



METZLER RANCH FILING NO. 2 AMENDMENT NO. 1

PROJECT NARRATIVE

CD24-0020

Affiliated Party Information:

Owner/Leasee/Applicant:

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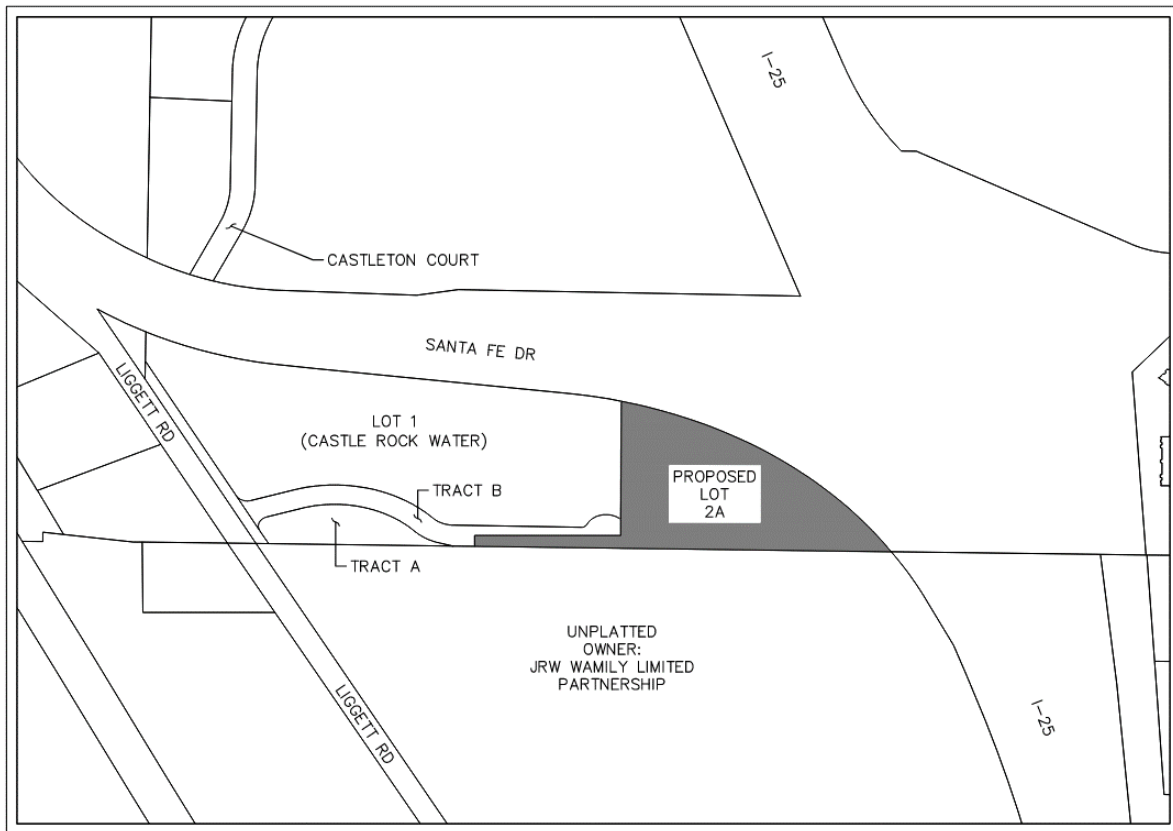
PROPERTY INFORMATION: METZLER RANCH FILING NO. 2 LOT 2A

SITE ADDRESS: 11 KELLOGG COURT, CASTLE ROCK, CO 80109
PARCEL ID: 2351-352-99-004
ZONING: Commercial
ACREAGE: 5.29 acres

CASTLE ROCK SELF STORAGE & U-HAUL – PARKING LOT PROJECT**PROJECT UNDERSTANDING**

The purpose of this project is to construct 24 asphalt pavement parking stalls to be used as storage for U-Haul rental vehicles, by Castle Rock Self-Storage & U-Haul, located at 11 Kellogg Court, Castle Rock, CO 80109 (“Site”). The property owner of Lot 2 is also the property owner of Tract A and Tract B. Tract A is dedicated as a Storm Drainage Easement and includes the full spectrum extended detention basin (EDB) that serves Metzler Ranch Filing No. 2. Tract B is Kellogg Court (Private ROW) which is also dedicated as a Public & Emergency Access, Utility, Storm Drainage, & Waterline Easement (Rec. No. 9848883). The project proposes to plat a new Lot 2A, which is the subdivided portion of Tract B that will be adjoined with the existing Lot 2. The site is accessed via Liggett Road, which generally runs North/South between Santa Fe Drive and Front Street. To the north/west of proposed Lot 2A is the Castle Rock Water Department (Lot 1 of Metzler Ranch Filing No. 2).

Also included in this project is a replat to adjoin a portion of Tract A with Lot 2, and the construction of a sanitary sewer connection from the existing facility in Lot 2, to the public sanitary sewer main in Liggett Road. This connection is required per the SIA.



VICINITY MAP
N.T.S.



COMPLIANCE

This project is complying with the Vision 2030 and 2030 Comprehensive Master Plan because it achieves a quality-built environment, protects & enhances the natural environment, ensures quality community services to support public safety and welfare, and achieves and maintains water conservation practices. The proposed parking area is designed to comply with the design principles and technical manuals, and features 60-degree angled stalls, Castle Rock MS2 Mountable Curb, and Castle Rock VC1 (Catch) curb and gutter. The existing U-Haul rental facility is parking vehicles off the existing pavement on the currently undeveloped shoulder. The proposed parking lot will no longer require repeated disturbance of the naturally vegetated roadway shoulder area and will provide an appropriate area for customers to easily access their respective U-Haul vehicles. The parking area also proposes landscaping areas per the Landscaping and Irrigation Criteria Manual, to ensure that this project leaves the Site both visually and operationally improved.

IMPACTS

This project positively impacts the surrounding properties. This project will not impact traffic, day-to-day operations, local infrastructure, or local drainage ways in any way. Although these parking stalls will slightly increase the impervious area tributary to the existing EDB serving the site, the additional runoff is negligible, and the pond is adequately sized to operate as intended.

INFRASTRUCTURE

This project does not impact local infrastructure in any way. Access to Lot 1 of Metzler Ranch Filing No. 2, Castle Rock Water, will have full access to their property via all three entrances located on Kellogg Court, throughout construction. It is not anticipated that any full lane closures will be necessary for construction and therefore access to the Site will be provided during the entirety of the project. The cul-de-sac will not be impacted by construction and therefore fire access to Lots 1 and 2 will be adequately provided throughout construction as well.

VARIANCES

This project does not request any variances from the criteria at this time. This project responds to the intent of town criteria and does so by the path agreed upon with Castle Rock Planning and all parties involved. The project will undergo a replat, adjoining the portion of Tract A where the parking is proposed, to Lot 2, so that this area may be maintained by the currently property owner. This will also allow for an extension of irrigation facilities into the proposed landscape area, if required by the Town of Castle Rock.

CONCLUSION

This project responds to the Vision 2030, 2030 Comprehensive Master Plan, and demonstrates compliance to the required zoning codes, general design principles, and technical manuals. The proposed parking area leaves the site better off than it exists today both operationally and aesthetically. Customer and service provider experience is enhanced, disturbance of the immediate undeveloped shoulder area will no longer occur, and the Site will become compliant per the standing SIA.