

**ORDINANCE NO. 2017-021**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY  
DESIGNATING THE CASTLE ROCK INDUSTRIAL PARK ANNEXATION PROPERTY  
AS I-2 GENERAL INDUSTRIAL**

**WHEREAS**, Your Storage Center at Castle Rock, LLC ("Owner") has requested rezoning of the property concurrently annexed as the Castle Rock Industrial Park Annexation, and further described in the attached *Exhibit 1* ("Property") and

**WHEREAS**, Owner has requested a zoning classification of I-2 General Industrial zoning for the Property ("Zoning Application"),

**WHEREAS**, the Zoning Application has been found to conform with the Town of Castle Rock Municipal Code review criteria for zoning map amendments found in 17.02.060.C; and

**WHEREAS**, the proposed zoning map amendment conforms with the most recently adopted versions of the Town's Vision and Comprehensive Master Plan; and

**WHEREAS**, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the Town of Castle Rock Municipal Code.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE  
TOWN OF CASTLE ROCK, COLORADO:**

**Section 1. Zoning Approval.** The Property concurrently annexed to the Town as the Castle Rock Industrial Park Annexation is rezoned to I-2 General Industrial zoning. The Town's Zoning District Map pertaining to the Property is amended to reflect the zoning classification I-2 General Industrial, for such Property.

**Section 2. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

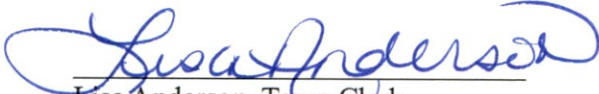
**Section 3. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

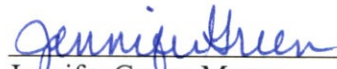
**APPROVED ON FIRST READING** this 20th day of June, 2017, by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED** this 6<sup>th</sup> day of March, 2018, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

**ATTEST:**

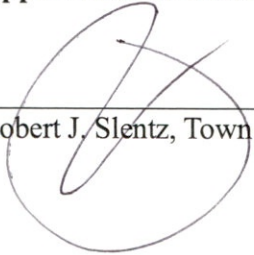
**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
Lisa Anderson, Town Clerk

  
\_\_\_\_\_  
Jennifer Green, Mayor

**Approved as to form:**

**Approved as to content:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

  
\_\_\_\_\_  
Bill Detweiler, Director of Development Services



A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CONTAINED HEREIN ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2,670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER; THENCE ON SAID NORTH LINE, SOUTH 89°27'34" EAST A DISTANCE OF 1,386.94 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FORMER U.S. HIGHWAY 85 AS DESCRIBED IN BOOK 111 AT PAGE 321 OF THE DOUGLAS COUNTY RECORDS; THENCE ON SAID RIGHT-OF-WAY, SOUTH 28°20'34" EAST A DISTANCE OF 1,169.99 FEET TO THE POINT OF BEGINNING;

CONTINUING ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 387.00 FEET;
2. THENCE SOUTH 02°09'26" WEST A DISTANCE OF 148.20 FEET;
3. THENCE SOUTH 28°20'34" EAST A DISTANCE OF 76.00 FEET;

THENCE SOUTH 62°19'26" WEST A DISTANCE OF 295.51 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE DENVER & RIO GRANDE WESTERN RAILROAD);

THENCE ON SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 25°38'57" WEST A DISTANCE OF 214.49 FEET TO A POINT OF TANGENCY;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 80.80 FEET, A RADIUS OF 6,300.11 FEET, A DELTA ANGLE OF 0°44'06", WHOSE CHORD BEARS NORTH 25°16'54" WEST A DISTANCE OF 80.79 FEET, TO A POINT OF COMPOUND CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 297.35 FEET, A RADIUS OF 5,321.60 FEET, A DELTA ANGLE OF 3°12'05", WHOSE CHORD BEARS NORTH 23°18'49" WEST A DISTANCE OF 297.31 FEET;

THENCE NORTH 62°19'26" EAST A DISTANCE OF 330.27 FEET TO THE POINT OF BEGINNING.

#### BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE). MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 3/6/2018

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**Item #:** 29. **File #:** ORD 2017-021

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**To:** Honorable Mayor and Members of Town Council

**From:** Donna Ferguson, Planner II, Development Services

**Ordinance Amending the Town's Zone District Map by Designating the Castle Rock Industrial Park Annexation Property as I-2 General Industrial** (Second Reading - Approved on First Reading on June 20, 2017 with a vote of 6 to 0)

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### PUBLIC HEARING - SECOND READING

The Town Council will now consider a request for the approval of an **Ordinance Amending the Town's Zone District Map by Designating the Castle Rock Industrial Park Annexation Property as I-2 General Industrial** on second reading (Approved on First Reading on June 20, 2017 with a vote of 6 to 0). This agenda item was considered at first reading as a quasi-judicial hearing and is presented tonight for second reading.

If any Councilmember needs to address Council tonight regarding any potential conflict of interest or other matter that was not raised at first reading, please address the Council at this time.

*Any statement of Council conflict*

Does Staff or the Applicant desire to present additional information?

*Staff / Applicant presentation*

We will now proceed to receive public comment on second reading of this ordinance.

*Public Comment*

I now close the public hearing and refer this to Council for discussion and action.

**AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**Through:** Bill Detweiler, Director, Development Services

**From:** Donna Ferguson, Planner II, Development Services

**Title:** Ordinance Amending the Town's Zone District Map by Designating the Castle Rock Industrial Park Annexation Property as I-2 General Industrial (Second Reading)

**Executive Summary**

First reading of this application occurred on June 20, 2017; Town Council voted 6-0 to approve the zoning as presented. The second reading was previously scheduled for July 18, 2017 but the applicant chose to table the hearing until today in order to settle a site development matter.

Polo Properties Holdings, LLC is proceeding with an application for Zoning for property known as Castle Rock Industrial Park which was previously owned and brought forward for zoning district classification by Castle Rock Industrial Park, LLC. The property resides within an industrial area of Town and is sandwiched between the Union Pacific Railroad and Highway 85 where Liggett Road spurs off of Highway 85 (Figure 1).

Castle Rock Industrial Park is currently under consideration for annexation into the Town under a separate Annexation application. If the property is approved for annexation it subsequently needs to be zoned; through this Zoning application a straight zone district classification of I-2 General Industrial is being proposed for the Castle Rock Industrial Park property.

A zoning district classification of I-2 would permit the property to be developed as a versatile industrial land use and help the Town fill in an industrial land use area within its boundary and grow its tax base. Applications for Zoning require public hearing before Town Council for review and approval after review and a recommendation by Planning Commission.

**Budget Impact**

The proposed Zoning application will generate development review and impact fees along with use taxes.

**Staff Recommendation**

Staff finds that the proposed zoning district classification meets the zoning approval criteria outlined in Section 17.02.060 of the Town's Municipal Code.

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Item #: 29. File #: ORD 2017-021

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**Proposed Motion**

I move to approve the Ordinance as introduced by Title on 2<sup>nd</sup> reading.

**Attachments**

Attachment A: Ordinance  
Exhibit 1: Legal Description  
Attachment B: Annexation Plat  
Attachment C: Uses by zone district



