

## **City of Castle Rock**

### **Zoning Map and Comprehensive Plan Map Amendments**

Date: August 26, 2025

#### **Overview on Proposed Property revisions:**

- Note 1: Properties between West Side Highway/Umiker Road – 9 parcels
- Note 2: Properties: Existing Apartment Developments – 2 parcels
- Note 3: Properties: Undeveloped Land Adjacent to R-2 Zone – 3 parcels
- Note 4: School District Property: Currently R1 – Recommend change to Parks, Rec & OS – 1 parcel
- Note 5: Swanson Property Split Zone - Current I – Recommend change to R2 – 1 parcel
- Note 6: Stash-it Self Storage: Current R2 & I – Recommend change all to Industrial – 3 parcels

## Note 1: Subject Properties: Undeveloped land between West Side Highway/Umiker Road

**Reasoning:** Property owner expressed interest in increased density and subject properties can be adequately serviced by utilities



Figure 3: Subject Property – Cowlitz County GIS Aerial



Figure 1: Subject Property - Current Zoning Map



Figure 2: Subject Property - Future Land Use Map

Table 1: Property details in rezone/ future land use map amendments

Parcel	Owner	Acreage	Current future land use	Proposed future land use	Current zoning	Proposed zoning
308850100	GARDNER RANDAL S ETAL	33.37 acres	Low density residential	High density residential	R-1	R-2
308860100	MINTZ JOSEPH E JR	4.68 acres				
308880100	MINTZ JOSEPH E JR	1.75 acres				
308890100	MINTZ JOSEPH E JR	7.9 acres				
308930100	MINTZ JOSEPH E JR	1.59 acres				
308900100	MINTZ JOSEPH E JR	1.42 acres				
308940100	MINTZ JOSEPH E JR	2.60 acres				
308920100	MINTZ JOSEPH E JR	1.72 acres				
308910100	MINTZ JOSEPH E JR	1.45 acres				

**Analysis per CRMC 17.72:**

- Comprehensive plan consistency: **Met.** Consistent with comprehensive plan if future land use is amended
- Development/code standards: **Met.** If subdivision in the future is proposed as the property is not developed
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

## Note 2: Subject Properties: Existing Apartment Developments: Current R1: Proposed to R2

**Reasoning:** Existing apartment building current development reflects an R2 density versus the current R-1 zone and designation

- Parcel 30611 is a 6-12 unit apartment building
- Parcel 30603002: 4 unit apartment building



Figure 6: Subject Properties Cowlitz County GIS Aerial



Figure 5: Parcel 30603002 Existing Development



Figure 4: Parcel 30611 Existing Development

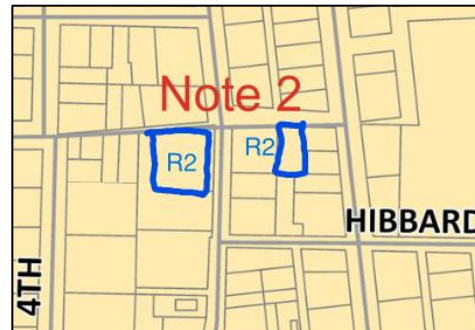


Figure 7: Subject Property - Current Zoning Map

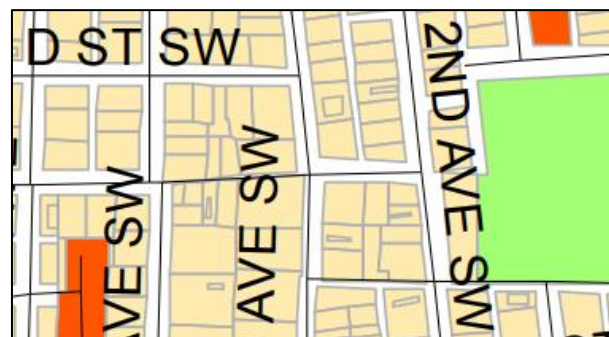


Figure 8: Subject Property - Current Comprehensive Plan Future Land Use Map



Table 2: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30611	A G/L LLC	6-12 unit apartment building	Low density residential	High density residential	R-1	R-2
30603002	FARVOUR DANIEL S/LISA A	4 unit apartment building				

