

AGENDA MEMORANDUM

To: Planning Commission

From: Donna Ferguson, Senior Planner, Development Services

Title: Your Storage Center at Castle Rock Annexation

Executive Summary

Cactus Moon Maizeland, LLC, property owner and developer, has submitted an application for Annexation for two parcels of land known as Your Storage Center at Castle Rock (annexation property). The parcels are located south of downtown along S. Wilcox Street between Brookside Circle and Perry Street. (Figure 1). Annexation into the Town of Castle Rock would permit the property to access Town infrastructure and services and also help the Town to fill in a developing light industrial/commercial area as well as enhance the municipal tax base.

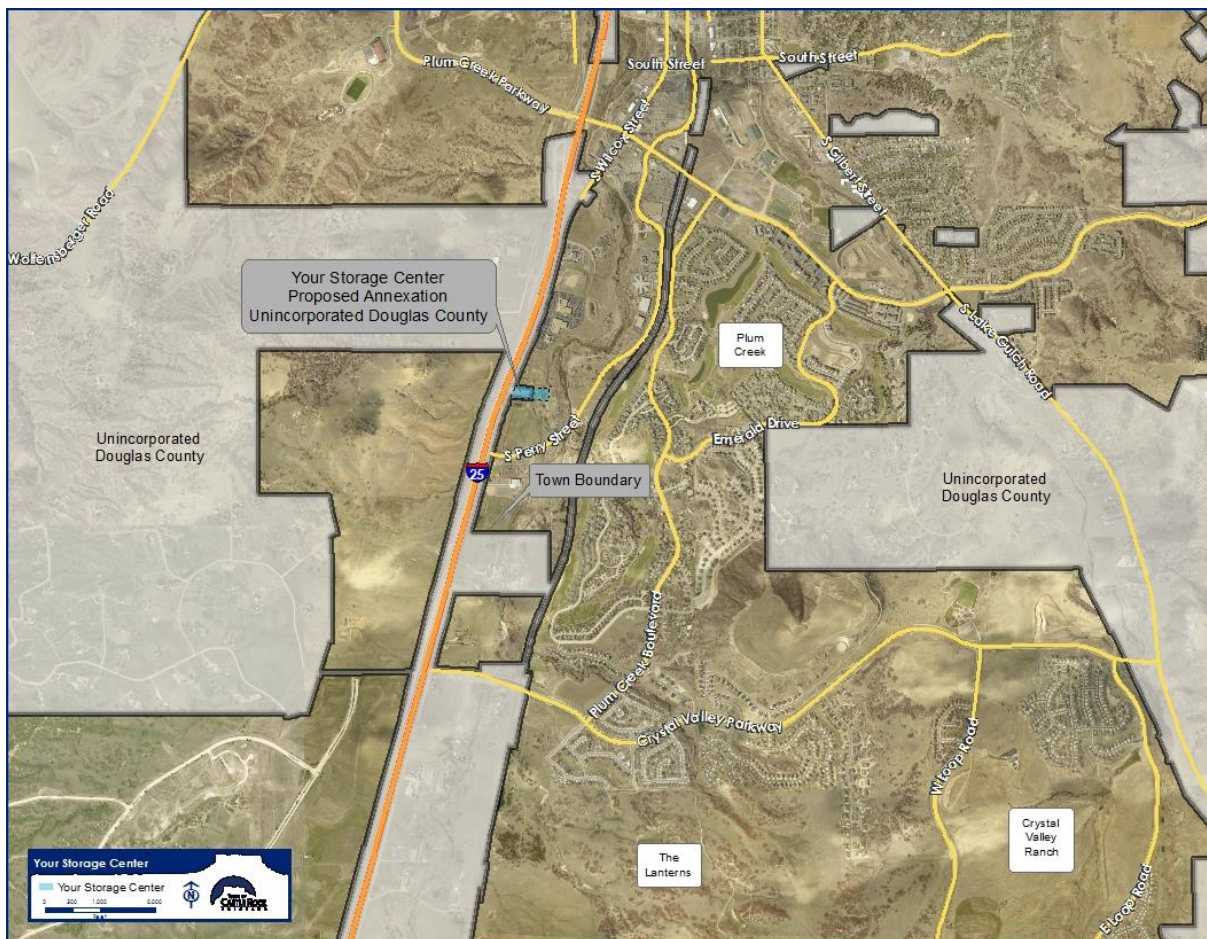


Figure 1: Vicinity Map

Applications for Annexations require public hearing before the Planning Commission who shall review the proposed Annexation and provide a recommendation to Town Council.

Proposed Annexation

The proposed annexation property is approximately 1.5 acres in size and currently under the jurisdiction of Douglas County (**Attachment A**). Under the jurisdiction of Douglas County the property is zoned Rural Residential (RR) which permits single family as well as community uses such as churches, fire stations, libraries, parks, etc. However, the property is currently undeveloped (Figure 2).