## AGENDA MEMORANDUM

**To:** Honorable Mayor and Members of Town Council

**Through:** Bill Detweiler, Director, Development Services

**From:** Donna Ferguson, Planner II, Development Services

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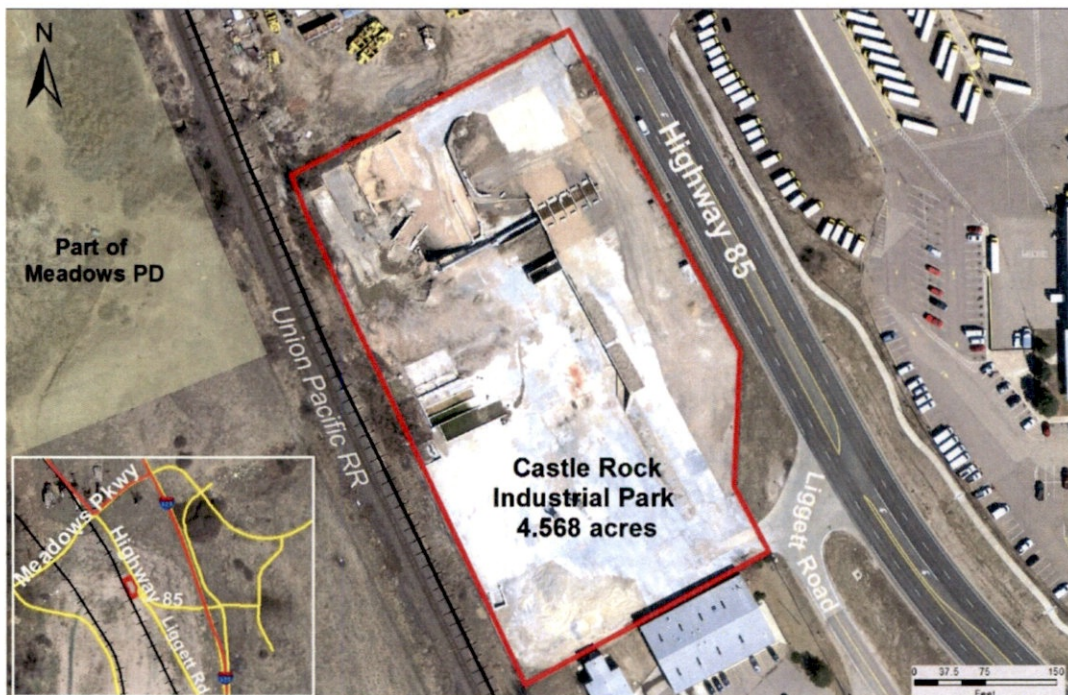


Figure 1: Location Map

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**The Proposed Zoning District Classification**

The proposed zoning district classification for the property is I-2 General Industrial. The I-2 District is intended to allow a less restrictive type of industrial development where the necessary characteristic of industrial operations will not adversely affect nearby residential and business uses. The purpose of the District is to permit the normal operation of almost all industries, subject to those regulations necessary for mutual protection of nearby property owners in the lawful use of their respective properties, and the public health, safety and general welfare. A full list of permitted uses for the I-2 zone district is attached.

In addition, the I-2 District outlines the following development standards for the property:

| <b>General Industrial I-2 Development Standards</b> |  |
|---|--|
| Maximum Lot Coverage                                | As limited by applicable standards for development, parking, landscaping and other requirements  |
| Minimum Front yard setback                          | 15-feet from the property line   |
| Minimum Side yard setback                           | Zero feet except where the side yard abuts an adjoining zoning of a lesser intensity, then the side yard setback of the lesser zoning district shall apply for that side |
| Minimum Rear yard setback                           | Zero feet except where the rear yard abuts an adjoining zoning of a lesser intensity, then the rear yard setback of the lesser zoning district shall apply               |
| Maximum Height of buildings                         | 50-feet  |

**Discussion**

**Background**

The Castle Rock Industrial Park property is 4.568 acres in size and currently under the jurisdiction of Douglas County. It is addressed as 2801 U.S. Highway 85 and owned by Polo Properties Holdings, LLC who took ownership of the property from Castle Rock Industrial Park, LLC on February 1, 2017.

**Proposed Annexation**

Town Council will review the proposed annexation under a separate Annexation application.

**Existing Conditions**



Figure 2: Surrounding Zoning & Uses Map

The subject property lies within an industrial area made up of a patchwork pattern of Town and County properties (Figure 2). It is an industrial site currently being used for large vehicle storage but was formally the site of a concrete mixing business. The property contains large concrete pads and concrete wall dividers but no buildings. There is also a well which has been abandoned and an old septic system. The property has access to both Highway 85 and Liggett Road which are both Town owned streets that have minimal street improvements. However, annexation of the subject property would provide an opportunity for the Town to exact additional street improvements such as street lights, sidewalks and street landscaping.