**Analysis per CRMC 17.72:**

- Comprehensive plan consistency: **Met.** Existing development permitting by the City, update to reflect what exists.
- Development/code standards: CRMC 17.32 (R-2 Zone): **Met.** Existing development conforms with code standards
  - Building heights – 40 feet
  - Street frontage – public street access
  - Site dimensions, not less than 60 feet or square footage based on development type, in this case: Multiple-family dwellings, 7,500 square feet for the first two dwelling units, plus 1,000 square feet for each additional dwelling unit.
  - Setbacks:
    - Front yard - 15 feet
    - Side yard - 5 feet
    - Garage - 20 feet
    - Corner yard – 15 feet
    - Rear yard - 20 feet
  - Off street parking CRMC 17.52: Multifamily dwelling: one and one-half spaces for each dwelling or living unit;
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

## Note 3: Subject Properties: Undeveloped Land Adjacent to R-2 Zone

**Reasoning:** Property owner expressed interest in increased density and subject properties can be adequately serviced by utilities, adjacent properties area already zoned R-2 and designated to develop accordingly in the future land use map.



Figure 10: Subject Property Cowlitz County GIS Aerial

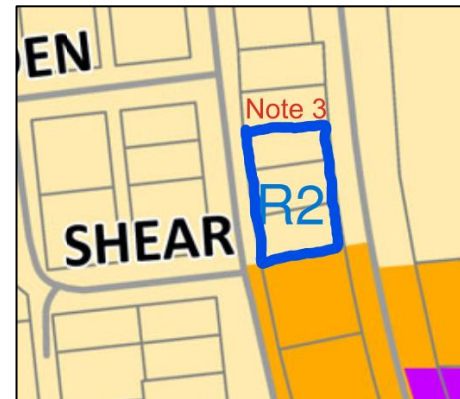


Figure 9: Subject Property Current Zoning Map

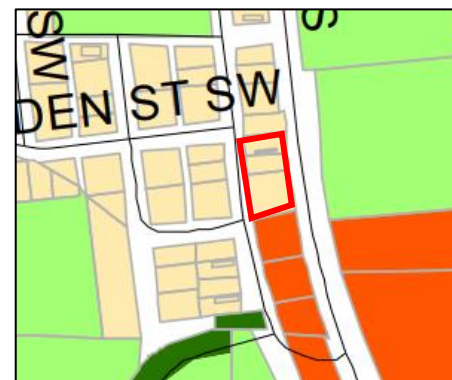


Figure 11: Subject Property Current Future Land Use Map

Table 3: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30683004	AUVIGNE LACEY RHA	Undeveloped	Low density residential	High density residential	R-1	R-2
30683002	CIRRUS GROUP ETAL	Undeveloped				
306830024	CIRRUS GROUP ETAL	Undeveloped				

**Analysis per CRMC 17.72:**

- Comprehensive plan consistency: **Met.** Not developed property adjacent to R-2 zoned property.
- Development/code standards: CRMC 17.32 (R-2 Zone): **Met.** Future development will conforms with R-2 standards
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

## Note 4: Subject Properties: School District Property: Currently R1 – Recommend change to Parks, Rec & OS

**Reasoning:** Subject property is adjacent to an existing school district development and owned by the school district, should be designated appropriately for future use by the district.

