEL EDGER	

MATERIALS LEGEND

	IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)
	NATIVE SEED, TYPE 1
	NATIVE SEED, TYPE 2
	MULCH, WOOD (PLANTING AREA)
	MULCH, 2'-3" COBBLE (PLANTING AREA)

UTILITIES LEGEND

— SS —	SANITARY SEWER LINE	NOTE: REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.
— EX -W —	EXISTING WATER LINE	
— ST —	STORM SEWER LINE	
— UE —	UNDERGROUND ELECTRICAL LINE	
— G —	GAS LINE	

IRRIGATION NOTES

GENERAL METHOD OF IRRIGATION:

SHRUB BEDS AND TREES WATERED WITH POINT SOURCE DRIP EMITTERS.
NATIVE SEED AREA DESIGN METHOD DEPENDENT ON AREA SIZE/WIDTH AS FOLLOWS:
- <10' - IN-LINE SUBSURFACE DRIP; 10'-25' WIDTH - 12" POPUP SPRAY; > 25'- 12" ROTOR
TURF AREA DESIGN METHOD DEPENDENT ON AREA SIZE/WIDTH AS FOLLOWS:
- <10' - IN-LINE SUBSURFACE DRIP; 10'-25' WIDTH - 6" POPUP SPRAY; > 25'- 6" ROTOR

IRRIGATION POINT OF CONNECTION: AS CALLED OUT ON DRAWING

ALL PLANTING AREAS ASSUME LOW WATER USE WITH THE EXCEPTION OF TURFGRASS AREAS AND
THE PLANTING BED NOTED ON THE PLAN LOCATED AT THE WESTERN BUILDING FRONTAGE