SDP21-0045 Amendment Project Narrative

35363 TIMBER MILL PKWY
CASTLE ROCK, CO 80109

The proposed SDP Amendment and Land Use Application includes the addition of one 20' wide gated vehicular access point to the existing outdoor storage area and addition of screened fencing to a portion of the building truck court to match the existing fencing added to the building per approved SDP23-0010.

The new vehicular access point will provide a secondary access to the storage yard by utilizing a new concrete ramp in the existing parking stalls and will not impede or modify any of the storm drainage in the drive lane as stormwater is conveyed through a valley pan in the drive lane. The secondary access point improves access for emergency vehicles. The existing fencing around the storage yard will be screened with fabric mesh to conform with the Town Code. The existing irrigation line that runs behind the curb will be sleeved. Three parking spaces would be eliminated by the new ramp, however the required parking for the building is still in excess of what is required per Town Code.

The new fencing around the truck court area will match the material, appearance and depth of the fenced truck court on the north side of the building which was approved in SDP23-0010. One vehicular gate and one pedestrian gate will be provided for ingress/egress. The fencing does not impede on the emergency vehicle access in the drive lane.

No change in zoning is required as the proposed uses and improvement are allowed per the Meadows PD 4th Amendment.

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,

Alex Krasnec

Saunders Commercial Development Company dba CRIM Borrower, LLC