

Project Narrative

G.T. Sanders at Sanders Business Park

George T. Sanders (GTS), is the largest independent distributor of heating and plumbing equipment in Colorado, and would like to proceed with entitlements of an approximate 14,500 SF building located at 1004 South Interstate 25, Castle Rock, CO. GTS will be constructed on a 2.61 – acre vacant lot which has previously been platted and rezoned for this use. In 2020, the property went through the Preliminary development plan process and was zoned LB – light business use. (Project No. PDP20-0001)

The building will be a 24' clear height pre-engineered metal building with metal panels, storefront openings, and a masonry frontage component. GTS is planning on occupying this facility with their office/warehouse distribution business. There will be 32 parking spaces, a drive-in door and three dock doors. The Business access is from the I-25 frontage road.

The GTS team is pleased to present the following Site Development Plan as a revised version of the previous plan submitted in 2020. (Project No. SDP20-0053)

Delzell Management Group is serving as the owner's representative and in addition to this narrative, has enclosed the required items from the Site Development Plan Checklist.

Context:

The existing vacant lot is zoned Light Business. The site is situated in South Castle Rock and its western frontage is bordered by the I-25 corridor. The property to the north is an existing church, and to the east is the Plum Creek flood plain. The south property has several existing Light business/distribution buildings on it.

Site:

The applicant proposes a 14,500 SF metal building that will serve as storage and distribution of plumbing supplies. Approximately 3,250 SF will be finished as office and display area. It is understood that the site is designed as 'mixed-use' in the Town's 2030 Comprehensive Plan which will accommodate the proposed business, warehouse use. A traffic study has been prepared and shows the proposed facility and traffic patterns to be in line with the Comprehensive Master plan. The site will require adequate parking for both the display area and employees. Loading docks and drive-in doors. Signage along the I-25 corridor is required and will be provided for clear identification of the facility.

Schedule and Process:

The GTS Team is motivated to move forward rapidly with this development. Once the Site Development Plan phase is completed, the permitting and construction phase will begin soon-thereafter.

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