

Zone Map Change Staff Report

Date: May 21, 2025
To: Douglas County Planning Commission
From: Matt Jakubowski, AICP, Chief Planner *MAJ*
Curt Weitkunat, AICP, Planning Manager *CW*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: 2096 S. Interstate 25 Zone Map Change
Project File: DR2025-002

Planning Commission Hearing:	June 2, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing:	June 10, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a zone map change to the Light Industrial (LI) and Agricultural One (A-1) zone boundaries within a split-zoned parcel at 2096 S. Interstate 25 (I-25). The request is being reviewed in accordance with Douglas County Zoning Resolution (DCZR) Section 112, Zoning Map Changes, under the procedure for “Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan.”

The request concerns a 14.87-acre parcel, located approximately 2,000 feet south of the intersection of Crystal Valley Parkway and the I-25 frontage road. The zone map change would increase the size of the LI portion of the parcel by approximately 4 acres.

II. APPLICATION INFORMATION

A. Applicant

Storage Yard, LLC
2096 S. I-25
Castle Rock, CO 80104

B. Applicant’s Representative

David E. Archer & Associates Inc.
105 Wilcox Street
Castle Rock, CO 80104

C. Request

The applicant requests approval of a zone map change to the LI and A-1 zone boundaries on a split-zoned lot.

D. Process

A zone map change application is processed pursuant to Section 112 of the DCZR.

Per Section 112.04 of the DCZR, “The Planning Commission shall evaluate the proposed map amendment, staff report, referral agency comments, and public testimony, and make a recommendation to the Board of County Commissioners to approve, approve with modifications, table for further study, or deny the proposed map amendment.”

E. Location

The site is located approximately 2,000 feet south of the intersection of Crystal Valley Parkway and the I-25 frontage road. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

The zone map change affects the LI and A-1 zone boundary on a split-zoned lot at 2096 S. I-25. The proposal brings the property into greater compliance with the 2040 Douglas County Comprehensive Master Plan (CMP). As currently situated, the zone boundary follows the section line through the middle of the property and also divides an existing barn and riding arena on the property. The location of the zoning boundary line limits the use of the building for LI purposes and creates a site design issue that impacts traffic flow and the development of the LI side of the property. The proposed zone map change would increase the LI zoned area on the property by approximately 4 acres.

Being that the parcel is located within the Castle Rock Municipal Planning Area of the CMP, which assumes urban level development and a variety of urban land uses, the zone map change request allows for greater CMP compliance by allowing the effective use of the LI side of the property for the type of development envisioned in the CMP.

III. CONTEXT

A. Background

The current LI portion of the parcel was identified as Transitional with the inception of zoning in Douglas County in 1955. The remainder of the property was zoned Agricultural. In 1982, the Transitional portion of the parcel was classified LI. The Agricultural zoned portion remained. The parcel’s current 14.87-acre configuration was established by deed in 1971.

A Site Improvement Plan was approved on the property in 1993 to capture existing light industrial uses on the LI side of the property. Light industrial activity on the LI portion of the parcel has continued through the present. Assessor and building permit records indicate that the majority of the existing structures on the property were built in the 1970s, including the existing barn and indoor riding arena bisected by the current zone line. The property owner is processing a Site Improvement Plan Revision (SP2024-049) request for a recreational vehicle storage (RV) land use.

B. Adjacent Land Uses and Zoning

The site is bordered to the west by the I-25 frontage road and I-25 right-of-way. Zoning is A-1 on all other sides, and generally includes large lot residential development. Plum Creek and its floodplain are off the property directly to the east.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Vacant land
South	Agricultural One	Large lot residential
East	Agricultural One	Large lot residential
West	Agricultural One	I-25 frontage road and I-25 right-of-way

IV. ZONE MAP CHANGE ELIGIBILITY

Section 112 of the DCZR allows for changes to the zoning map. The procedure is utilized for the following:

- Zoning of land disconnected from an incorporated area.
- Rezoning of land purchased with open space funds or dedicated to the County for open space.
- Correction of zoning map errors.
- Rezoning of land to Open Space Conservation district.
- Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan.

