

ANNEXATION IMPACT REPORT

for

ST. FRANCIS OF ASSISI CHURCH

at

UNINCORPORATED DOUGLAS COUNTY

STATE OF COLORADO

ANX24-xxxx

January 28, 2025

Prepared for:

Diocese of Colorado Springs

228 N. Cascade Ave.

Colorado Springs, CO 80903

Prepared by:



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RLEG NO. 240702

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I. INTRODUCTION

The following report has been prepared for the St. Francis of Assisi Catholic Church Annexation project and is in accordance with Colorado Revised Statutes 31-12-108.5 and Town of Castle Rock Annexation Checklist.

II. GENERAL LOCATION AND DESCRIPTION

The project is situated at the southwest corner of N Ridge Rd and Fifth St in the Town of Castle Rock. The project is located in the northeast quarter of Section 12, Township 8 South, Range 67 West of the 6th P.M. It is directly south of Fifth St and 500 feet east of Valley Drive. It is approximately 1.5 miles east of I-25. The project is surrounded by single family homes and rural residential type existing development, designated as R-1. North and east of the site is additional unincorporated Douglas County property.

The area of the site and proposed annexation is 16.5 +/- acres.

The proposed zoning district for the property is to be a Planned Development (PD) with a church, private open space and right of way dedication land usage. See Annexation Plat map.

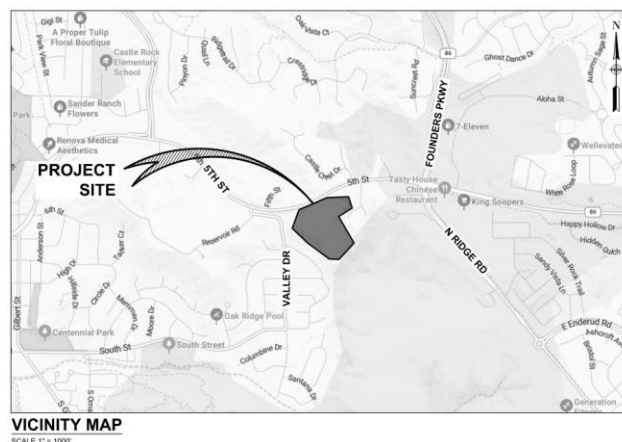
A. EXISTING LAND USE PATTERN

The site is fully developed and consists of a church building, parking lot and landscape buffer and area. The existing use of the site is for church congregation and religious services.

B. PROPOSED LAND USE PATTERN

The property is to be annexed into a planned development (PD) with uses for a church, private open space and right-of-way dedication as part of the Fifth St. expansion into the property. The use of the land will remain as it is currently and will be unchanged as church use and services.

Vicinity Map:



III. MUNICIPAL SERVICES

The annexed property is to remove it's private onsite sewer system and provide an onsite private sanitary sewer line connection to the public sewer main and stub out provided for the property in Fifth Street directly north of the property as part of the Fifth St Improvements adjacent to the site. The property is already connected to the Town's municipal water main. Financing of the onsite, private sewer extension will be that of the owner's of the St. Francis of Assisi Church and/or Diocese private funds. The project proposes no additional utility service construction onsite or in the area. See Overall Utility Map.

IV. SPECIAL DISTRICTS

Currently there are no known special existing districts in which the area is to be annexed.

V. SCHOOL IMPACTS

Currently the church is 0.5+/- miles northeast of the South Ridge Elementary School and less than 1,000 feet from the Summit Homeschool Academy. There is no anticipated change to these schools as the property exists currently pre-annexation and there are no changes to the proposed usage of the site from a church and church related activities.

