



January 28, 2025

## **ST FRANCIS ASSISSI CHURCH – PROPOSED ANNEXATION**

### **Project Narrative for Annexation**

#### **PROPERTY OWNER/ APPLICANT INFORMATION**

The Diocese of Colorado Springs owns a parcel of land in unincorporated Douglas County, adjacent to the Town of Castle Rock. The address is 2746 5<sup>th</sup> Street. The Diocese is the applicant as represented by Larry Bauer of St. Francis Assisi. Further represented by Roth Lang Engineering Group, LLC a civil engineering consulting company.

#### **OVERALL PROPOSED DEVELOPMENT PLAN**

The St. Francis Assisi Catholic Church (Church) is looking to annex its property into the Town of Castle Rock. It proposes to be annexed into a Planned Development (PD) with land uses designated for church use, private open space and right-of-way dedication. A portion of the church property is to be dedicated as right-of-way to Fifth Street as part of the Town of Castle Rock Fifth Street Improvement plans in the area directly adjacent to the church property and north property line.

As part of the annexation, the property will connect to the town's sanitary sewer system in Fifth Street via a private onsite sanitary sewer extension. The Church is already connected and served by the Town of Castle Rock water supply. The property is also connected to the Town's storm sewer utility mains along Fifth Street.

#### **COMPLIANCE**

The current owners of the church have no proposed changes to the current site regarding its use, layout or zoning designation of a church site. The church will be governed by the zoning regulations set forth by the St. Francis of Assisi PD zoning guide regarding church use.

#### **IMPACTS**

Overall, the project benefits the surrounding area with continuation of its religious service provided to the local community and will be more inclusive to the Town of Castle Rock community and local government by annexing into the Town's property.