In this case, the rezoning was requested by the landowner and initiated by the County to bring the existing parcel into greater conformance with the CMP. The subject property is included within the Castle Rock Municipal Planning Area of the CMP. The following objectives and policies of CMP Section 2, Urban Land Use, support the zone map change request.

- Objective 2-1A: Direct urban-level development to designated urban areas.
- Policy 2-1A.1: Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.
- Policy 2-1A.2: Prioritize the build-out of existing urban areas over approval of new urban development.
- Objective 2-1C: Ensure development in designated urban areas is consistent with the CMP.
- Policy 2-1C.3: Support the rezoning of urban zoned lands to be consistent with the Plan's goals, objectives, policies, and Land Use Map.
- Objective 2-16B: Ensure development inside Municipal Planning Areas (MPAs) is consistent with the Douglas County Comprehensive Master Plan.

- Policy 2-16B.6: Land use applications for development on unincorporated lands within the MPAs shall be consistent with the goals, objectives, and policies of this Section 2, Urban Land Use.

V. REFERRALS

This zone map change was distributed to applicable referral agencies. All referral agencies indicated no objection or no comment on the application, including County Building, Engineering, CDOT, Castle Rock Fire, the Town of Castle Rock, and major utilities. The three area homeowners associations that were sent a referral request provided no response.

VI. STAFF ASSESSMENT

Staff has assessed the zone map change request. Overall, the zone map change brings the site into greater conformance with the goals, objectives and policies of the CMP and the Castle Rock Municipal Planning Area. After consideration, the Planning Commission may recommend approval of the zone map change to the Board of County Commissioners.

<u>ATTACHMENTS</u>	<u>PAGE</u>
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LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY		PROJECT FILE #:
PROJECT NAME: _____		_____
PROJECT TYPE: <u>Zoning Map Change</u>		PLANNING FEES: _____
MARKETING NAME: <u>Storage Yard, LLC</u>		_____
SITE ADDRESS: <u>2096 S Interstate 25</u>		ENGINEERING FEES: _____
OWNER(S):		_____
Name(s): <u>Storage Yard, LLC</u>		TOTAL FEES: _____
Address: <u>2096 S Interstate 25, Castle Rock, CO 80104</u>		_____
Phone: <u>516-319-6641</u>		RELATED PROJECTS: _____
Email: <u>Bvantassel2000@gmail.com</u>		_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)		_____
Name: <u>DAVID E. ARCHER & ASSOC. INC</u> <u>KEVIN ARCHER</u>		_____
Address: <u>105 WILCOX STREET, CASTLE ROCK, CO, 80104</u>		_____
Phone: <u>303-688-4642</u>		_____
Email: <u>KARCHER@DAVIDEARCHER.COM</u>		_____

LEGAL DESCRIPTION:

Subdivision Name: NA

Filing #: NA Lot #: NA Block #: N/A Section #: 22 Township: 8S Range: 67W

STATE PARCEL NUMBER(S): 2505-270-00-002

ZONING:

Present Zoning: LI and A1 Proposed Zoning: LI and A1 Gross Acreage: LI=10.44 and A1=4.42

Gross Site Density (DU per AC): NA # of Lots or Units Proposed: N/A

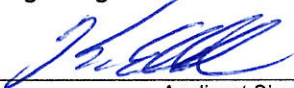
SERVICE PROVIDERS:

Fire District: Castle Rock Fire And Rescue Metro District: NA Gas: BLACK HILLS

Water: Well Sewer: Septic Electric: CORE

Roads: ☐ Public ☐ Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***



Applicant Signature

4-2-25

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 07.30.2018

Request for Zone Map Amendment – 2096 S Interstate 25, Castle Rock, CO 80104

To the Honorable Members of the Douglas County Board of Commissioners,

Storage Yard LLC presents this request to amend the existing zoning boundary at 2096 S Interstate 25, Castle Rock, CO 80104. The existing 14.89-acre property has been divided since 1982 into 6.47 acres Light Industrial (LI) and 8.39 acres Agriculture (A1). This outdated line cuts through a 21,200 square foot building, built in 1972. The existing zoning line renders the building unusable for a singular use.

