



May 22, 2023

Carson Byerhof
Town of Castle Rock
100 N. Wilcox St
Castle Rock, CO 80104

Re: Pizza Hut Redevelopment – Plum Creek Parkway & Wilcox Street
Narrative
Castle Rock, CO

To whom it concerns:

The 0.856-acre property will be subdivided to create two lots for future commercial developer. Lot 1 and future Lot 2 are proposed to developer as a commercial center. The intent of this project is to divide the existing Lot into Lot 1 (0.297 acres) and Lot 2 (0.559 acres).

The zoning for the site remains unchanged, and therefore the site remains in compliance with the zoning codes and technical manuals. Compliance with landscape minimum codes for both projects is shown on the site data table within the SDP.

Impacts of the overall project does not change from the previously approved project. The only change is that there is a lot line in between the two lots.

Infrastructure and demands on water, traffic, wastewater, and roadways also remain unchanged. The proposed building remains the same and the utility infrastructure largely remains the same. There will be a separate water tap for the new lot, due to water code, and the overall water demand will remain unchanged and use and square footage of the proposed buildings remain unchanged.

No variances are being requested with this project and replat of the existing site.

Please contact us with any questions or concerns.

Thank You,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Emily Felton".

Emily Felton, P.E.