

PROJECT NARRATIVE

Lot 1 Wilcox Plaza Filing No. 1

SITE DEVELOPMENT PLAN (SDP) AMENDMENT AND TECHNICAL CRITERIA VARIANCE (TCV)

The purpose of the Site Development Plan Amendment and Technical Criteria Variance for 310 S. Wilcox is to show needed plan changes after the Site Development Plan was approved. These changes include a reduction of asphalt removal interior to the site, changes to the proposed landscape and a request for a Technical Criteria Variance to allow for the reduction of sidewalk along S. Wilcox in two locations. A Site Development Plan Amendment is being processed to show landscape, and parking lot changes. A Technical Criteria Variance is being processed to capture changes to the sidewalk along S. Wilcox.

The approved Site Development Plan, SDP22-0020, proposed to remove approximately 3,860SF of asphalt in the southwest corner of the existing parking lot to install vacuum units. The amended Site Development Plan reflects a change to keep the existing asphalt and drive in this location. This area is to remain as existing with no proposed improvements.

Landscape changes to the site include a reduction of 16 trees and 36 shrubs. The site is located in the Downtown Development South District Overlay in which the required trees is based on the street frontage and there is no internal tree requirement. A total of 16 trees are existing on site and are proposed to remain. These existing trees fulfill the tree requirement of 15 trees based on the S. Wilcox St frontage. The remaining existing tree is being counted as one of the two required parking lot trees. In total 17 trees are required; this requirement is met with 16 existing trees and 1 proposed tree. Additionally, shrub counts have been reduced by 36 shrubs. The 36 shrubs shown on the approved Site Development Plan (SDP22-0020) were internal shrubs and are not required per the Downtown Overlay District. Based on this, proposed shrubs above the minimum requirement of 79 shrubs have been removed. The amended Site Development Plan proposes to provide 75 shrubs along S. Wilcox (13 of these shrubs are existing and will remain). An additional 4 shrubs are provided in the proposed parking lot area to meet code requirements.

Changes to the amount of ground cover are reflective of retaining the existing asphalt and drive in the southwest corner of the existing parking lot. Proposed shrubs beds and mulch in this area have been removed per direction to keep this area as existing.

A Field Change Order (FCO) is also being submitted for Construction Document changes to the previously approved CD23-0011. The purpose of the FCO is to show Construction Document changes that occurred due to field conditions during construction. These changes include a reduction of asphalt removal interior to the site, irrigation revision to reflect landscape changes and a request to allow for the reduction of sidewalk along S. Wilcox in two locations.

Comprehensive Plan Compliance:

The proposed development is in compliance with the 2020/2030 Vision, 2020/2030 Comprehensive Master Plan and is supportive of Thriving Economy and Responsible Growth. Redevelopment of the site to remain neighborhood commercial, promotes responsible growth by encouraging commercial development where adequate transportation facilities exist and where infill development is sensitive to the scale and character of the surrounding neighborhoods. Redevelopment of this site supports the Thriving Economy Principles of the 2030 Comprehensive Plan by encouraging a mixture of land uses that provide a variety of complimentary and compatible land uses. As an infill site, the amended Site Development Plan fulfills the Comprehensive plan infill strategies and future land use map which identifies the site(s) as Business within the Downtown Overlay.

Excellence by Design

Compliance with Municipal Code and Technical Manuals:

The proposed Site Development Plan Amendment is in compliance with the current Town of Castle Rock municipal code. A Technical Criteria Variance from section 2.31 to allow for a sidewalk width reduction in two locations along S. Wilcox St. is requested. The sidewalk is proposed to be reduced to 6' for approximately 24' in the northwest corner of the site. This will allow for existing utility boxes and pedestals to remain. The sidewalk will then widen to 8' and is again reduced to 5.2' for approximately 30' in the southwest corner of the site between S. Wilcox St. and the existing CORE electric transformer. Adhering to the code in these locations impacts multiple utility infrastructures including the relocation of and future upgrade to existing underground wires/lines and significant cost(s) of development.

Overall project benefits and impact on surrounding properties

Redevelopment of the existing site will provide upgraded neighborhood scale commercial facilities within Business zone adjacent to I-25 and within the Downtown Overlay District. Development of the site will provide an upgraded 3,700 Sq. Ft. convenience store and retention of the existing fuel pumps and car wash. These uses are supportive of the Business Zone designation and compatible with the existing surrounding commercial developments. Convenience store, fueling station and car wash are permitted uses at this location. Furthermore, redevelopment of this site promotes the Thriving Economy and Responsible growth cornerstones of the 2030 Master Plan.

Infrastructure

The Town of Castle Rock currently provides water and sewer to the site. Core electric provides electricity and Black Hills Energy provides natural gas.

Variances:

A Technical Criteria Variance from section 2.31 to allow for a sidewalk width reduction in two locations along S. Wilcox St. is requested. The sidewalk is proposed to be reduced to 6' for approximately 24' in the northwest corner of the site. This will allow for existing utility boxes and pedestals to remain. The sidewalk will then widen to 8' and is again reduced to 5.2' for approximately 30' in the southwest corner of the site between S. Wilcox St. and the existing CORE electric transformer. Adhering to the code in these locations impacts multiple utility infrastructures including the relocation of and future upgrade to existing underground wires/lines and significant cost(s) of development. Landscape is not affected by this variance.