The requested zoning Map Change proposes moving the zoning boundary per the exhibit. The proposed Zoning Map Change will expand the LI zoning to include the entire building and adjacent land for adequate access and maneuverability around the building. The proposed zoning would designate 10.44 acres to LI use and retain 4.42 acres of A1 zoning. The Zoning Map Change complies with the Douglas County 2040 Comprehensive Master Plan (CMP) for urban development, as detailed below:

- Policy 2-1A.1 (Directing Urban Development): The CMP aims to focus urban growth in designated areas including the Castle Rock Municipal Planning Area. 2096 S I-25 resides near Dawson Trails' and the proposed Crystal Valley interchange. Expanding the LI zoning to 10.44 acres will utilize the urban zone area as intended. The zoning map change will support growth while tapping into the new I-25 access without pushing into the existing adjacent rural land.
- Policy 2-1C.3 (Consistency with CMP): The CMP calls for zoning to match its urban vision. The current split zoning line breaks the continuity of the site, inhibiting full use of either zoning uses. Shifting the LI line south aligns the whole 10.44 acres with the Land Use Map's urban designation, letting the property contribute to Castle Rock's planned development.
- Policy 2-6B.3 (Community Identity): The CMP aims to build Castle Rock's character. Future development in the LI zoning area would provide additional landscaping, screening, and a buffer to preserve the natural appearance of the area while tying into the future commercial developments in the neighboring areas.
- Policy 2-7C.1 (Economic Opportunity): The CMP promotes land use for economic growth. Freeing the existing building of the split zoning constraint would promote economic options available to the new Dawson Trails' residents, Crystal Valley residents, and I-25's reach.
- Policy 2-6E.3 (Compatibility with Adjacent Uses): The CMP requires harmony with neighbors. The proposed Zoning Map Change shift does not directly change the adjacent

zoning for the neighbors of the subject site. All neighbors will be in contact with the same current zoning.

- Policy 2-5A.1 (Minimizing Resource Impact): The CMP aims to preserve history and nature. The proposed Zoning Map Change would allow the existing 1972 building to be fully used, while the southern A1 zoning would maintain the existing natural landscaping.
- Policy 2-8A.1 (Minimizing Energy Use): The CMP favors efficient land use. The existing split zone site does not allow for efficient land use of the site. The current zoning line creates inefficient use of the existing site and building. The proposed Zoning Map Change would allow for more efficient use of the site.
- Policy 2-9A.1 (Leveraging Infrastructure): The CMP strives to use existing infrastructure. With the existing I-25 frontage, the future intersection, onsite utilities, and an existing split zoned building, the Zoning Map Change would further encourage the use of the existing infrastructure on and adjacent to the site.
- Policy 2-14A.1 (Economic Development in Activity Centers): The CMP seeks thriving hubs near I-25. The proposed Zoning Map Change would allow for the proper development of the subject site, allowing it to contribute to the future surrounding developments.
- Policy 2-15A.1 (Logical Urban Build-Out): The CMP calls for growth tied to infrastructure plans. The Zoning Map Change aligns with the proposed interchange timeline, expanding the use of the subject site where Castle Rock's urban core is taking shape.

