



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

NO. 1

DATE 08/05/2019

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT

Festival Commons/The Encore (SDP19-0004)

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS 1 THROUGH 12 AND ADJACENT ALLEY, BLOCK 32; A PORTION OF FIRST STREET; A PORTION OF PERRY STREET, TOWN OF CASTLE ROCK PLAT LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VARIANCE REQUESTED:

Code Section(s)\ Town of Castle Rock Municipal code 17.42.080.6

Describe the Variance Requested

A) Allow a reduction in tree and shrub quantities on Wilcox Street.

1. Describe the exceptional situation or condition that exists

A) Wilcox Street tree and shrub reduction: Trees have been arranged to provide a meaningful connection to the adjacent building and plaza while adhering to the required 10' utility offset. Additional shrub material could only be placed adjacent to the curb which will impede pedestrian flow and circulation from the adjacent parallel parking while providing less room for bike parking.

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

A) Wilcox Street tree and shrub reduction: Greater pedestrian congestion and difficulty accessing parking; trampled plant material and compacted soil.

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

No adverse impacts are seen that would create a detriment to the public health, safety, and welfare.

Additional Information:

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

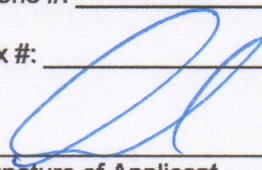
PROPERTY OWNER

Name: Festival Commons, LLC

Address: 430 Indiana Street #200, Golden CO 80401

Phone #: 303-643-5799 Contact: Tony DeSimone

Fax #: _____


Signature of Applicant

APPLICANT'S REPRESENTATIVE (If applicable)

Name: Pivotal Architecture, PC

Address: 771 Santa Fe Drive #204, Denver CO 80204

Phone: 720-473-6320 Contact: Kody Cronan

Fax: _____

For Staff Use Only

Staff Recommendation: Approved ☐ Yes ☐ No

Signature

- ☐ Public Works Director
- ☐ Utilities Director
- ☐ Parks & Recreation Director
- ☐ Development Services Director

Date

Comments

Conditions of Acceptance

