

## Comprehensive Plan Amendment I-25 Interchange Overlay Zones

**Whereas,** based on CREDCO's experience, currently there is an insufficient supply of development ready industrial, business and planned development district land in the Town of Castle Rock to meet the market demands; and

**Whereas,** transitioning to a free-standing community requires the Town of Castle Rock to take full advantage of its quality transportation infrastructure to attract and grow a fuller spectrum of businesses;

**Whereas,** the three (soon to be five) I-25 interchanges provide a great opportunity to maximize the commercial/industrial growth in the Town of Castle Rock; and

**Whereas,** the Town of Castle Rock is proposing a Comprehensive Plan Amendment that would permit the creation of Form-Based Interchange Districts zones within the vicinity of the Town's I-25 interchanges; and

**Whereas,** the Town of Castle Rock's stated intent is to preserve the current PUD, zoning and non-conforming uses, while affording property owners flexibility and increased property values by opting for I-25 overlay zoning, and

**Whereas,** the Castle Rock Economic Development Council is a full partner with the Town of Castle Rock in the orderly and strategic economic growth of the community.

**Now Therefore, Be It Resolved On This 6<sup>th</sup> Day of December 2007 By The Board Of Directors Of The Castle Rock Economic Development Council That:**

To take full advantage of the current interest in Castle Rock's commercial properties, CREDCO supports the proposed Comprehensive Plan Amendment and encourages the Town to:

1. Create the Form-Based Interchange Districts zones in a timely manner;
2. Involve affected property owner in the development of these zones; and
3. Develop the regulatory portion of plan (zones) in such a manner as to maximize creativity and avoid sameness.

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Wes King, Chairman