This property's potential has been locked up by a zoning line that does not benefit the property. The proposed Zoning Map Change aligns with the CMP, while positively impacting the adjacent community. Storage Yard LLC respectfully urges the considered approval to make this practical solution a reality.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

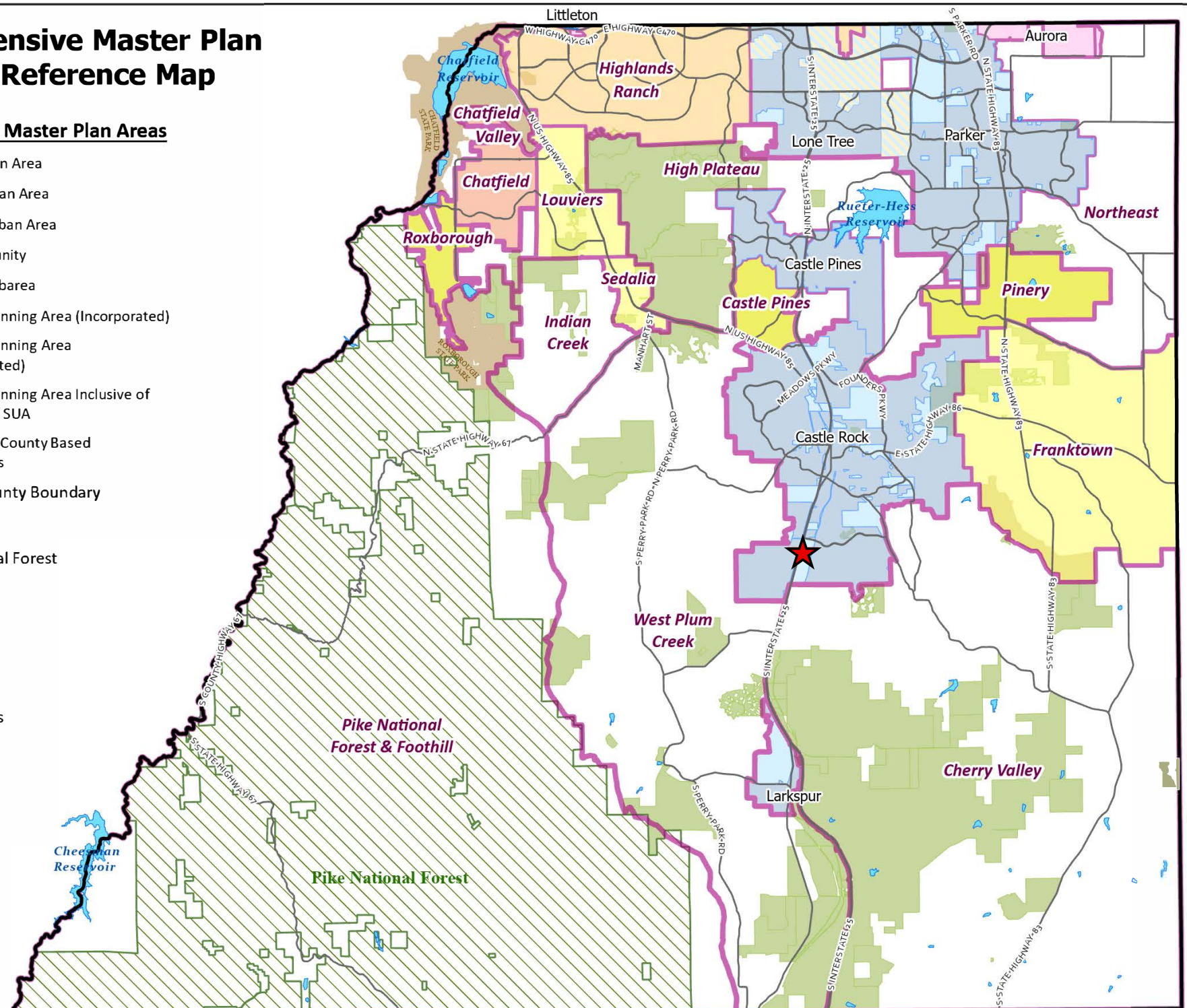
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

