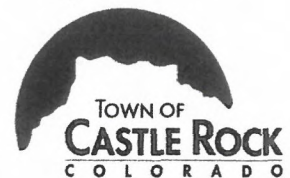


Public Record Documents



YOUR STORAGE CENTER AT CASTLE ROCK ANNEXATION & PLANNED DEVELOPMENT PLAN (PDP)

PLANNING COMMISSION

MAY 24, 2018



The map displays the geographical context of the proposed annexation. Key features include:

- Unincorporated Douglas County:** Shaded gray areas representing land not currently within the town's jurisdiction.
- Town Boundary:** A thick black line delineating the current limits of Douglas County.
- Your Storage Center Proposed Annexation:** A blue-shaded area indicating the specific land being proposed for incorporation.
- Major Roads:** Highway 25 (orange line), Highway 100 (yellow line), and Highway 160 (yellow line).
- Landmarks:** Plum Creek, Crystal Valley Ranch, and The Lanterns.
- Scale and Orientation:** A scale bar at the bottom left shows distances up to 1,000 feet. A north arrow is also present.

EXISTING CONDITIONS



PROPOSED ZONING

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

- Logical extension of Town boundaries.
- Capable of being Integrated into Town systems.
- Proposed zoning is compatible w/ existing zoning & land uses.
- Fiscal benefit to the Town.

FINDINGS

- Staff finds that the proposed Annexation meets the objectives of the Town's Vision 2030 and meets the review and approval criteria as outlined in the Town's 2030 Comprehensive Plan.
- Staff finds also 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.

RECOMMENDATION

- Staff recommends approval of the proposed annexation and the proposed zoning classification of I-2 for the Castle Rock Industrial Park property.



QUESTIONS?

MEET THE APPLICANT

MICHAEL HUMPHREY

Your Storage Center at Castle Rock
Planning Commission Meeting
May 24, 2018

Mike Humphrey
Polo Properties Holdings
303-594-1194



Existing Site Conditions



Existing Site Conditions



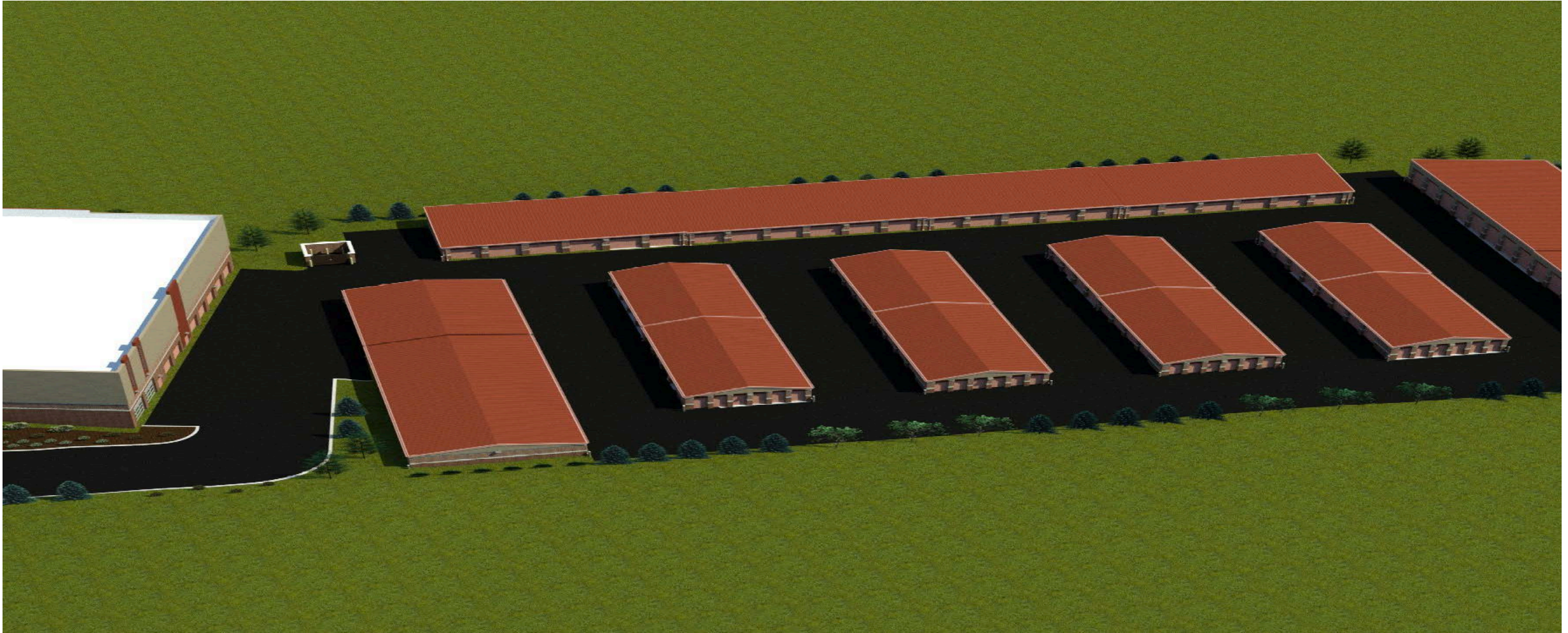
South Perspective

YOUR STORAGE CENTER
AT CASTLE ROCK
Town of Castle Rock, Colorado



Overall Site Plan

YOUR STORAGE CENTER
AT CASTLE ROCK
Town of Castle Rock, Colorado



North Perspective

YOUR STORAGE CENTER
AT CASTLE ROCK
Town of Castle Rock, Colorado



Reasons for Annexation:

- Allows for logical infill development and land use without compromising open space
- Southern extension of the towns utilities (sanitary sewer of over 1000-feet at developers expense)
- The zoning is very similar to the BURT OF CASTLE ROCK development
- The annexation request is for a multi use project which could include both Commercial and/or Self Storage use
- The area is not residential so there is not impact on residential areas
- Creates a fluid transition from a current land locked property



Benefits to the Town of Castle Rock and Local Residents:

- The previous slide shows a rendering of the proposed buildings.
- The proposed development will assist in supporting the Town with an increase in tax basis
- This proposed storage facility will provide much needed storage to the residents of south and central Castle Rock to include Plum Creek, Bell Mountain Ranch, Crystal Valley Ranch and the Condominiums and Apartments downtown.
- Appealing appearance for I-25 motorist at the northbound gateway to our town (previous use a dump site and an equipment rental facility)
- The future....Home renovations, grow your family, college students home for the summer, passing of a loved one, and a place for your hobbies
- Close alternative for downtown merchants to store overflow merchandise

