



August 14, 2020

VIA: USPS Standard Mail and Email

Scott Carlson
12460 1st Street
Eastlake, Colorado 80614

scottcarlson@carlsonland.net

RE: Clarification on Zoning Name for Gas Station Use Request

Dear Mr. Carlson:

The Town of Castle Rock has previously reviewed the request to allow a gas station use on the property located at the southwest corner of the intersection of Crystal Valley Parkway and Montaine Boulevard, also referred to as Heckendorf Ranch PD Area I ("the Property"), and made a determination. The purpose of this letter is to clarify and recognize that the existing property was previously zoned under Heckendorf Ranch PD Area I, and in December of 2019, Town Council approved your rezone request for this parcel. It is now under the Lanterns PD Zoning regulations for Planning Area 14 zoned Non-Residential Use Area- Commercial NR-CM-1. This rezoning was recorded on May 8, 2020.

The text for allowed uses under the Heckendorf Ranch PD and the new Lanterns PD zoning for this parcel are identical:

Heckendorf Ranch PD, effective 1984 to January 2020:

2.5 Areas "I" and ("F")

Land Uses: Village Center (VC)

Use: Retail sales and service, grocery, drugstore, convenience goods, personal services, shops, restaurants, banks, offices, medical/dental, insurance, and related services

Lanterns PD, effective January 2020 to present:

Permitted Uses

- A. Retail sales and service
- B. Grocery
- C. Drugstore
- D. Convenience goods
- E. Personal service shops
- F. Restaurants
- G. Banks
- H. Offices
- I. Medical/dental
- J. Insurance, and related services

The June 17, 2020 Letter of Determination references the Heckendorf Ranch PD zoning and does not mention the Lanterns PD Zoning. The Town acknowledges that the zoning changed names from Heckendorf Ranch PD to Lanterns PD for this property, however, the permitted uses are identical. This letter is to inform you that the June 17, 2020 Letter of Determination is still valid based on the permitted uses, and your appeal of said determination is still scheduled for August 20, 2020. Staff will clarify the zoning name at the Board of Adjustment appeal hearing.

Please let me know if you have any questions.

Regards,



Tara Vargish, P.E.
Director, Development Services Department

Cc: Dave Corliss, Town Manager
Mike Hyman, Town Attorney
Elizabeth Allen, Senior Assistant Town Attorney
Kevin Wrede, Planning Manager
Tammy King, Zoning Manager
Sandy Vossler, Senior Planner