Parks

-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

Roadways

-  Major Roads



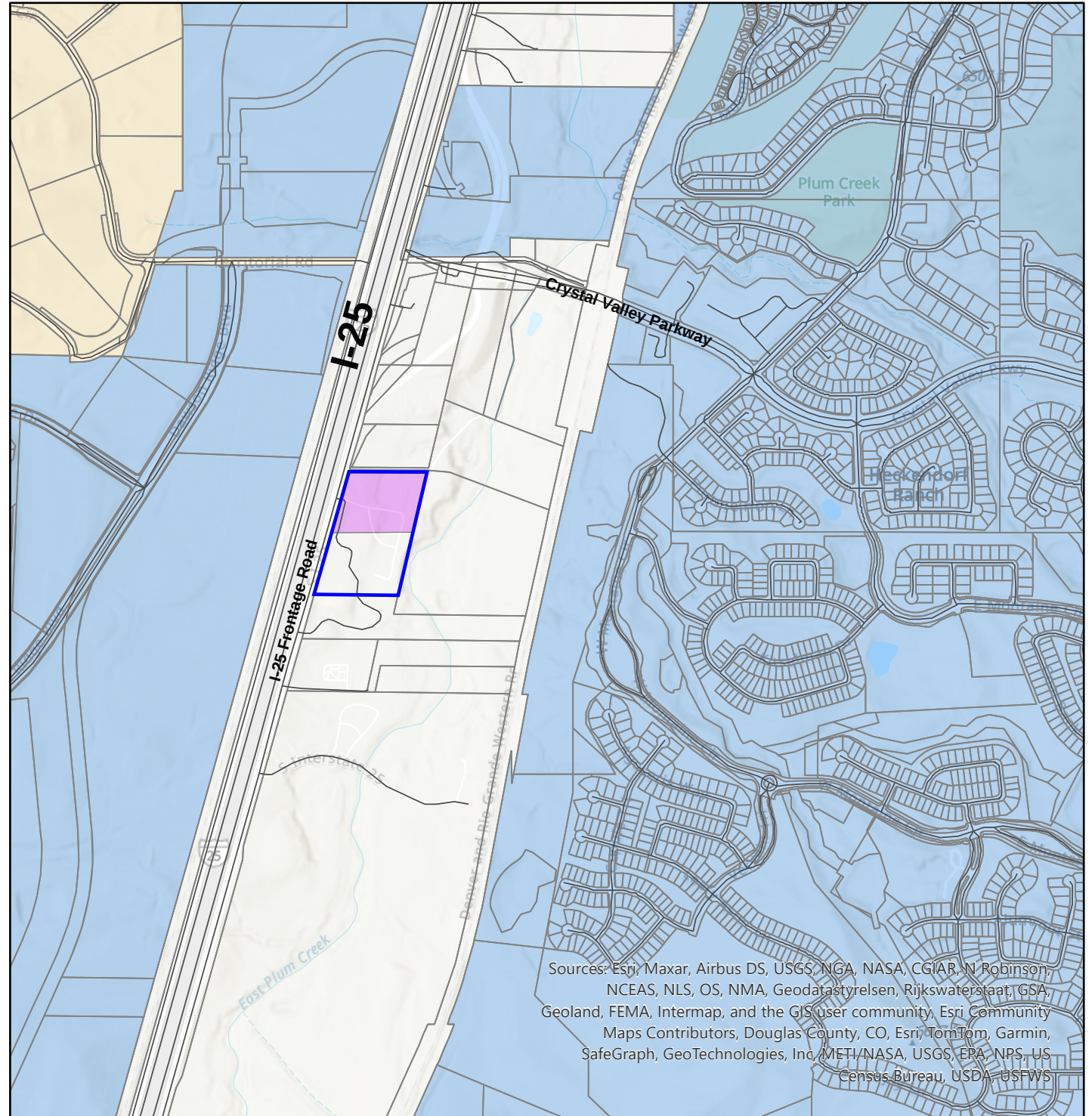
2096 S. I-25 Zone Map Change

DR2025-002
Zoning Map



LEGEND

-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  CTY
-  LI - LIGHT INDUSTRIAL
-  PROJECT AREA



