

StorQuest-Liggett Road Proposed Annexation and I-2 Zoning
Neighborhood Meeting #1 - Summary
Held virtually by Zoom

The first neighborhood meeting to discuss the proposed annexation and zoning of five parcels, located at 2633 Liggett Road, was held on Thursday, February 18, 2021 from 6:00 PM to 7:00 PM. Written notice of the meeting describing the proposal was sent to all property owners within 500 feet of the subject property. A public notice sign was posted on the site and a public notice of the meeting was posted on the Town website on February 2nd. The meeting was held virtually by Zoom. The vicinity map, sign-in sheet and applicant's PowerPoint are attached.

The following is a summary of the meeting.

Applicant Representatives:

Jon Suddarth, Vice President, The William Warren Group

David Bird, The William Warren Group

Matt Cox, The William Warren Group

Alexandra Haggarty, Otten Johnson representing The William Warren Group

Current Property Owners (Castle Mini-Storage):

Kim Barrett

Rick Barrett

Town Representatives:

Cara Reed, Neighborhood Liaison, Development Services

Sandy Vossler, Senior Planner, Development Services

Caryn Johnson, Town of Castle Rock Town Councilmember, District 5

Public Attendees:

Kelly Miller

Kurt Walker

The applicant, The William Warren Group, develops and manages StorQuest self-storage facilities nationwide. Jon Suddarth provided background information about the 190 locations in 15 states, and the 27 facilities in Colorado. Mr. Suddarth presented photos of the four facilities operating in the Denver Metro area and the three facilities currently under construction located at DIA/Pena Station, Boulder and on Broadway.

The property proposed for annexation is approximately 5.3 acres and currently zoned General Industrial in Douglas County. Castle Mini-Storage is currently operating on the property. The applicant is proposing to zone the property General Industrial (I-2), if annexed to the Town. The applicant intends to redevelop the property to include a three or four story self-storage building, with temperature controlled units and a leasing office. Drive-up storage units, as well as covered and uncovered RV stalls, are also planned. Attached is the applicant's PowerPoint presentation that provides additional

information about the company, photos of other StorQuest facilities and aerial photos of the subject property.

Access to the site will be located at the south end of the site and will align with Kellogg Court on the east side of Liggett Road. The buildings will be setback 40 feet from the existing Liggett Road right-of way (ROW). This set back includes 25 feet to be dedicated for future widening of the ROW and the requisite 15-foot front setback. The site will be landscaped and screened and will meet all Town standards. The property is classified as Infill by the Castle Rock Water Inclusion Analysis. A Development Agreement will be created to identify specific obligations relative to water dedication, on-site water quality and detention, right-of-way dedication and Liggett Road improvements.

There was general discussion of the I-2 zone district, a straight zone district with uses and development standards establish in Chapter 17.28 of the Municipal Code. I-2 permitted uses include self-storage, RV storage, warehousing and other types of industrial development. I-2 development standards allow a maximum lot coverage limited only by required parking, detention, landscaping, setbacks, etc. The minimum front setback is 15 feet. The side and rear setbacks are zero, where the property abuts a zoning of the same intensity. The maximum building height is 50 feet.

There were no questions or concerns expressed by the public in attendance. An adjacent property owner and the current property owner expressed support for the proposed redevelopment.

The applicant expects to submit the annexation petition and zoning application within the next week or two. After acceptance of a complete submittal, staff will begin processing the annexation for substantial compliance and eligibility, per the Colorado Revised Statutes, and drafting the Development Agreement. Preparation of zoning regulations is not necessary, as all I-2 zoning uses and standards are established in the Municipal Code, Chapter 17.28 (https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.28BUCOINDI). Dates for the two remaining neighborhood meetings, the Planning Commission hearing and Town Council readings are yet to be determined.