



Meeting Date: October 24, 2019

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Site Development Plan, Lot 2A-2, Block 2, Meadows Filing No. 20, Phase 1, Amendment 13** [*Meadows Town Center Mixed Use Building; Northwest of Future Street and Mercantile Street Intersection*] (Project SDP19-0009)

Executive Summary

The Meadows is a master planned subdivision located in the northwest portion of the Town of Castle Rock and is zoned for 10,644 dwelling units. To date, approximately 7,435 lots have been platted. The subject property is located in the Town Center Use Area, which is zoned for mixed-use development, a maximum of 3,679 dwellings and a maximum Floor Area Ratio (FAR) of 2.0 (**Attachment A**).

This Site Development Plan (SDP) proposes a four-story mixed-use building with approximately 4,800 square feet (SF) of restaurant space on the ground floor and 111 apartment units on the second through fourth floors (**Attachment B**).



Vicinity Map

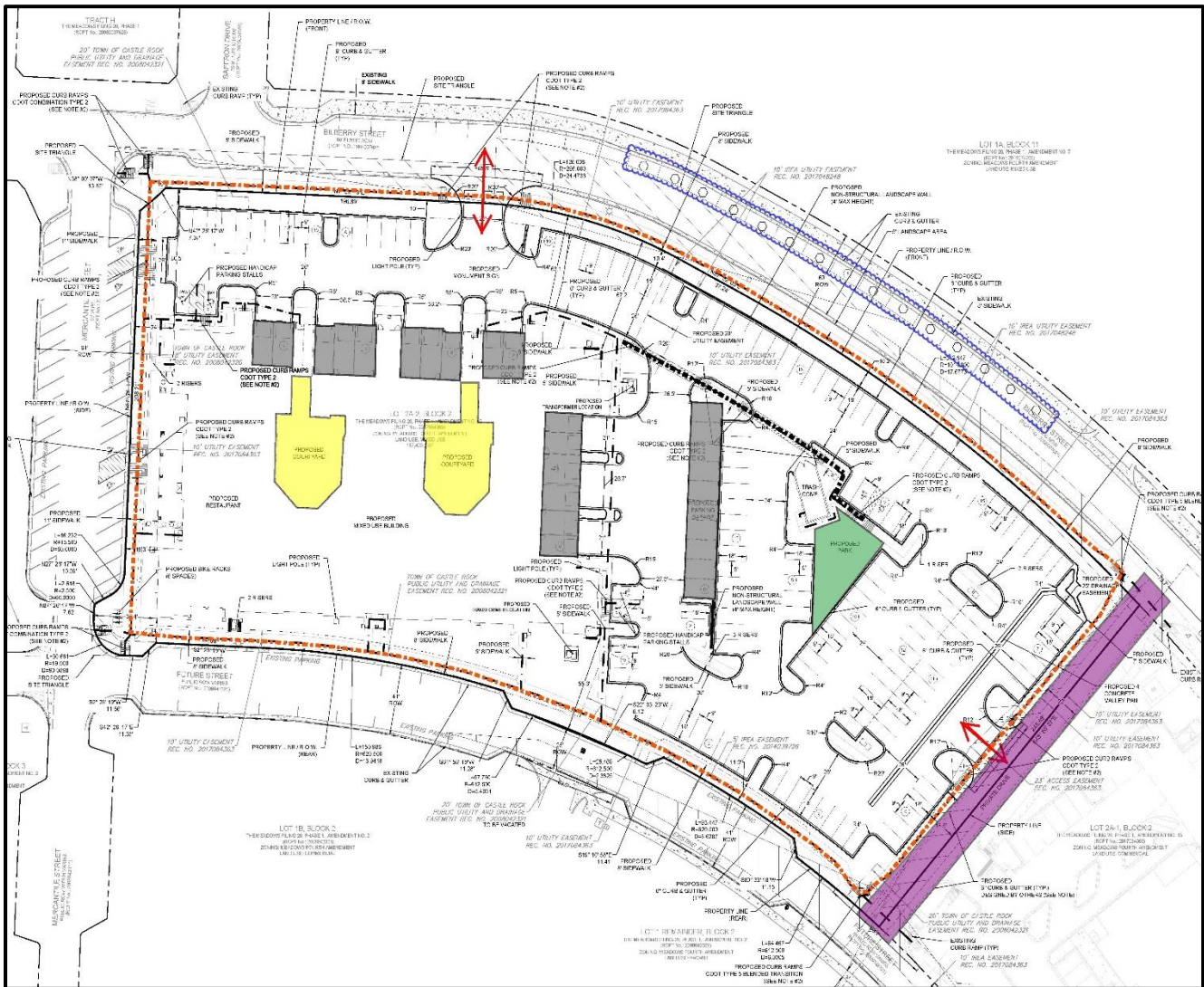
This proposal is in conformance with the approved Meadows PD zoning and with Town criteria. All comments have been addressed through the review process. Staff is recommending that Planning Commission recommend to Town Council approval of the Site Development Plan.