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

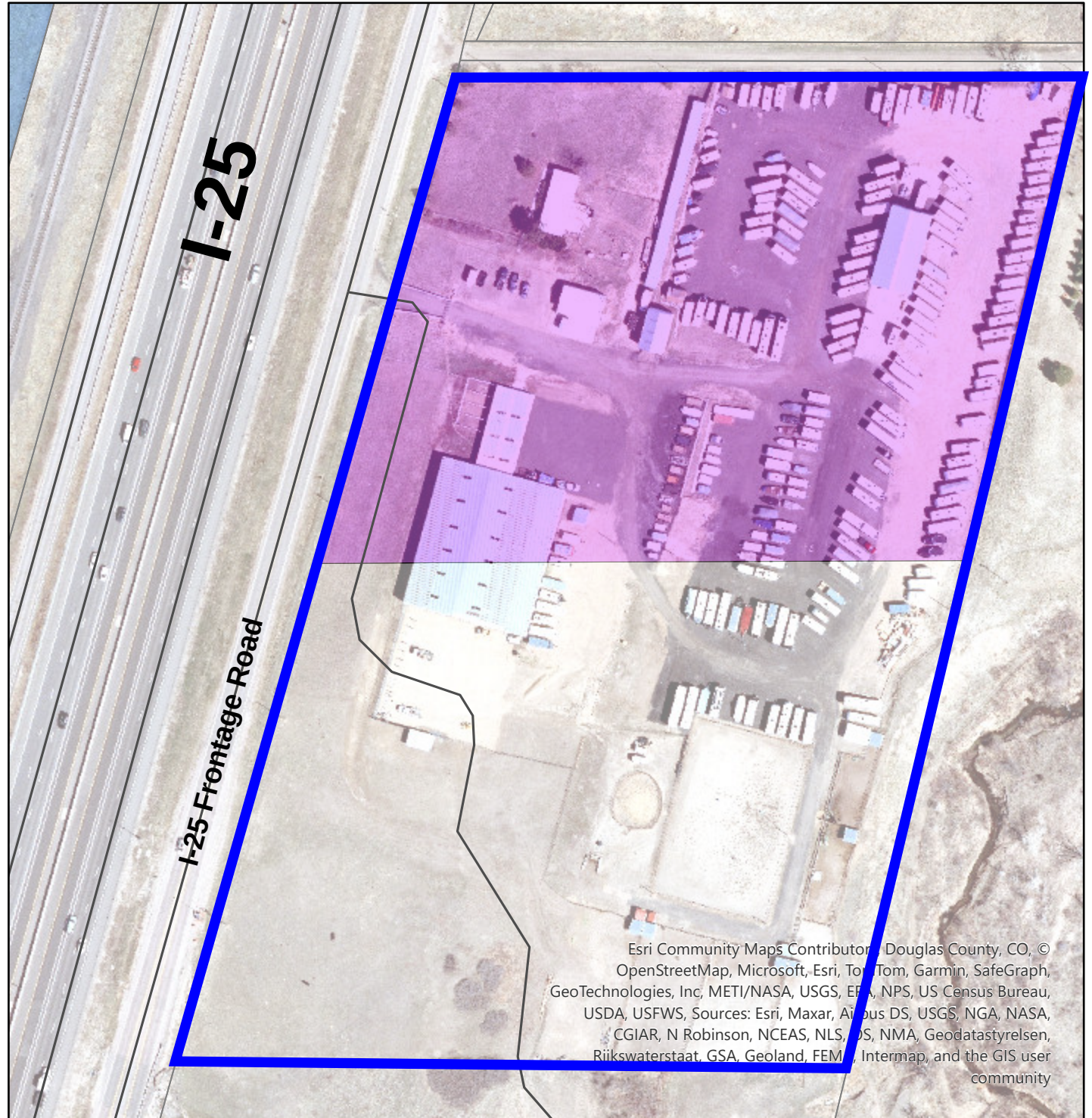
2096 S. I-25 Zone Map Change

DR2025-002
Aerial Map



LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- CTY
- LI - LIGHT INDUSTRIAL
- PROJECT AREA



