

Town Annexation Hearing

Tuesday, April 28, 2009 at 6 PM.

The Hearing will take place at the Castle Rock Council Chambers, 100 N. Wilcox Street.

It is very important that we have as many members present for the Hearing as Possible.

Please try to attend!

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Thursday, April 16, 2009

Local News

Council considers church annexation

Special to the News-Press

Castle Rock Town Council will consider on first reading whether to annex into the town 5.24 acres of land south of Wolfensberger Road. If the annexation is approved on first reading, the council would then consider the preliminary planned development site plan and zoning regulations.

The items will go before council at its April 28 meeting, which begins at 6 p.m. in council chambers at town hall, 100 N. Wilcox St. The public is invited to attend the meeting and provide comments.

About the project

The 5.24 acres is south of Wolfensberger Road and east of Coachline Road. The proposed zoning would allow a

church sanctuary, church related administrative and educational facilities, and a single residence to serve as a parsonage.

Epiphany Church now operates out of three structures on the site, which include a sanctuary, rectory and administrative offices. The church has about 454 members. The proposed expansion of the existing facilities will support an anticipated membership of about 800 members.

According to town staff, the proposal meets the criteria for annexation in the 2020 Comprehensive Master Plan.

The site is within the town's urban service area. The proposed development exceeds the available underlying groundwater and the applicant proposes to offset

the shortfall through cash-in-lieu.

The development will be phased in over about 10 years. Each phase will be an expansion of the existing structure.

The first phase includes expansion of the parking lot, installation of a playground and construction of classrooms. Expected completion is 2009.

Initiation of phase two is anticipated within five years, and will include additional classrooms and a fellowship hall, which will serve as an interim sanctuary and eventual multipurpose room.

The final phase, anticipated to start within 10 years, will include the primary sanctuary hall with a seating capacity of 600.

The project will be subject to the newly adopted resi-

dential-nonresidential interface regulations, which are intended to help mitigate the impact of nonresidential development on its residential neighbors.

At the time of each final planned development site plan submittal, the applicant must demonstrate that the development mitigates negative impacts to the surrounding residential areas.

The final planned development site plan process includes public hearings before the planning commission and the town council.

Read more about the project when the town council agenda packet for the April 28 meeting is posted at CRgov.com the afternoon of April 23. Questions? Contact town planner Sandy Vossler, 720-733-3556 or svossler@CRgov.com.