

SDP21-0044 Amendment Project Narrative

3533 TIMBER MILL PKWY
CASTLE ROCK, CO 80109

The proposed SDP Amendment and Land Use Application includes the addition of 37 parking spaces to increase the total parking provided at the property to 137 and the addition of one accessible parking space to meet the Town of Castle Rock Municipal Code Table 64-2, section 17.54.050. The increase in parking is to accommodate a new recreational user whose parking need and timing is complimentary to the existing business uses in the adjacent half of the building.

No change in zoning is required and the Parking Conformance Letter included for a shared parking arrangement to be accomplished was done in accordance with the Parking Generation Manual, 5th Edition prepared by the Institute of Transportation Engineers.

As addressed in the Parking Conformance Letter there would be no impact to the existing businesses in the building based on operating hours and the proposed 137 total parking spaces is fifteen (15) spaces more than necessary for the recreational use.

All existing infrastructure is sufficient to support the additional parking spaces. The parking spaces have been arranged in a manner that allows for greater access for Fire or emergency services to drive through the lot.

Based on the Town Municipal Code, the parking provided is sufficient, however additional parking has been provided based on the studies performed and demonstrated in the Parking Conformance Letter.

Regards,

A handwritten signature in black ink, appearing to read 'Alex Krasnec', with a long horizontal line extending to the right.

Alex Krasnec

Saunders Commercial Development Company dba CRIM Borrower, LLC