Site Development Plan Discussion

The property is located west of Future Street and north of Mercantile Street, within the Meadows Town Center Use Area. The site plan proposes a four-story building measuring 60-feet in height. The first floor will consist of 4,835 SF of restaurant space, and a leasing office. Floors two through four will consist of 111 apartment units to include one-, two-, and 3-

bedroom floor plans. The proposed building height is 60-feet. Two interior courtyards will provide private gathering space for residents of the building (shown in yellow in the illustration below). The courtyards will include landscaping and features such as a water wall, outdoor television, fire trough, kitchen and spa area.

The required 194 parking spaces for the development are provided through a combination of 179 on-site and 15 on-street spaces. The on-site spaces include both surface parking and garage spaces. The garage spaces are both attached and detached (see spaces highlighted in gray).

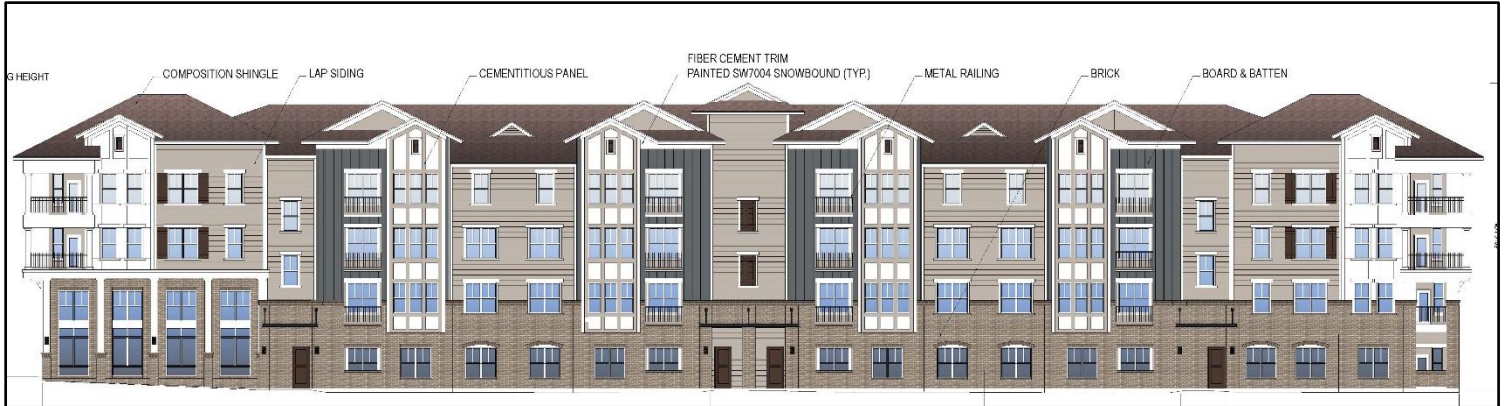


Proposed Site Development Plan

Per the Meadows Town Center zoning regulations, on-street parking within 300 feet of a proposed non-residential use may be counted to meet the parking requirements for that use. On-street spaces within the Town Center are not reserved or restricted for specific businesses. The 15 allocated spaces for this site are shown on Bilberry Street, which is for accounting purposes only (clouded in blue). In practice, all on-street spaces will be available to the restaurant patrons, including those on Mercantile Street.

There are two points of vehicular access to the site (see red arrows). The primary vehicular access to the site is from the west off Bilberry Street. A secondary access is on the north side of the parking lot off the private drive (highlighted in purple) that links Bilberry and Future Streets. A private pet park (green) is detached from the building and accessible via a marked pedestrian path (black dashed line).