Esri Community Maps Contributor: Douglas County, CO, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA,
CGIAR, N Robinson, NCEAS, NLS, USGS, NMA, Geodatastyrelsen,
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user
community

Referral Agency Response Report**Page 1 of 1****Project Name:** 2096 S Interstate 25**Project File #:** DR2025-002**Date Sent:** 04/08/2025**Date Due:** 04/22/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/17/2025	No Comment.	No action necessary.
Assessor	04/21/2025	Received (verbatim response): Please be aware of the following comments: None	No action necessary.
Bell Mountain Ranch Design Review Committee		No Response Received.	No action necessary.
Bell Mountain Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy	04/10/2025	No Comment.	No action necessary.
Building Services	04/11/2025	No Comment.	No action necessary.
Castle Rock Fire and Rescue Department	04/11/2025	Received (verbatim response): F1) Fire has reviewed the submitted plans and has no comments or objections. Fire requires no further Fire Department permitting for this specific submission review.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	04/09/2025	Received (verbatim response): I have reviewed the referral for the proposed Zone Map Change at 2096 S. Interstate 25 and have no objections.	No action necessary.
CORE Electric Cooperative	04/17/2025	No Comment.	No action necessary.
Engineering Services	04/18/2025	No Comment.	No action necessary.
Town of Castle Rock	04/21/2025	No Comment.	No action necessary.
Twin Oaks HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	04/11/2025	Received (verbatim response): Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for 2096 S. Interstate 25 - Zone Map Change and currently has no apparent conflict.	No action necessary.

From: FDPLANS
Sent: Friday, April 11, 2025 4:08 PM
To: Matt Jakubowski
Subject: RE: Douglas County eReferral (DR2025-002) Is Ready For Review

Matt,

F1) Fire has reviewed the submitted plans and has no comments or objections. Fire requires no further Fire Department permitting for this specific submission review.

Respectfully,

Kevin "Sully" Sullivan
Assistant Fire Marshal

[Form Center • Request a Construction Inspection or Reinspect \(crgov.com\)](#)



Life Safety Division
Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104
303.663.3120 Office
e-mail FPO@crgov.com



An internationally accredited Fire/Rescue agency since 2012

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From: FPO <FPO@crgov.com>
Sent: Tuesday, April 8, 2025 3:58 PM
To: FDPLANS <FDPLANS@crgov.com>
Subject: Fwd: Douglas County eReferral (DR2025-002) Is Ready For Review

Nathaniel Howe

Sr. Fire Prevention Officer / Investigator,

Fire and Life Safety Division

Castle Rock Fire and Rescue Department
300 Perry Street

2096 S. Interstate 25 - Zone Map Change
Project File: DR2025-002
Planning Commission Staff Report - Page 12 of 19

Castle Rock, CO 80104

303.660.1066

FPO@crgov.com

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Begin forwarded message:

From: mjakubow@douglas.co.us

Date: April 8, 2025 at 3:14:24 PM MDT

To: FPO <FPO@crgov.com>

Subject: Douglas County eReferral (DR2025-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Name: 2096 S. Interstate 25 – Zone Map Change

Project File #: DR2025-002

Project Summary: Applicant requests a Zone Map Change to shift the zone boundary for a split-zone parcel in the Light Industrial (LI) and Agricultural One (A-1) zone district at 2096 S. Interstate 25. The property has access from the I-25 Frontage Road and is approximately 1,750 feet south of Crystal Valley Parkway and 6,500 feet north of Bell Mountain Parkway.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Loeffler - CDOT, Steven
Sent: Wednesday, April 9, 2025 6:43 AM
To: Matt Jakubowski
CC: Aaron Eyl; Joseph Tripple - CDOT; Jessica Varner - CDOT
Subject: Re: Douglas County eReferral (DR2025-002) Is Ready For Review

Matt,

I have reviewed the referral for the proposed Zone Map Change at 2096 S. Interstate 25 and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Tue, Apr 8, 2025 at 3:14 PM <mjakubow@douglas.co.us> wrote:

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx?!!PUG2raq7KiCZwBk!csU7Gtybsgc24BRaQxYGNBlhNvGG2NI0g-fulI13xgw3ds8228JCgpLo4-ughshGp7ZDRDNBlbBke-TeekdVvnoohQUE\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx?!!PUG2raq7KiCZwBk!csU7Gtybsgc24BRaQxYGNBlhNvGG2NI0g-fulI13xgw3ds8228JCgpLo4-ughshGp7ZDRDNBlbBke-TeekdVvnoohQUE$)

Project Name: 2096 S. Interstate 25 – Zone Map Change

Project File #: DR2025-002

Project Summary: Applicant requests a Zone Map Change to shift the zone boundary for a split-zone parcel in the Light Industrial (LI) and Agricultural One (A-1) zone district at 2096 S. Interstate 25. The property has access from the I-25 Frontage Road and is approximately 1,750 feet south of Crystal Valley Parkway and 6,500 feet north of Bell Mountain Parkway.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104

Phone | 303-660-7460

Email | mjakubow@douglas.co.us

REFERRAL RESPONSE REQUEST

 Date sent: April 8, 2025

 Comments due by: **April 22, 2025**

Fax: 303.660.9550

Project Name: 2096 S. Interstate 25 – Zone Map Change

Project File #: DR2025-002

Project Summary:

Applicant requests a Zone Map Change to shift the zone boundary for a split-zone parcel in the Light Industrial (LI) and Agricultural One (A-1) zone district at 2096 S. Interstate 25. The property has access from the I-25 Frontage Road and is approximately 1,750 feet south of Crystal Valley Parkway and 6,500 feet north of Bell Mountain Parkway.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns: 	
☐ See letter attached for detail.	
Agency: DC Engineering	Phone #: 303-660-7490
Your Name: Chuck Smith (please print)	Your Signature: <i>Chuck Smith</i>
	Date: 4/18/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Matthew Jakubowski, AICP, Chief Planner

Enclosure



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 11, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

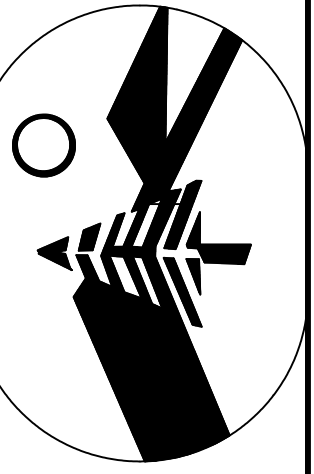
Attn: Matt Jakubowski

Re: 2096 S. Interstate 25 - Zone Map Change, Case # DR2025-002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **2096 S. Interstate 25 - Zone Map Change** and currently has **no apparent conflict**.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

2096 SOUTH INTERSTATE 25
IN THE SOUTH 1/2, OF SECTION 22, AND THE NORTH 1/2 OF
SECTION 27, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH P.M.
SITE AREA 14.86 ACRES
ZONING MAP CHANGE EXHIBIT



DAVID E.
**ARCHER**
& ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO

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2096 SOUTH HIGHWAY 25
IN THE SOUTHWEST 1/4, OF SECTION 16, AND THE SOUTHEAST 1/4, OF
SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO.

ZONING MAP CHANGE EXHIBIT

CONTACT: BRIAN VAN TASSEL
PHONE: (409)-920-0049

SCALE	As Noted	
DATE	02-05-25	
DRAWN BY	ZET	CKD. -
CHECKED BY	-	
PROJECT NUMBER	19-1288	
SHEET	1 of 2	

ZONING MAP CHANGE EXHIBIT



ZONING MAP CHANGE SITE EXHIBIT

CONTACT: BRIAN VAN TASSELL
PHONE: (409)-920-0049

SCALE	As Noted	
DATE	03-20-	
DR'N.	ZET	CKD.
AP'VD.	-	
JOB NUMBER	19-128	