To the north of the subject property resides vacant industrial land, to the east and across Highway 85 lies property owned by the Douglas County School District which contains bus storage and an ancillary office and service building, to the south is an auto body repair business and to the west and across the railroad is a single family home on property zoned agricultural and under the jurisdiction of Douglas County.

The subject property is well established as an industrial use property and is compatible with the adjacent General Industrial zone districts of the County. Furthermore, the subject property is separated from existing open space and agricultural lands by a railroad which acts as a development limit and buffer between the urban development of the industrial district and the non-urban development of the open space and agricultural district.

#### Land Suitability

The Land Suitability Analysis Report (LSAR) for the property reviewed slope, soils, vegetation and wildlife habitat. The LSAR indicated that the terrain of the site is relatively flat having only a slight slope from the southeast corner of the property down to the northwest corner of the property. It also noted that the property has little vegetative coverage due to its existing development and is not located within a floodplain or within a Preble's Meadow Jumping Mouse habitat area. The LSAR

concluded that the property has very few natural resource constraints and is overall suitable for the proposed industrial use development.

#### Service and Infrastructure Capacity

The Concept Utility Letter and Phase I Drainage Report for the site indicate that the proposed use can be accommodated into the Town's water, wastewater and storm drain systems. In addition, the Transportation Impact Analysis (TIA) indicates that the proposed land use of industrial is a low traffic generator, that the surrounding street network and intersections are sufficient in capacity to accommodate the traffic generated by the site and the proposed development will not have an adverse impact on intersection operations in the area. The property also lies within and thus will be able to be served by the Town's Police and Fire Districts.

#### Review and Approval Criteria

The application for Zoning was reviewed against and found to meet the following zoning approval criteria outlined in Section 17.02060 of the Town's Municipal Code:

1. Compatibility with applicable [Intergovernmental Development Plan](#).
2. Conformity with the most recently adopted version of the [Town's Vision](#), [Comprehensive Master Plan](#) and long-range or master plans.
3. Compatibility with existing and planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any incompatibility.
4. Adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, or such impacts will be substantially mitigated.
5. Whether the property will have access to current or planned services and infrastructure adequate to support the orderly development of the property.
6. Positive economic impact potential from development of the property.
7. Addition criteria, if any, germane to the rezoning request as prescribed under this Title.

#### Neighborhood Outreach, External Referrals and Notices

On November 17, 2016 Bob Hier, representing Castle Rock Industrial Park, LLC, held a neighborhood open house at the office of Hier and Company Inc. to share and discuss the proposed applications for annexation and zoning. One neighbor attended the open house. The neighbor asked about the site's ultimate development. Mr. Hier answered candidly that they were in talks with a potential buyer for a flexible industrial use and that they were proposing to zone the property General Industrial (I-2). The neighbor responded by nodding her head and saying that the zone district and the use made sense for the area.

External referrals were sent to Douglas County, other various jurisdictional partners as well as the Town's utility service providers with no objections being reported.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

#### Budget Impact

The proposed Zoning application will generate development review and impact fees along with use taxes.

### **Staff Findings**

Staff finds that the proposed zoning district classification meets the zoning approval criteria outlined in Section 17.02.060 of the Town's Municipal Code.

### **Recommendation**

On April 13, 2017 the Planning Commission voted 4-0 to recommend approval of the annexation as presented.

### **Proposed Motion**

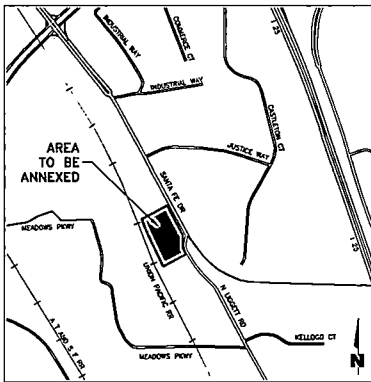
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### **Attachments**

Attachment A: Ordinance  
Exhibit 1: Legal Description  
Attachment B: Annexation Plat  
Attachment C: Uses by zone district