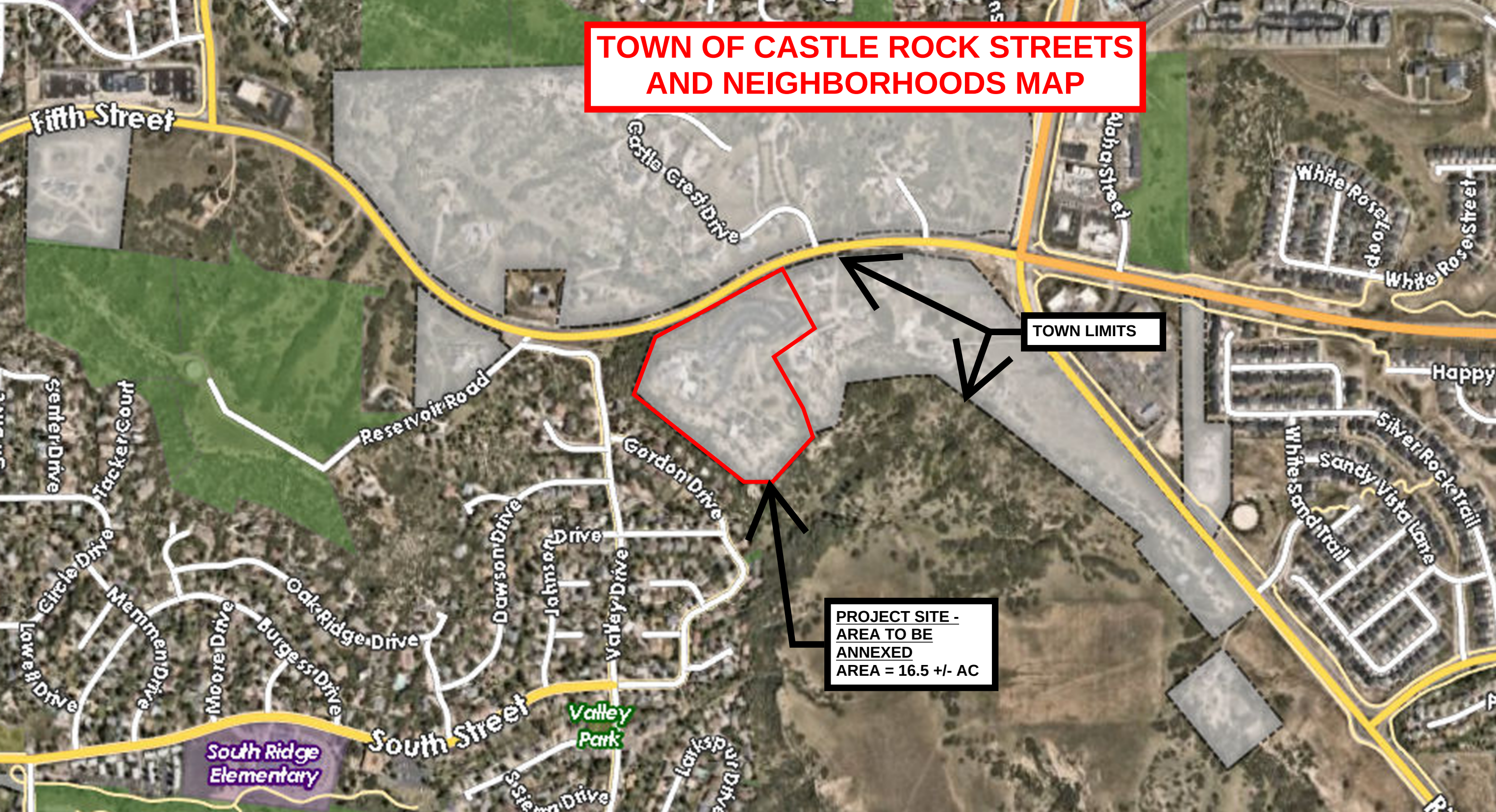
VI. CONCLUSION

This Annexation Impact Report shows the impact of the existing church site to the surrounding areas, municipal infrastructure, schools and districts. However, being that the existing use of the site is to remain unchanged, no major impacts to the surrounding areas are anticipated with the annexation of the property into the Town of Castle Rock.

