

118 NORTH CANTRIL STREET ACCESSORY DWELLING UNIT USE BY SPECIAL REVIEW

PLANNING COMMISSION
SEPTEMBER 12, 2019



SITE LOCATION



BACKGROUND:

- ADDRESSED AS 118 NORTH CANTRIL STREET
- ZONED R-3
- ADU ORDINANCE APPROVED IN JANUARY 2018
- HISTORIC PRESERVATION APPROVED DESIGN ON JUNE 19, 2019



SITE PLAN:



ATTACHMENT A

PROJECT INFORMATION

Jurisdiction: Castle Rock, Colorado
 Use: Single-Family Detached Dwelling
 Legal Description: S25 FT LOT 2 & N 1/2 LOT 3 BLK 17 CRAIG & COULD ADDITION
 A.P.N.: 2505-111-97-002
 Year Built: 1959
 Zone: R-3

Lot Area/ Width (min.):
 Coverage: Maximum allowable Coverage: 40% (2,800 sq ft)
 Existing Home: 1,414sf, Existing Porch: 35sf
 Setbacks: Front, minimum: 15 ft // 10'-3 1/2"
 Side, accessory minimum: 2 ft, located in rear
 Rear, accessory minimum: 5 ft // 7'-8 1/2"

Area Calculations:
 Main Level Garage: 950 sq.ft.
 Upper Level Finished (Accessory Dwelling Unit): 790 sq.ft.
 Upper Level Deck: 170 sq.ft.

Building Codes: 2012 International Residential Code
 2012 International Planning Code
 2012 International Mechanical Code
 2012 International Energy Conservation Code
 2012 International Fuel Gas Code
 2011 National Electric Code

Climate Zone: 5B
 Maximum Glazing U-Factor: 0.32
 Ceiling: R-49
 Walls: R-21
 Floors: R-30
 Slab Perimeter R-Value & Depth: R-10, 4ft

Owner: Jennah & Jay Kearney
 118 N. Cantrell Street
 Castle Rock, CO 80104

Architecture: Skarco Design, LLC
 Dustin Skarbol
 1574 Rose Avenue
 Huntington, CO 80637
 719.342.5068
 Dustin@skarcodesign.com

Engineering: Dustin@skarcodesign.com

General Contractor:

DRAWING INDEX:

Number	Description
A0	COVER SHEET, PROJECT INFORMATION
A0.1	GENERAL NOTES & PLAN NOTES
A1	FLOOR PLANS & ELECTRICAL PLANS
A2	ELEVATIONS & ROOF PLAN
A3	SECTIONS & INTERIOR ELEVATIONS
D1	ARCHITECTURAL DETAILS
D2	ARCHITECTURAL DETAILS
D3	ARCHITECTURAL DETAILS



Kearney Residence
 118 North Cantrell Street
 Castle Rock, CO 80104

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Sheet Title

COVER SHEET
 PROJECT INFORMATION
 SITE PLAN

REMARKS

Date

08-13-2019

Project Number

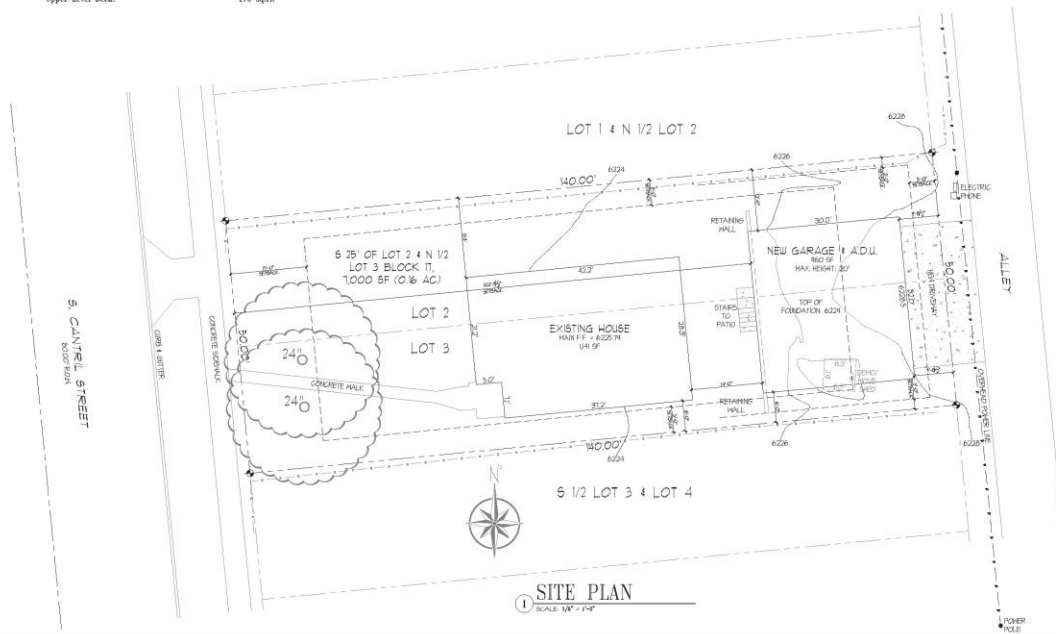
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Drawn By

DUSTIN

Sheet Number

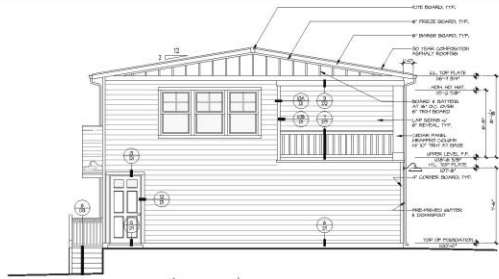
A0



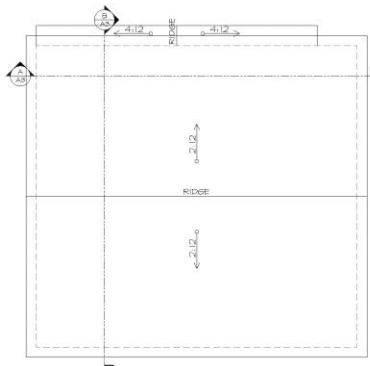
1 SITE PLAN
 SCALE: 1/8" = 1'-0"

Construction Set

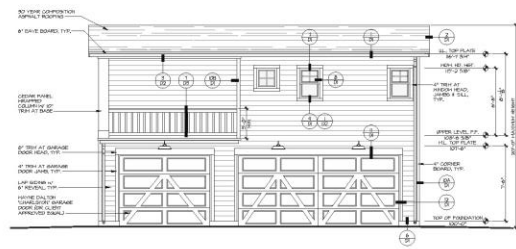
ELEVATIONS:



4 LEFT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



5 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 ALLEY (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

ATTACHMENT B



Kearney Residence
118 North Cantrell Street
Castle Rock, CO 80104

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Sheet Title

EXTERIOR
ELEVATIONS

REMARKS

Date
06 JUL 2018

Project Number

Drawn By
DUBRHA

Sheet Number

A2

FINDINGS

- Staff finds that the proposed Use by Special Review meets the objectives and criteria of the Town of Castle Rock 2030 Comprehensive Master Plan and the Municipal Code.

RECOMMENDATION

- Staff recommends that Planning Commission recommend approval to Town Council of the Use by Special Review.



QUESTIONS AND DISCUSSION