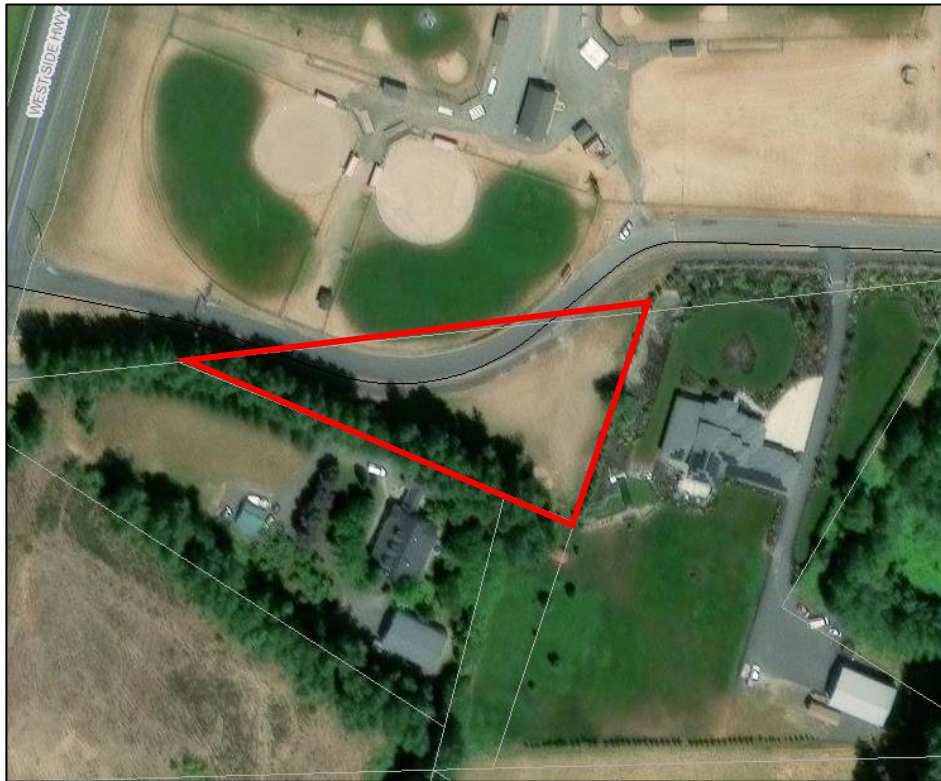


Figure 12: Subject Property Cowlitz County GIS Aerial

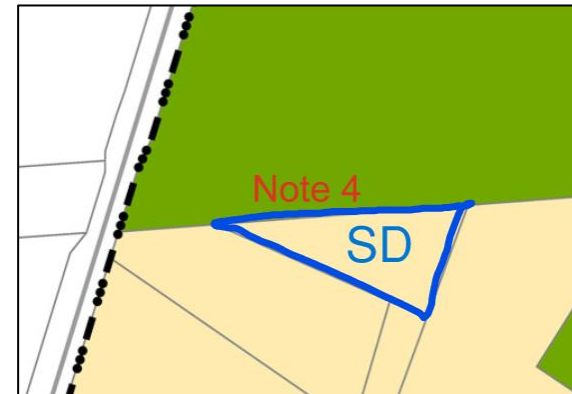


Figure 13: Subject Property Current Zoning Map

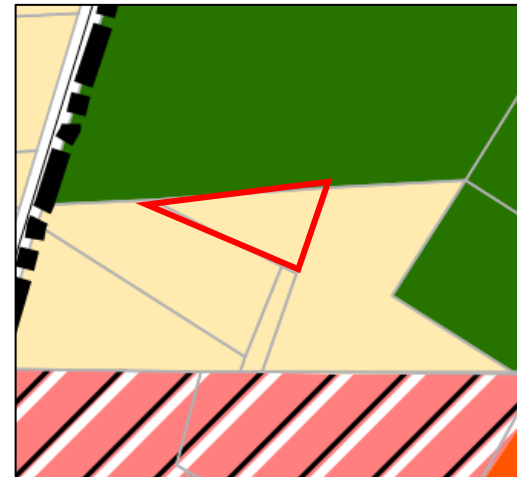


Figure 14: Subject Property Future Land Use Map



Table 4: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
308830100	CASTLE ROCK SCHOOL DIST #401	Undeveloped	Low density residential	Recreational Open Space	R-1	Parks, Rec & OS

**Analysis per CRMC 17.72:**

- Comprehensive plan consistency: **Met.** Not developed property but owned by school district and adjacent to school district uses, with recreational and open space fields across the street.
- Development/code standards: CRMC 17.46 (PROS Parks, Recreation and Open Space District): **Met.** Re designating this property is consistent with the purpose outlined in 17.46.005 (A) which states “To provide opportunities for the continued and future operation of the Castle Rock Fairgrounds, Mount Saint Helens Motorcycle Club Racetrack, North County Recreation Sports Complex, and both the Castle Rock school district and city of Castle Rock facilities;”
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

## Note 5: Swanson Property Split Zone - Current I – Recommend change to R2

**Reasoning:** Subject property has a split future land use designation and split zoning; the property owner is developing a single-family home and in order to be consistent the city is cleaning up mapping error and designation error to reflect current site conditions and uses. The property was never divided and is one tax parcel.



Figure 17: Subject Property Cowlitz County GIS Aerial



Figure 15: Subject Property Current Zoning



Figure 16: Subject Property Current Future Land Use Designation

Table 5: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30678	SWANSON BRITTANY ANN	Undeveloped	Split Designation: High Density Residential and Public / Quasi-Public	Single designation: High Density Residential	Split zoning Industrial / R-2	R-2

**Analysis per CRMC 17.72:**

- Comprehensive plan consistency: **Met.** This is a clean up to an error either through County Mapping or City designations. This effort is to clean up current use and is consistent with comprehensive plan goals and policies.
- Development/code standards: CRMC 17.32 (R-2 Zone): **Met.** All materials and development was reviewed and approved with R-2 standards, a condition of approval was to clean up the zoning and land use designations.
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare

## Note 6: Stash-it Self Storage: Current R2 & I – Recommend change all to Industrial

**Reasoning:** Subject property is currently utilized for the industrial use of mini-storage and RV storage. As the city recently vacated right of way, the property owner is seeking to plan for future industrial uses and expand their industrial business over the next few years.