# CASTLE ROCK INDUSTRIAL PARK ANNEXATION TO THE TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



**PARCEL DESCRIPTION**

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CONTAINED HEREIN ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2,870.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE), COMMENCED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 8835 AND AT THE NORTHEAST CORNER BY A 3.5" ALUMINUM CAP STAMPED LS 13256.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER, THENCE ON SAID NORTH LINE, SOUTH 89°27'34" EAST A DISTANCE OF 1,308.84 FEET TO THE WESTLY RIGHT-OF-WAY OF THE FORMER U.S. HIGHWAY 85 AS DESCRIBED IN BOOK 111 AT PAGE 221 OF THE DOUGLAS COUNTY RECORDS, THENCE ON SAID RIGHT-OF-WAY, SOUTH 29°27'34" EAST A DISTANCE OF 1,188.89 FEET TO THE POINT OF BEGINNING.

CONTINUING ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 29°27'34" EAST A DISTANCE OF 383.00 FEET;
2. THENCE SOUTH 02°00'25" WEST A DISTANCE OF 148.10 FEET;
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THENCE SOUTH 87°02'28" WEST A DISTANCE OF 293.31 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE DENVER & RIO GRANDE WESTERN RAILROAD);

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3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 297.33 FEET, A RADIUS OF 4,321.80 FEET, A DELTA ANGLE OF 31°20'; WHOSE CHORD BEARS NORTH 23°18'49" WEST A DISTANCE OF 297.31 FEET.

THENCE NORTH 62°18'28" EAST A DISTANCE OF 330.27 FEET TO THE POINT OF BEGINNING.

**BASES OF BEARINGS**

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89°27'34" EAST A DISTANCE OF 2,870.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE), COMMENCED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 8835 AND AT THE NORTHEAST CORNER BY A 3.5" ALUMINUM CAP STAMPED LS 13256.

**GENERAL NOTES**

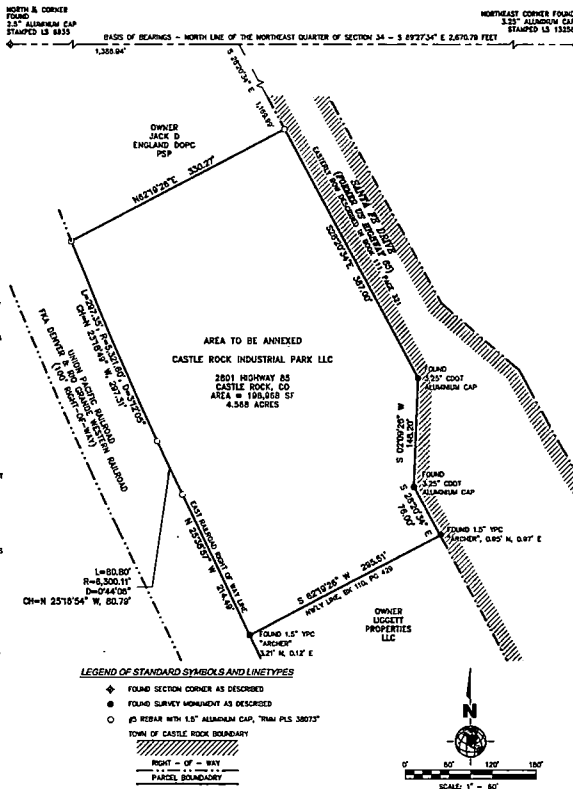
THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON IS FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY ROCKY MOUNTAIN MERIDIAN INC. LAST REVISED ON JUNE 27, 2014, PLAN JOB #13740.

THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROCKY MOUNTAIN MERIDIAN, INC., TO DETERMINE EXISTENCE OR EXISTENCE OF RECORDS FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OR RECORDS. ROCKY MOUNTAIN MERIDIAN, INC. RELIES UPON TITLE COMMITMENT NO. 1025-851027-ATL, EFFECTIVE DATE OF JUNE 16, 2014 AT 8:00 P.M., PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

DATE OF PREPARATION: AUGUST 28, 2014

**CONTIGUITY**

|                                    |                            |
|------------------------------------|----------------------------|
| TOTAL PERIMETER                    | = 1,828.83 FEET            |
| CONTIGUOUS PERIMETER               | = 811.20 FEET              |
| REQUIRED 1/8" CONTIGUOUS PERIMETER | = 304.84 FEET              |
| PERCENT CONTIGUOUS PERIMETER       | = 35.41%                   |
| TOTAL ANNEXATION AREA              | = 188,863 SF (4.348 ACRES) |



**APPROVAL**  
APPROVED BY THE TOWN OF CASTLE ROCK TOWN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
ATTEST:  
TOWN CLERK \_\_\_\_\_ DEPUTY \_\_\_\_\_  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
**CLERK AND RECORDS**  
STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_  
**CLERK AND RECORDS**

**SURVEYOR'S STATEMENT**  
I, ROBERT FREE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, AND THAT AT LEAST ONE-SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
**ROBERT FREE**  
COLORADO PLS NO. 30073  
FOR AND ON BEHALF OF  
ROCKY MOUNTAIN MERIDIAN, INC.

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

|   |   |
|---|---|
| <b>ROCKY MOUNTAIN MERIDIAN</b><br>1342 S PARKER RD., SUITE 110<br>DENVER, COLORADO 80201<br>303-414-8587 (303-414-8578) | <b>ANNEXATION PLAT</b><br><b>CASTLE ROCK INDUSTRIAL PARK</b><br><b>ANNEXATION</b><br>PROJECT NO. ANX14-0002 |
|---|---|

17.28.030 - Uses.

A. Uses permitted by right (P), allowed by Use by Special Review (UBSR) or disallowed (N) in each of the respective Business/Commercial, Industrial and Overlay Zoning Districts are as follows:

| <i>Zone District</i>                             | <i>B<br/>Business/<br/>Commercial</i> | <i>I-1<br/>Light<br/>Industrial</i> | <i>I-2<br/>General<br/>Industrial</i> | <i>WNZOD<br/>Wolfensberger<br/>Overlay</i> | <i>DOD<br/>Downtown<br/>Overlay</i> | <i>FSOD<br/>Front<br/>Street<br/>Overlay</i>                     |
|--|---------------------------------------|-------------------------------------|---------------------------------------|--|-------------------------------------|--|
| <b>Agriculture</b>                               |                                       |                                     |                                       |  |                                     |  |
| Nursery or greenhouse                            | UBSR                                  | P                                   | P                                     |  | P                                   | UBSR *<br>* No outdoor storage (unless underlying zoning allows) |
| <b>Commercial</b>                                |                                       |                                     |                                       |  |                                     |  |
| Alcoholic beverage sales                         | P                                     | P                                   | P                                     | P  | P                                   |  |
| Automobile, motorcycle and ATV sales and leasing | UBSR                                  | P                                   | P                                     |  |                                     |  |
| Automobile service/fuel station/wash/rental      | P                                     | P                                   | P                                     |  |                                     |  |
| ATM/kiosk (stand-alone)                          | P                                     | P                                   | P                                     | P  | P                                   |  |
| Bed and breakfast                                | P                                     | N                                   | N                                     | P  | P                                   | P  |
| Hotel/motel                                      | P                                     | N                                   | N                                     | P  | P                                   |  |
| Kennel/doggy daycare                             | UBSR                                  | UBSR                                | UBSR                                  | P  |                                     |  |

|  |      |   |   |   |   |   |
|--|------|---|---|---|---|---|
| Office   | P    | P | P | P | P | P   |
| Restaurant   | P    | P | P | P | P | P   |
| Retail   | P    | P | P | P | P | P   |
| Services, commercial                               | P    | P | P | P | P |   |
| Services, personal                                 | P    | N | N | P | P | P   |
| Services, repair                                   | P    | P | P | P |   | UBSR *<br>*No outdoor storage (unless underlying zoning allows) |
| Sexually oriented business                         | N    | P | P |   |   |   |
| Vehicle, RV, boat and equipment sales and leasing  | UBSR | P | P |   | N |   |
| Veterinary clinic                                  | P    | P | P | P |   | P *<br>*Small animal only (unless underlying zoning allows)     |
| <b>Industrial</b>                                  |      |   |   |   |   |   |
| Auto body/vehicle, RV, boat and equipment services | UBSR | P | P |   | P |   |

