

AGENDA MEMORANDUM

To: Planning Commission

From: BrieAnna Grandy, Senior Planner, Development Services Department

Title: Soleana Site Development Plan
[77.96 Acres, located north of Alexander Place and west of Collins Street]

Executive Summary

Alexander Investors, LLC is seeking approval of a residential Site Development Plan (SDP) called Soleana (Attachment B). The development site is 77.96 acres. It is located north of Alexander Place and west of Collins Street (Figure 1 and Attachment A).

The SDP proposes 55 single-family detached residential units and 22 live/work units for a total of 77 residential units. A total of 34.53 acres of public and private open space is proposed. The site plan also includes offsite improvements on a portion of a 7.147 acre property located at 379 Alexander Place and known as Lot 4, Cooper-Hook/Main Place Filing No. 1, will accommodate regional stormwater detention facilities. Along with trail improvements on the southern property line of Soleana on a 1.154 acre property owned by the Town of Castle Rock.

The proposed SDP meets the applicable development standards of the Alexander Way – Planned Development Plan and Zoning Regulations. No outstanding staff or external comments remain. Staff is recommending approval of the Site Development Plan, as proposed.



Figure 1: Vicinity Map

Background

Surrounding Zoning and Uses

The property is bordered by the Town on the south and east and bordered by unincorporated Douglas County to the north and bordered by both the Town and unincorporated Douglas County to the west. To the north, the property is bordered by two properties in unincorporated Douglas County, one of which is zoned A1 – Agricultural One and the other Rural Residential. On the west, the property is bordered by the Silver Heights single family residential subdivision in unincorporated Douglas County at the northern section of the property and a property within the Town on the southern portion of the property, known as the Cooper Hook PD. The Cooper Hook PD, a Planned Development allows a variety of commercial uses and open space. To the south, the property is bordered by Town property and the Cooper Hook PD once again. To the east, the property is bordered by Town property known as Diamond Ridge Estates PD. The Diamond Ridge Estates PD is Planned Development that allows for single family residential.

Existing Conditions

A Land Suitability Analysis (LSAR) was provided as part of the application submission which assessed the site's existing topography, vegetation, geology, wildlife habitat, soils, and wildfire mitigation and rock outcroppings. The LSAR concluded that the site is suitable for development as proposed.

The site generally slopes west-northwest with a steep incline leading up to a ridge that runs along the site's eastern boundary. There are several gully features that run perpendicular to the eastern ridge in the center of the site.

Vegetation on the property includes stands of native Gambel Oak along the eastern portion of the property. There are scattered evergreen trees located among the Gamble Oak. The western portion of the property is covered with grass and trees.

A variety of wildlife can be found on the property, most notably small to mid-sized mammals, song birds, and raptors. Big game species such as elk, deer, bear, and mountain lion have also been present on the property at times.

Zoning Regulations

The property is zoned as the Alexander Way – Planned Development Plan and Zoning Regulations. On November 21, 2023, Town Council approved an annexation of 73.76 acres, along with a zoning which included a 4.2 acre parcel already within the Town that was incorporated into the Planned Development. The Planned Development consists of three use areas; single family detached residential, live work, and dedicated open space. The proposed zoning would allow a total of 77 single-family detached and attached dwelling units, at a gross density of 0.987 du/ac.