VII. APPENDICES

Appendix A – Maps

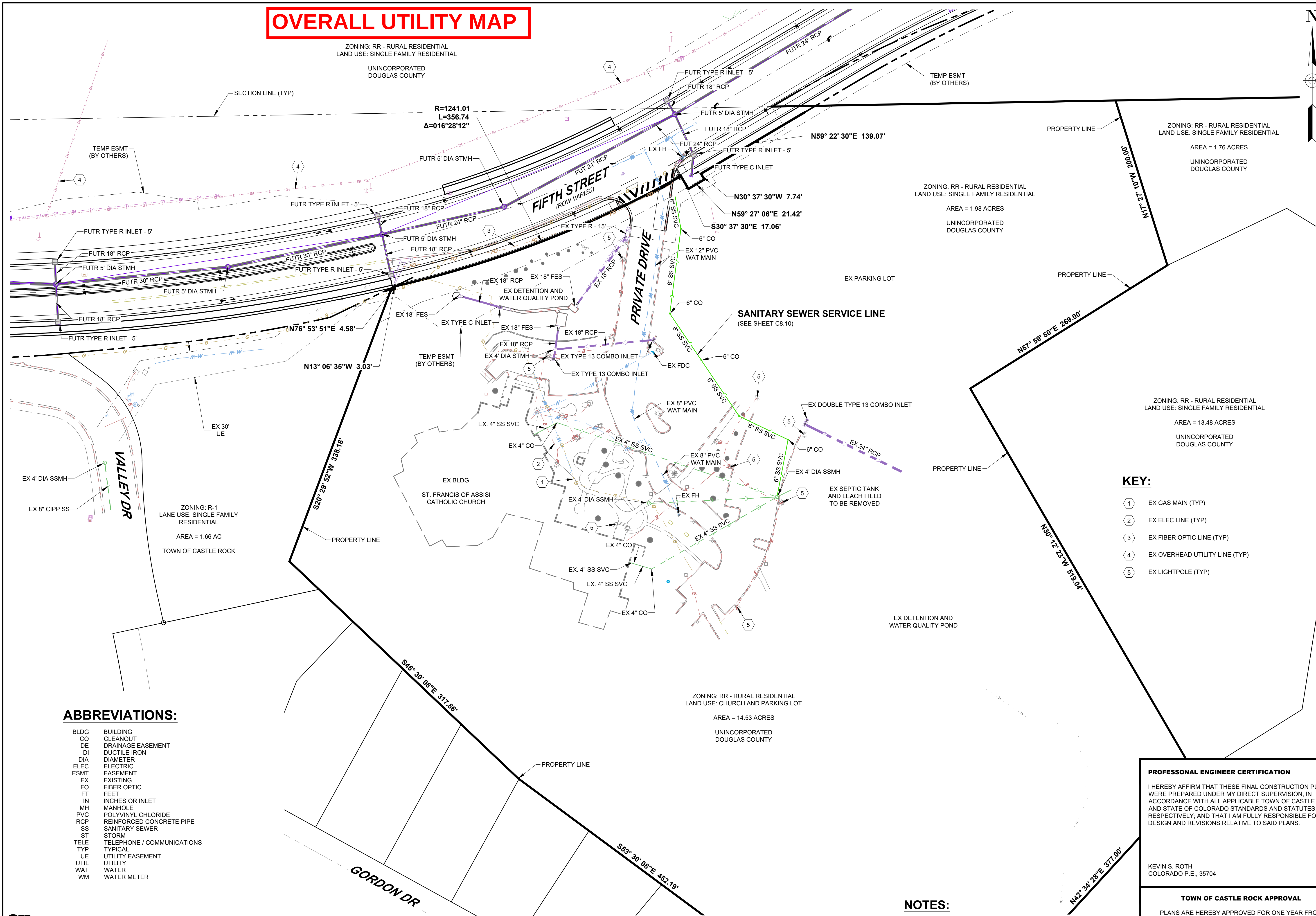
TOWN OF CASTLE ROCK STREETS AND NEIGHBORHOODS MAP



TOWN LIMITS

PROJECT SITE -
AREA TO BE
ANNEXED
AREA = 16.5 +/- AC

OVERALL UTILITY MAP



ABBREVIATIONS:

BLDG	BUILDING
CO	CLEANOUT
DE	DRAINAGE EASEMENT
DI	DUCTILE IRON
DIA	DIAMETER
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FO	FIBER OPTIC
FT	FEET
IN	INCHES OR INLET
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
ST	STORM
TELE	TELEPHONE / COMMUNICATIONS
TYP	TYPICAL
UE	UTILITY EASEMENT
UTIL	UTILITY
WAT	WATER
WM	WATER METER

KEY:

- 1 EX GAS MAIN (TYP)
- 2 EX ELEC LINE (TYP)
- 3 EX FIBER OPTIC LINE (TYP)
- 4 EX OVERHEAD UTILITY LINE (TYP)
- 5 EX LIGHTPOLE (TYP)

NOTES:

- THE PROJECT IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FIFTH STREET IMPROVEMENTS ARE BY OTHERS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. SEE 'FIFTH STREET IMPROVEMENTS ROCK STREET TO FOUR CORNERS PROJECT' BY STANLEY CONSULTANTS (PROJ. NO. CIP22-0011) FOR DETAILS.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

KEVIN S. ROTH
COLORADO P.E., 35704

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES' APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES

DATE

ST. FRANCIS CHURCH

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

SITE PLAN

ST. FRANCIS OF ASSISI CATHOLIC CHURCH

2746 FIFTH STREET

CASTLE ROCK, COLORADO 80104

ISSUE DATE: XXXXXX

DATE REVISIONS

DESIGNED BY: KSR

DRAWN BY: JH

JOB NUMBER: 240702

50 0 50
HORIZONTAL SCALE: 1" = 50'