|  |      |      |      |      |  |  |
|--|------|------|------|------|--|--|
| Asphalt/concrete plant   | N    | N    | P    |      |  |  |
| Commercial warehousing and logistics                                 | N    | P    | P    | P    |  |  |
| Disposal services  | N    | N    | N    |      |  |  |
| Heavy industry   | N    | N    | UBSR |      |  |  |
| Light industry, wholesale, manufacturing, processing and fabrication | N    | P    | P    | P    |  |  |
| Mini-storage facility  | N    | P    | P    | UBSR |  |  |
| Mineral extraction   | N    | N    | N    |      |  |  |
| Oil and gas production   | UBSR | UBSR | UBSR |      |  |  |
| Recycling drop-off   | P    | P    | P    |      |  |  |
| Recycling center and salvage   | N    | N    | P    |      |  |  |
| Storage yard   | N    | P    | P    |      |  |  |
| Towing and storage of inoperable vehicles, small scale               | N    | UBSR | P    |      |  |  |
| Towing and storage of inoperable vehicles, large scale               | N    | N    | UBSR |      |  |  |
| Utilities, public  | UBSR | UBSR | UBSR |      |  |  |
| Vehicle storage  | N    | UBSR | P    | P    |  |  |

| <b>Institutional/Public</b>   |      |      |      |   |   |      |
|-------------------------------|------|------|------|---|---|------|
| Assisted living/memory care   | UBSR | UBSR | UBSR |   | P | UBSR |
| Cemetery                      | USBR | USBR | USBR |   |   |      |
| College/university/voc-tech   | P    | P    | N    | P | P |      |
| Day care center               | UBSR | UBSR | UBSR | P | P | UBSR |
| Hospitals/clinic/medical labs | P    | P    | P    | P | P |      |
| Institutional care            | N    | UBSR | UBSR | N | N |      |
| Places of worship             | P    | UBSR | UBSR | P |   | UBSR |
| Private club                  | P    | P    | UBSR |   |   | UBSR |
| Public facilities             | P    | P    | P    | P | P | UBSR |
| <b>Recreation/Amusement</b>   |      |      |      |   |   |      |
| Commercial amusement, indoor  | P    | P    | UBSR | P | P |      |
| Commercial amusement, outdoor | UBSR | UBSR | UBSR |   |   |      |
| Recreation, indoor            | P    | P    | UBSR | P | P |      |
| Recreation, outdoor           | P    | P    | UBSR | P | P |      |
| Shooting range, indoor        | UBSR | P    | P    | P |   |      |
| <b>Residential</b>            |      |      |      |   |   |      |

|   |      |      |      |   |   |   |
|---|------|------|------|---|---|---|
| Live-work unit                                    | P    | N    | N    |   | P | P |
| Multi-family                                      | UBSR | N    | N    | P | P | P |
| <b>Temporary</b>                                  |      |      |      |   |   |   |
| Commercial event/public interest or special event | T    | T    | T    |   |   |   |
| Temporary buildings and storage                   | T    | T    | T    |   |   |   |
| <b>Transportation</b>                             |      |      |      |   |   |   |
| Airport   | N    | N    | N    |   |   |   |
| Helistop/heliport                                 | UBSR | UBSR | UBSR |   |   |   |
| Multi-modal transit facilities                    | UBSR | UBSR | UBSR |   | P |   |
| Parking (stand-alone lot/structure)               | P    | P    | P    |   |   | P |

- B. Uses that are not permitted by right (P) or allowed by Use by Special Review (UBSR) or authorized under Subsection C below are prohibited.
- C. Uses determined by the Town Manager that are functionally equivalent to the enumerated uses in Subsection A above shall be treated in a like manner.

(Ord. 2013-41 §3, 2013; Ord. 2012-18 §1, 2012)

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