Town criteria requires a minimum of 20% of the gross site area to be landscaped. The plan exceeds the Town's criteria with landscaping over 27% of the site. Large canopy trees will provide shade along the perimeter sidewalks (orange dashed line), within the parking lot and the pet park. Ornamental trees, shrubs and perennials will add color and interest to the site.



Proposed East Elevations – Restaurant shown at bottom left

The building elevations include fenestrations and a variety of materials that add interest and provide structural and visual relief, breaking up the plane of the exterior walls and the mass of the building. Apartment balconies feature metal railings. The elevations propose a ridge and hip roofline with multiple gables. Architectural features include gable vents, shutters, metal canopies, square and rounded window trims and support columns. The restaurant entrance is distinctive with its two-story windows and columns located on the southeast corner of the building.

Materials proposed for the primary building include board and batten, lap siding, brick and metal. The color palette is a mix of browns and grays in varying shades. Other structures on the site include the detached garage, trash compactor enclosure and a freestanding monument sign. Materials and colors matching the four-story building will be used on these additional structures.

Analysis

Existing Conditions

This property is currently undeveloped. Overlot grading and construction staging has occurred on the property. The site slopes slightly from south to north. The zoning in the Meadows Town Center intentionally allows for adjacency of residential and nonresidential uses. This mixed-use building will, however, provide a transition between the existing multi-family development to the west and the predominantly commercial core of the Town Center, to the east.

Connectivity to grassland wildlife habitat and corridors is provided by existing open space tracts and drainage corridors within and surrounding the Town Center and will not be impacted by this development.

No portion of this site is within the Skyline-Ridgeline Protection Area. No known nationally designated threatened or endangered species were noted in the Land Suitability Study submitted with the application. No portion of the site lies within a FEMA designated 100-year floodplain.

Zoning Regulations and Surrounding Uses

This property is surrounded by properties zoned as mixed-use within the Meadows Town Center. As previously noted, the Meadows Town Center use area is intended to include high density residential development, both multi-family and single-family attached and detached, interspersed with nonresidential uses.



Existing Site Conditions

The development standards for the Town Center use area are established in the Meadows PD Zoning Regulations. The maximum building height allowed is 60-feet, and up to 75-feet with Special Use approval by Town Council. Up to 3,679 residential dwelling units are permitted by zoning, and to date approximately 1,700 have been approved for construction in the Town Center. There are no maximum density or residential/nonresidential separation requirements prescribed in the zoning regulations. All setbacks are to be established with the Site Development Plan.

Parking standards for multi-family and restaurant uses, established in the Meadows PD zoning regulations, require one parking space per bedroom, and four spaces per 1,000 of dining space floor area, respectively.

The Luxury Apartments at Castle Rock are located to the west of this site. Canvas Credit Union, currently under construction, abuts the site to the north. CVS Pharmacy and an undeveloped lot are located to the east of the property. To the south of the site across Mercantile Street is another undeveloped lot.

Community Vision and Zoning Entitlements

This proposed site plan supports the Town's guiding documents by providing a mix of land uses and a housing type that promotes varied lifestyle options for Castle Rock residents. The plan also complies with the Meadows Planned Development Plan and Zoning Regulations, 4th Amendment in terms of permitted uses, and development standards.

Multi-family residential and restaurant uses are specifically called out as permitted uses in the Town Center use area. The proposed building height of 60-feet meets the maximum allowance by zoning. The multi-family residences require 169 on-site spaces and the

restaurant use requires 25 spaces, which may be on- or off-site. A total of 179 spaces are provided on-site through surface and enclosed garages spaces. Fifteen spaces are accounted for on the street. The setbacks are established with this site plan.

Site Layout, Amenities and Open Space

The minimum area required by the Municipal Code for landscaping on a multi-family site is 20%. This plan proposes 27% of the site to be landscaped, which includes a pet exercise area. The two internal private courtyards will provide additional landscaped gathering spaces for residents.

