

STORQUEST – LIGGETT ROAD


ANNEXATION AND GENERAL INDUSTRIAL ZONING 1ST READING

TOWN COUNCIL
SEPTEMBER 7, 2021



STATE OF COLORADO ANNEXATION PROCESS

A THREE STEP PROCESS

1. Substantial Compliance: State application requirements – ***is*** the Petition accurate and complete?
2. Eligibility: State annexation requirements – ***can*** the property be annexed?
-  3. Annexation and Zoning: Town of Castle Rock consideration – ***should*** it be annexed?



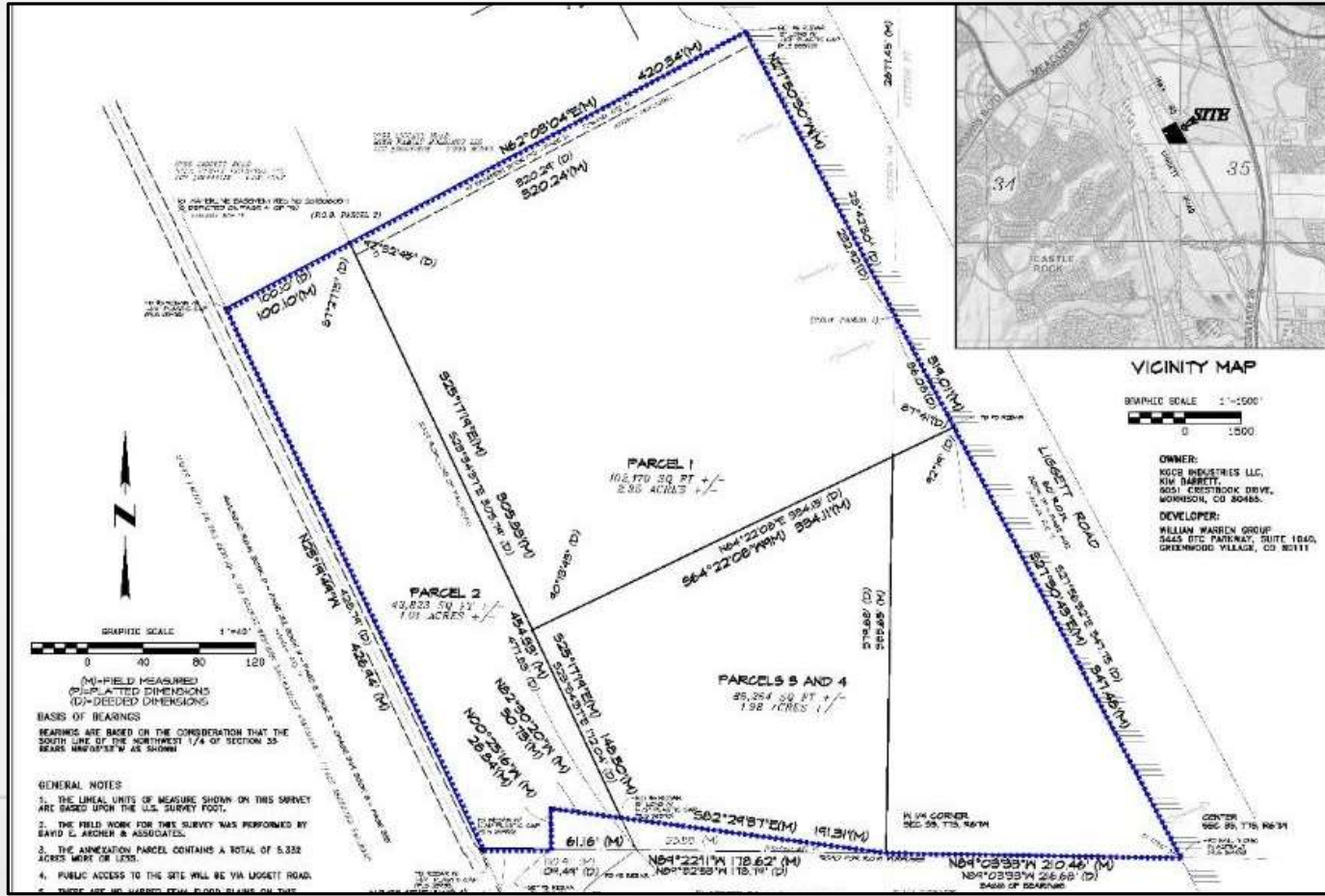
Site Vicinity Map

Subject Property

1 2 3 4 5 6 7 8 9 10

CASTLE ROCK

PROPOSED ANNEXATION



PROPOSED ZONING

GENERAL INDUSTRIAL (I-2)

- Uses and development standards established in the Municipal Code.
 - Setbacks: Front = 15', Side and Rear = 0'
 - Building Height: 50' Maximum
- I-2 allows less restrictive industrial development.
- I-2 allows self-storage and RV storage as uses by right.

PROPOSED ZONING

Open Space and Public Land Dedication:

- I-2 does not require Open Space
- Public Land Dedication cash in lieu will be paid with Development Agreement

Transportation Impacts:

- Site traffic projected to increase by 13 vehicles
- Five existing entrances will be consolidated into two

DEVELOPMENT AGREEMENT

- Liggett Road Improvements
- Liggett Road Right-of-Way Dedication
- Hwy85/Liggett Intersection Control Contribution
- Public Land Cash-in-Lieu
- Water Dedication

ANALYSIS AND FINDINGS

Meets the objectives of the Town's Vision and Comprehensive Master Plan:

- Logical Infill
- Benefits to the Town
 - Step toward filling in pockets of unincorporated areas surrounded by the Town
 - Reduced number of access points
 - Improvements to Liggett Road frontage
 - Upgraded modern storage facility

ANALYSIS AND FINDINGS

Complies with CRMC Sections:

- 4.04 Water Dedication
- 17.02.050 Annexations
- 17.02.060 Zoning Process
- 17.20 Industrial District
- 20.02.040 Annexation

ANNEXATION RECOMMENDATION

- Planning Commission recommends approval of the StorQuest-Liggett Road Annexation.

ZONING RECOMMENDATION

- Planning Commission recommends approval of the StorQuest-Liggett Road General Industrial (I-2) Zoning.

ANNEXATION - PROPOSED MOTION

“I move to approve the StorQuest – Liggett Road Annexation Ordinance, as introduced by title.”

ZONING - PROPOSED MOTION

“I move to approve the StorQuest – Liggett Road General Industrial (I-2) Zoning Ordinance, as introduced by title.”

QUESTIONS?

