

IRON MULE BREWERY

514 N. PERRY STREET

DESIGN REVIEW BOARD
FEBRUARY 13, 2019



EXISTING CONDITIONS



Vicinity Map



View from Perry Street

ZONING: R-3 & DOD



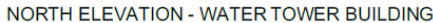
Iron Mule Brewery

Downtown Overlay
District
North District

Project encroaches
Town Right-of-Way
Permit required



Project included on Town Right-of-Way

[illegible]



FINDINGS:

THE PROJECT MEETS THE INTENT OF THE DOD;
THE PROJECT HELPS FURTHER THE GOALS AND
OBJECTIVES SET OUT FOR DOWNTOWN CASTLE ROCK
THROUGH ITS MASTER PLAN AND DESIGN GUIDELINES.



QUESTIONS & DISCUSSION

PROPOSED MOTIONS:

OPTION 1: APPROVAL

I MOVE TO APPROVE THE SITE DEVELOPMENT PLAN AMENDMENT NO. 2 FOR LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK.

OPTION 2: APPROVAL WITH CONDITIONS

I MOVE TO APPROVE THE SITE DEVELOPMENT PLAN AMENDMENT NO. 2 FOR LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK, WITH THE FOLLOWING CONDITIONS:
(LIST CONDITIONS)

OPTION 3: DENIAL

I MOVE TO DENY THE SITE DEVELOPMENT PLAN AMENDMENT NO. 2 FOR LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK, BASED ON THE FOLLOWING FINDINGS:
(LIST REASONS FOR DENIAL)

OPTION 4: CONTINUE ITEM TO NEXT HEARING

I MOVE TO CONTINUE THIS ITEM TO THE NEXT REGULAR DESIGN REVIEW BOARD MEETING ON FEBRUARY 27, 2019.