On-site plant counts meet or exceed the minimums required by the Town. An attached sidewalk extends adjacent to the private drive on the north, and Future Street and Mercantile Street right-of-ways on the east and south side of the property. A detached sidewalk extends parallel to Bilberry Street on the west. Shade will be provided for pedestrians through both street trees lining the sidewalks and additional plantings in the parking lot. Pedestrian access through the site is provided by sidewalks and clearly marked crosswalks.

Services, Infrastructure and Transportation Capacity

Technical drainage, utility and traffic reports were submitted with the SDP to the Town for analysis. The reports examine the potential impacts of the proposed development on existing and future infrastructure capacity. In order to estimate trip generation totals for Meadows Filing 20, the previous traffic study assumed 50,000 square feet of office and 50 multi-family dwelling units on this lot generating 904 daily vehicle trips. The traffic impact study submitted for this proposal projects a 16% increase in daily vehicle trips, however the total AM and PM peak hour trips are projected to be lower.

As noted, the primary access to this site will be from Bilberry Street (see illustration on page 2). During the review process Public Works staff required the applicant to shift that access point further to the north, in order to increase the distance from the intersection of Bilberry Street and Saffron Drive. The secondary access is from the private drive to the north, which links Bilberry and Future Streets. Both of these streets are part of the planned grid network of public streets in the Town Center, and both have direct access to Meadows Boulevard to the north and south. In addition, the site is in close proximity to North Meadows Drive, offering a third alternative for traffic distribution.

At the conclusion of the review process, Town Utility and Public Works engineers have reviewed and accepted the reports and analyses for this project, determining that water, sewer, storm sewer and road systems are sufficient to accept the demand of this development.

Notification and Public Outreach

Public hearing notice signs were posted on the property and written notice letters were sent to property owners and Homeowner Associations (HOA) within 300 feet of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided

information about the proposal on the *Development Activity* map. To date, staff has not received any inquiries about the project.

External referrals were sent to local service providers and Douglas County agencies, as well as the Meadows Community Association and the Meadows Neighborhood Company. The Douglas County School District acknowledged that commitments for school land dedication has been satisfied for this property. IREA requested standard easement dimensions and clearance from transformers. Douglas County Addressing provided street addressing information. There are no unresolved external referral comments.

A neighborhood meeting was held on Wednesday, March 6, 2019 at the Taft House in the Meadows. Approximately three residents and two members of staff attended the meeting. A representative of the Garrett Companies described the proposed project as a mixed-use building to include 111 one-, two- and three-bedroom apartments and a ground floor restaurant of approximately 4,000 SF. He also indicated there would be 2 courtyards within the building, a pet area on the site and a detached multi-space garage. The primary building was described as four stories and maximum of 60-feet in height.

There were no specific concerns or objections to the project. One person asked about the energy efficiency of the building, specifically whether electric heat was allowed, and about the landscape and water conservation measures. Another resident asked when the pedestrian tunnel under Meadows Boulevard would be completed. Staff indicated that neither the zoning regulations or site plan criteria require a specific method of heating. Further the site must comply with the Town's landscape and irrigation criteria, which incorporate water conservation measures. The representative from Castle Rock Development Company responded to the question about the tunnel, indicating that the pedestrian connection would be completed with the development of the lot adjacent to the tunnel.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for residential and commercial development. Other ongoing costs of serving the property, in terms of public infrastructure and services, will be comparable to other mixed-use developments in Castle Rock.

Findings

Staff analyzed the proposed site plan according to the requisite review criteria. All staff review comments and external referral comments have been addressed. In conclusion, staff makes the following findings regarding the proposed Site Development Plan for Lot 2A-2, Block 2, Meadows Filing No. 20, Phase 1, Amendment 13:

- The Site Development Plan supports the objectives of the Town Vision and the Comprehensive Master Plan,
- The Site Development Plan meets the requirements of the Meadows Preliminary PD Site Plan and PD Zoning Regulations, Amendment No. 4,
- The Site Development Plan supports the review and approval criteria of the Municipal Code, Chapter 17.38, and

- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property.

Recommendation

Based on the analysis and findings summarized in this report, staff recommends that Planning Commission recommend to Town Council approval of the proposed SDP.

Proposed Motion

I move to recommend to Town Council approval of the Site Development Plan, Lot 2A-2, Block 2, Meadows Filing No. 20, Phase 1, Amendment 13.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan