

AGENDA MEMORANDUM

To: Planning Commission

From: Donna Ferguson, Senior Planner, Development Services

Title: Your Storage Center at Castle Rock Planned Development Plan

Executive Summary

Cactus Moon Maizeland, LLC, property owner and developer, has submitted an application for Zoning for property located south of downtown along S. Wilcox Street between Brookside Circle and Perry Street. (Figure 1). The 3 acre property consists of two proposed annexation parcels (which are currently under consideration for annexation under a separate Annexation application) and one existing Town parcel. This Zoning application proposes to zone/rezone the property as a Planned

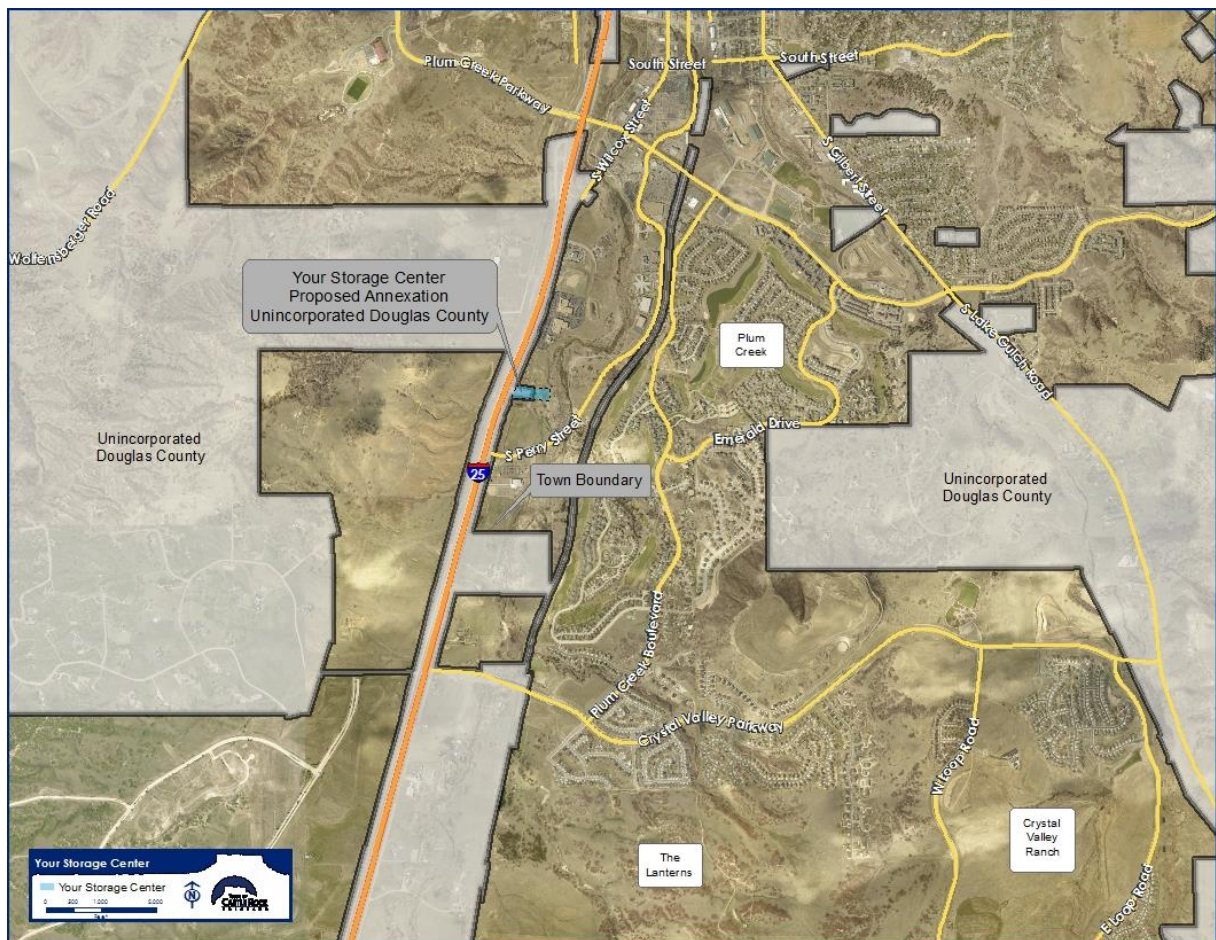


Figure 1: Vicinity Map

Development (PD) to be known as the Your Storage Center at Castle Rock PD. A zoning district classification of Your Storage Center at Castle Rock PD would permit the property to be developed as a mini storage or light industrial land use and serve to infill an evolving light industrial/commercial land use area.

Applications for Zoning/rezoning require public hearing before the Planning Commission who shall review the proposal and provide a recommendation to Town Council.

Proposed Zoning

The Your Storage Center at Castle Rock PD Plan designates two use area: A Light Industrial (LI) use area and an Open Space Private (OSP) use area. Furthermore, the PD Zoning Regulations establish permitted uses, outline specific Architectural Design standards as well as designate the following Development standards.

Your Storage Center at Castle Rock PD	
Maximum building coverage	40%
Maximum Floor Area Ratio (FAR)	0.40
Minimum front yard setback	15-feet
Minimum rear yard setback	5-feet
Minimum Side yard setback	5-feet
Minimum building separation	5-feet
Maximum building height	35-feet

Analysis

Proposed Annexation

Planning Commission will review the proposed annexation under a separate Annexation application.

Existing Conditions

The subject property lies within an area of Town which is visible from the I-25 corridor and surrounded by Town properties to the north, east and south (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.



Figure 2: Your Storage Center at Castle Rock PD property and surrounding zoning & uses

Land Suitability

The Land Suitability Analysis Report (LSAR) for the property reviewed slope, soils, geological hazards, vegetation and wildlife habitat. The LSAR indicated that the terrain of the site generally slopes from east to west towards Plum Creek with an eastern portion of the site residing in a 100-year floodplain. It also noted that the property has no geological hazards and little vegetative coverage. The LSAR concluded that other than the 100-year floodplain the property has limited development constraints and is overall suitable for the proposed mini storage or light industrial use development.

Service and Infrastructure Capacity

The Concept Utility Letter and Phase I Drainage Report for the site indicate that the proposed use can be accommodated into the Town's water, waste water and storm drain systems. In addition, the Transportation Impact Analysis (TIA) indicates that the traffic impacts from the proposed land use of specialty retail center are minor and can be handled by the existing and proposed roadway improvements to S. Wilcox Street. The property also lies within and thus will be able to be served by the Town's Police and Fire Districts.

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 zoning, 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.

Budget Impact

The proposed zoning will generate review fees.

Findings

Staff finds that the proposed Planned Development Plan meets the Zoning process procedures and requirements outlined in Section 17.02.060 as well as the PD Plan approval criteria of Section 17.34.030.

Hyperlinks to the review and approval criteria are provided below.

Section 17.02.060 of the Municipal Code:

https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.02ZODI_17.02.060ZOPR

Section 17.34.030 of the Municipal Code:

https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.34PDPL_17.34.030PDPLAPCR

Recommendation

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

Proposed Motion

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

Attachments

Attachment A: PD Plan

Attachment B: PD Zoning Regulations