Figure 20: Subject Property Cowlitz County GIS Aerial

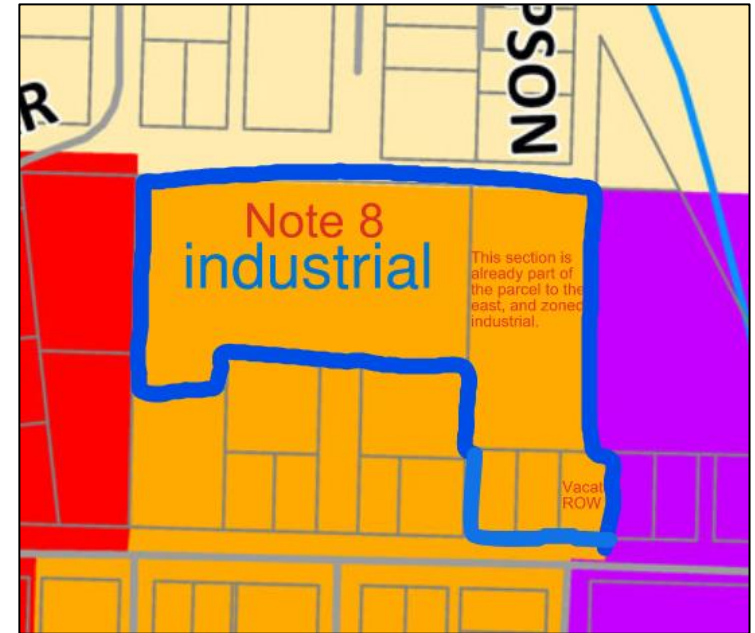


Figure 18: Subject Property Current Zoning

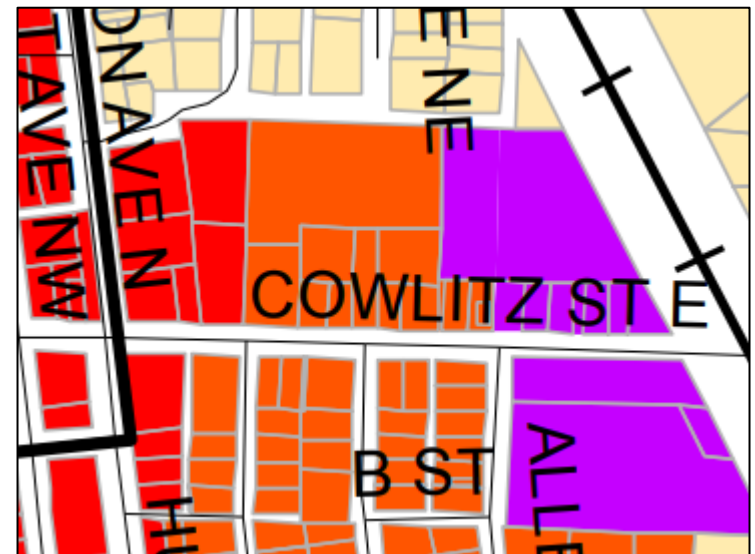


Figure 19: Subject Property Future Land Use Map



Table 6: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30667	ASCENT PROPERTIES LLC	Undeveloped	Low density residential	High density residential	R-1	R-2
30267	GNRL LLC ETAL	Undeveloped				
30268	GNRL LLC ETAL	Undeveloped				
Recent Vacated Right-of-Way	GNRL LLC ETAL	Undeveloped				

**Analysis per CRMC 17.72:**

- Comprehensive plan consistency: **Met.** Comprehensive plan calls for support of businesses both existing and future, the following policies are relevant to support this zoning and designation change:
  - Encourage the establishment of new commercial and industrial enterprises that will bring services and jobs to the community.
  - Vacant sites classified for industrial use by the land use map should not be encroached upon by incompatible nonindustrial uses.
  - Make Castle Rock’s industrial and commercial real estate product offerings market ready, enabling Castle Rock to effectively compete for targeted businesses.
- Development/code standards: CRMC 17.44 (I-1 Industrial Use District): **Met.** Future development will conform with Industrial standards
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.