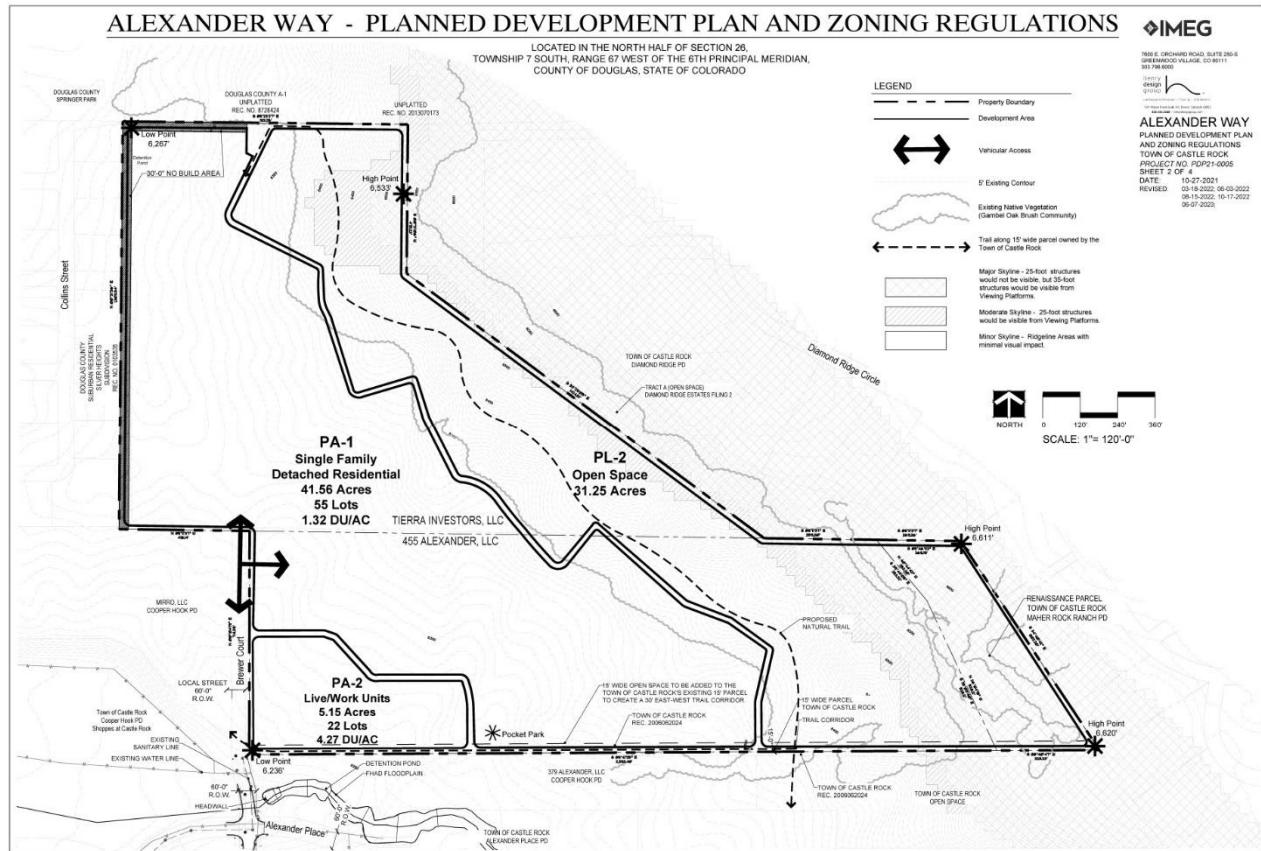


Figure 2: Alexander Way – Planned Development Plan and Zoning Regulations

Discussion

Site Design

The proposed Site Development Plan (SDP) includes a total of 77 residential units, consisting of 55 single-family detached homes and 22 live/work units. The plan also incorporates approximately 34.53 acres of combined public and private open space throughout the development.

Primary access to the site is provided via one connection from Brewer Ct. A future access connection will be provided from Luminara Court into the future development known as Lot 4, Cooper-Hook/Main Place Filing No. 1.

The development is organized into two distinct residential planning areas. The first planning area is designed for single-family detached homes (shown in orange below), while the remaining area is planned for live/work homes (shown in yellow below). The live work use area allows a mixture of attached single family dwelling units and detached dwelling units. The intent of the live work use area is to provide complementary work uses that are conducted entirely within the dwelling units. The uses can only be conducted by the residents of the dwelling units and there can be no more than five non-resident employees.