SHEET NUMBER:

C3.10

3 of 6



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9965

PREPARED FOR:

DATE REVISIONS

DESIGNED BY: KSR

DRAWN BY: JH

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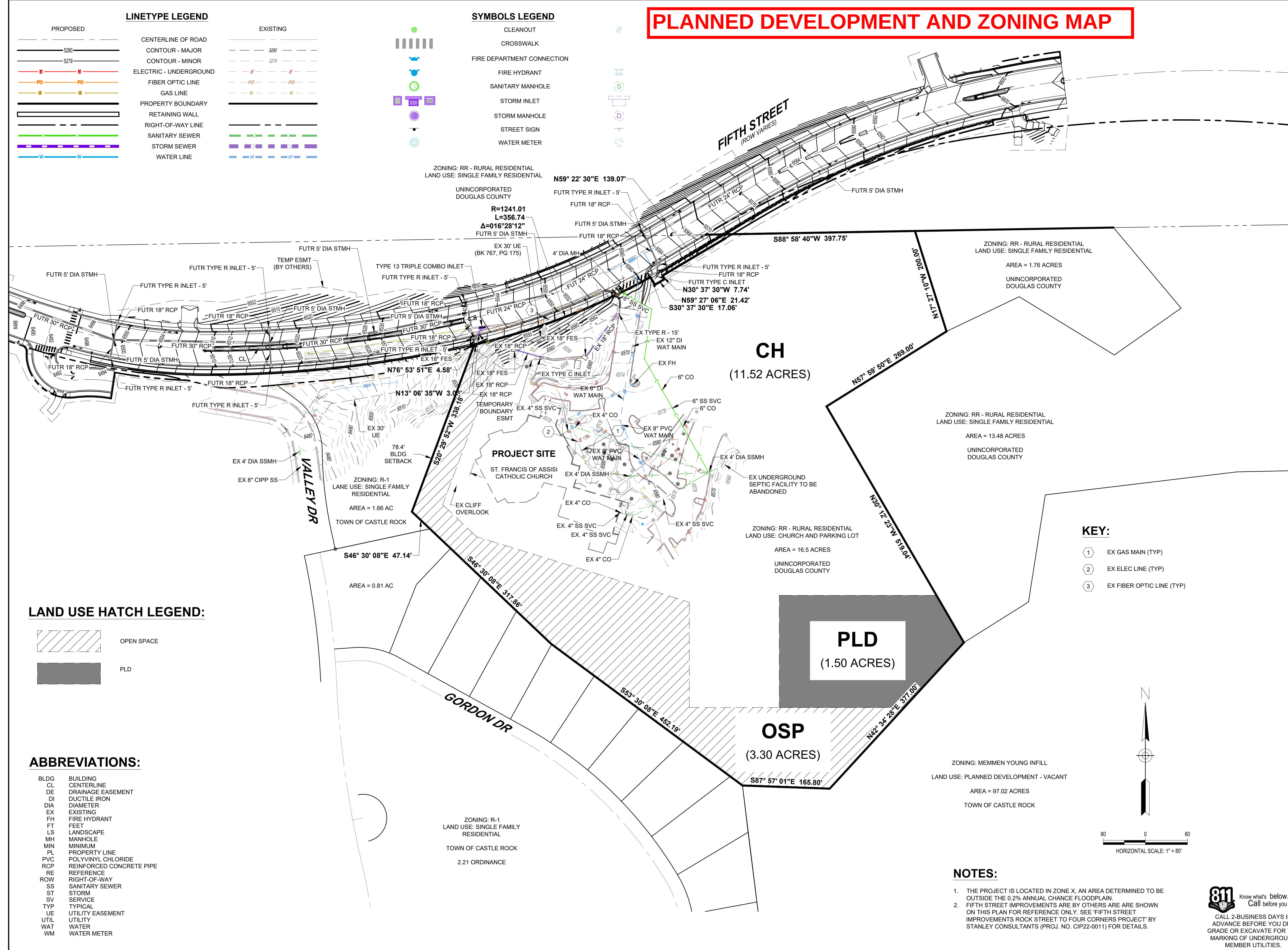
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3 of 6



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PLANNED DEVELOPMENT AND ZONING MAP



File Name: S:_Projects\240702 - St. Francis Church\CADD\Sheet Sets\Planned Development Plan\SITE PLAN.dwg
Plotted by: David Terron Date: 9/24/2024 1:31 PM

811 Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG.
GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.