



TOWN OF CASTLE ROCK

FIRE AND RESCUE DEPARTMENT

OFFICE OF THE FIRE CHIEF
300 PERRY STREET • CASTLE ROCK, CO 80104

30 October 2025

Town of Castle Rock
Development Services
100 N. Wilcox Street
Castle Rock, Colorado 80104

Ref: Minor PD Amendment Request

Director Vargish and Development Services Team,

Please accept this letter as our official request for a Minor PD Amendment for Tract B and Tract B-1, The Villages at Castle Rock, 2nd Amendment – Liberty Village Portion, Open Space District (OSD).

This request is being made to allow for the construction of a fire station and logistics facility on two parcels of town owned property on the east side of Castle Oaks Drive between Rocky View Road and Pleasant View Drive. The current design of the facility is approximately 26,000 square feet, and a rendering of this facility is included as part of this application and request.

The zoning regulations for Liberty Village are included as part of this application. Per Section 3.3, Open Space Use Areas – OSD, PUA, and PLD, Subsection A, OSD, Open Space Dedicated, Subsection 2, Permitted Uses, the current zoning only allows for “Open space and passive recreation activities, including trails.” Currently, there are no trails or passive recreation activities occurring on this site.

We are requesting a minor amendment to the PD to allow for the following on OSD:
“Other public uses – Fire station and logistics facility up to a maximum allowable height of 50 feet on five acres or less near the intersection of Castle Oaks Drive and Pleasant View Drive.”

In conversations with Development Services and the Legal Department, a replat is needed to address the Castle Rock Water parcel (Tract B-1), but it is not being subdivided, and the property lines/boundaries are remaining the same. Therefore, this minor amendment can be done administratively without the need for the more extensive process.



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If you have any questions or need additional information, please do not hesitate to contact me.

Thank you in advance for your consideration of this request.

Respectfully,

A handwritten signature in black ink, appearing to read 'Norris W. Croom III'.

Norris W. Croom III, EFO, CEMSO, CFO
Fire Chief



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