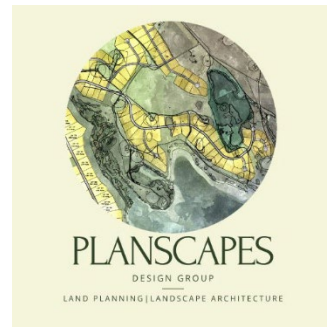




NARRATIVE

Berkenkotter Motors has been a successful used car and RV dealership in Castle Rock for 30 years. Berkenkotter Motors is also located on Parker Road in Parker and on Highway 85 in Brighton. All 4 locations have always been successfully owned and operated by Dan Berkenkotter

Currently Berkenkotter Motors is located both on the north end and south end of Wilcox St in Castle Rock. 1100 Caprice drive, zoned B-Commercial Business, was originally built as a Chrysler Car Dealership. The past number of years this site and building has been leased, previously by Calvary Church and currently by Mission Hills Church. No changes have been made to the building aside from new carpet and paint. This application is in 3 parts first as a requirement for the change of Tennent for Mission Hills. The second is for the paving of the lot located at 1212 Caprice Drive, also zoned B-Commercial Business, for additional parking for the church as the congregation grows the third part is for the use of the auxiliary building located at 1100 Caprice Drive along with the rear paved parking area. These will be used for Berknkotter Motors vehicle sales with the intent of taking over both lots at the end of Mission Hills lease. With the additional parking at 1212 Caprice, the 1100 Caprice Drive will meet the requirements for parking and display for both uses. This site is perfect for the reestablishment of vehicles sales due to its original design and intent along with the use of the surrounding property. Most of the surrounding properties are vehicle orientated businesses. Mission Hills is using this property to build their congregation to a sustainable level and eventually will purchase or begin construction of a church at a new site. In the meantime, Berkenkotter Motors would like to begin establishing their business at this site with the hopes of eventually shutting down their vehicle sales at the site located on south end of Wilcox. The Wilcox site is perfect for redevelopment in the downtown district. With approval of the UBSR, Berkenkotter Motors would be able to seamlessly transition into these properties located at 1212 and 1100 Caprice Drive which would speed up the redevelopment of the south Wilcox site.

The only changes proposed for 110 Caprice Drive is the replacement of the sidewalk along Caprice Drive to bring it up to the 5' width standard set by the city and the replacement of landscape material that was originally installed when Calvary Church took over the site. 1212 Caprice Drive is currently a vacant lot with compacted recycled asphalt. With this application we are proposing to pave this lot along with providing a water quality pond as required. The lot currently has lighting and there are no proposed changes to the lighting. When complete the lot will provide 72 additional spaces with a 20' one-way drive lane on the west end and a 24' two-way lane between the center row of parking and the east row of parking. Landscaping is proposed in the parking lot islands and within the setbacks on the east and west side along with a 5' sidewalk on the west side within the ROW.

Robert Molloy PLA

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