

RESOLUTION NO. 2026-001

**A RESOLUTION APPROVING A USE BY SPECIAL REVIEW – TENANT
FINISH APPLICATION FOR AN ADULT DAY CARE
AT 651 TOPEKA WAY, # 400**

WHEREAS, day cares may be permitted in the General Industrial I-2 zone district upon approval of a use by special review (“UBSR”) in accordance with the criteria set forth in Section 17.39.010 of the Castle Rock Municipal Code; and

WHEREAS, the tenant of the property located at 651 Topeka Way, #400 (the “Property”), Abby Dew for You, has submitted an application to the Town of Castle Rock, Colorado (the “Town”) to approve the tenant finish for an adult day care on the property (the “UBSR Application”); and

WHEREAS, the Property is part of the Citadel Station Subdivision, a commercial/industrial subdivision that is zoned I-2, General Industrial; and

WHEREAS, a public hearing on the UBSR Application has been conducted by the Planning Commission; and

WHEREAS, the Planning Commission finds that the UBSR Application:

- (i) Demonstrates design compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood, as no changes to the existing building are proposed;
- (ii) Demonstrates compatibility of the proposed use with existing and planned uses on adjacent properties;
- (iii) Mitigates adverse impacts or nuisance effects such as, but not limited to, visual impacts, noise, vibrations, light intensity, odors, loitering or level of outdoor activity, hours of operation or deliveries, as the use will be within the existing building;
- (iv) Will not result in undue traffic congestion or traffic hazards and provides adequate off-street parking; and
- (v) Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact, as the use is inside an existing building.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, AS FOLLOWS:

Section 1. Use by Special Review Approval. The UBSR Application for an adult day care at 651 Topeka Way, #400, is hereby approved subject to compliance with all applicable Town regulations.

PASSED, APPROVED AND ADOPTED on this ___ day of _____, 2026, by the Planning Commission of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Carissa Ahlstrom, Secretary

Todd Warnke, Chair

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services