Discussion

Background

The Your Storage Center at Castle Rock Annexation Petition was accepted and filed with the Town Clerk on June 13, 2017. The Annexation Petition was then reviewed by Town Council in two separate hearings as prescribed by State statute; a Substantial Compliance hearing on July 18, 2017, and an Eligibility hearing on September 5, 2017. Town Council found the Annexation Petition to be in substantial compliance with Section 30 of Article II of the Colorado Constitution and also found it to meet the required statutory findings concerning its eligibility for annexation. Please note that Planning Commission hearings were not required for the Annexation Petition review.

Existing Conditions

The proposed annexation property lies within an evolving light industrial/commercial area of Town which is visible from the I-25 corridor and surrounded by Town properties to the north, east and south



Figure 2: Surrounding Zoning & Use Map

(Figure 2). To the west lies S. Wilcox Street from which the property will take access. S. Wilcox Street is a Town owned street which has minimal street improvements. However, annexation of the property would provide an opportunity for the Town to exact additional street improvements such as street lights, sidewalks and streetscaping.

To the north and east of the proposed annexation property resides vacant land within the Plum Creek West Planned Development which is zoned for office and retail uses; to the south are private drainage ponds. Further to the north is the Brookside Business Center Amended Planned Development which is zoned for a mix of light industrial, commercial and office uses and contains the Medved car dealership; further to the south is IMotion, Personal Warehouse and Compass Academy, all within the Burt at Castle Rock Planned Development, which is zoned for a mix of light industrial and commercial uses.

Water Dedication

If the annexation is approved, the applicant will dedicate the groundwater underlying the property to the Town. The groundwater yields 2.38 single family equivalents (SFE). This underlying ground water will be conveyed to the Town, free and clear of encumbrances, at the time of annexation.

Proposed Zoning

The proposed zoning district classification for the property is PD Planned Development. Planning Commission will review the proposed zoning under a separate application.

Neighborhood Outreach, External Referrals and Notices

On February 22, 2017 Mike Humphrey, representing Cactus Moon Maizeland, LLC, held a neighborhood open house at the Phillip S. Miller Library in Castle Rock to share and discuss the proposed application for annexation, however nobody attended the open house.

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.

Review and Approval Criteria

The application for Annexation was reviewed and processed as prescribed in Title 20 of the Town's Municipal Code and also reviewed and found to be consistent with the Town's 2030 Comprehensive Master Plan's Responsible Growth Principle for annexation areas (Principle RG-2.1) which take into consideration the following items:

- a. Is a logical extension or infill of Town boundaries.

Approximately 33% of the boundary of the proposed site is contiguous with Town property. In addition, the annexation of the property would fill a hole within the Town limits. Town services and infrastructure are located adjacent to the site and provide for an efficient use of Town resources.

- b. Has demonstrated a significant benefit to the Town.

The annexation of the Castle Rock Industrial property will provide needed upgrades to Highway 85 and Liggett Road, both Town owned roads, when the property develops. Additionally, all surplus water rights acquisitions will be dedicated to the Town.

- c. Will be provided with adequate urban services.

The site will be connected to existing utilities that are already in place adjacent to the site.

- d. Is fiscally responsible.

Because the proposed annexation property is less than 10 acres in size an annexation impact report was not required for this application for Annexation. However, the annexation of the property and its proposed development as a commercial/industrial use is expected to enhance the municipal tax base. Furthermore, the project will be required to pay for the required public improvements necessary for its development as well as the appropriate impact and review fees. As such, it is not expected that the annexation and proposed development will have a negative fiscal impact on the Town.

- e. Conveys to the Town all water rights appurtenant to the ground at time of annexation.

The proposed development is small but will comply with the Town's requirement of public lands dedication in order to preserve the environmental quality of life provided for Castle Rock residents.

- f. Secures renewable water to 100 percent of the expected development on the annexed area.

The applicant will dedicate 2.38 SFE of water to the Town. If the water credit is exhausted prior to full development of the property, the owner will be required to provide additional water resources or pay to the Town cash-in-lieu of water rights in accordance with Town Regulations. Additionally in order to maximize the utilization of the water credit and reduce the demand for long-term renewable water, the owner is encouraged to establish a water efficiency plan.

Hyperlinks to the review and approval criteria are provided below.

Title 20 Municipal Code:

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT20ANDI

2030 Comprehensive Master Plan:

<http://www.crgov.com/DocumentCenter/View/17658/Comprehensive-Master-Plan>

Budget Impact

The proposed annexation will generate review fees. Zoning and site development impact fees will offset costs to the Town of Castle Rock at a later date.

Staff Findings

Staff finds that the proposed annexation was reviewed and processed as prescribed in Title 20 of the Municipal Code, meets the objectives of the Town's Vision 2030, and meets the review and approval criteria as outlined in the 2030 Comprehensive Plan. It has additionally been determined that the annexation is also otherwise desirable to the Town by providing continuity of the Town's jurisdictional boundaries with adjacent parcels presently within the Town limits.

Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of the proposed Your Storage Center at Castle Rock Annexation.

Proposed Motion

I move to recommend approval of the Your Storage Center at Castle Rock Annexation to Town Council.

Attachments

Attachment A: Annexation Plat