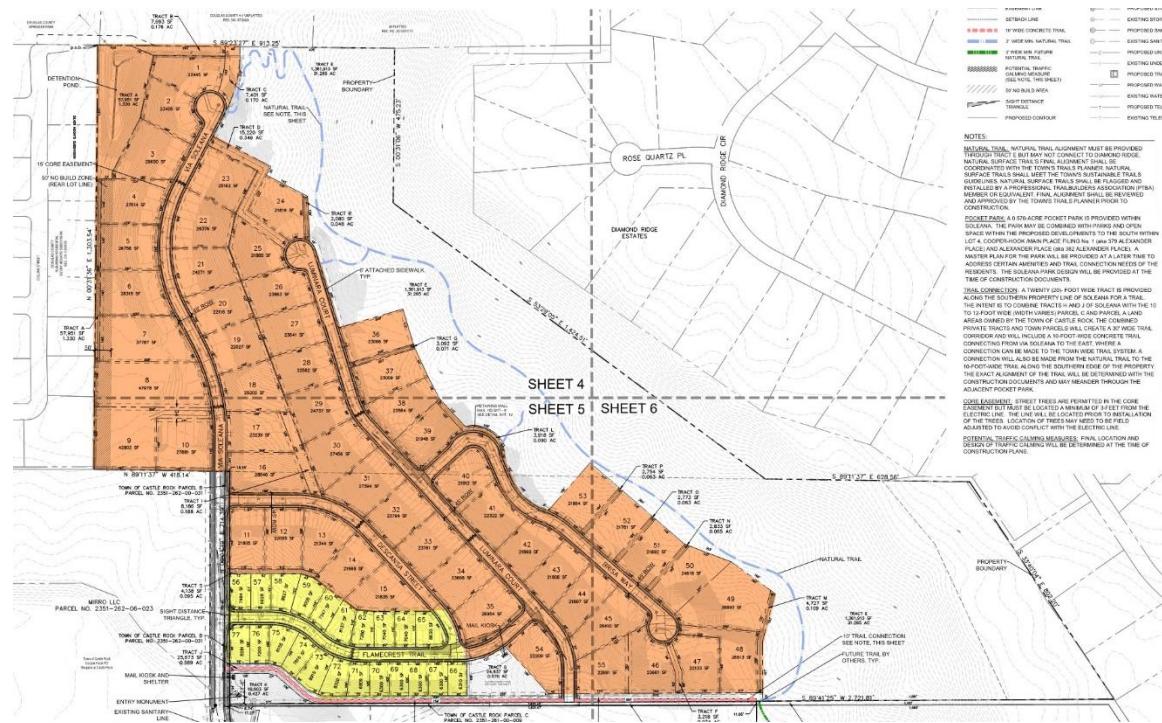


Figure 3: Residential Use Areas (Orange - Single Family Detached, Yellow – Live/Work Homes)

A significant portion of the proposed open space is located along the eastern edge of the site, adjacent to the protected ridgeline area. Additional open space tracts for landscaping and stormwater management are distributed throughout the development. A future pocket park proposed along the southern border to be developed in conjunction with the future development known as Lot 4, Copper-Hook/Main Place Filing No. 1.

Development Standards

The proposed Site Development Plan has been designed in accordance with the development standards outlined in the Alexander Way – Planned Development Plan and applicable Zoning Regulations. The plan includes a total of 77 residential units, which meets the maximum number of units permitted under the PD. Additionally, the project proposes approximately 34.53 acres of open space, exceeding the minimum requirement of 31.25 acres. All proposed setbacks and building heights are consistent with the standards established in the zoning and planned development framework.

The proposed landscaping meets the requirements of the Town's landscape and irrigation regulations. The front and back yard landscape and irrigation must be designed by the homebuilder as part of the construction process and must be installed by the builder. No irrigated turf is permitted in the front yards. The front yard landscape shall utilize a ColoradoScape design and must achieve a minimum of 75% plant coverage at maturity (3 years). Irrigated turf in the back yard is allowed to a maximum of 500 square feet, regardless of the lot size.

Skyline / Ridgeline Protections

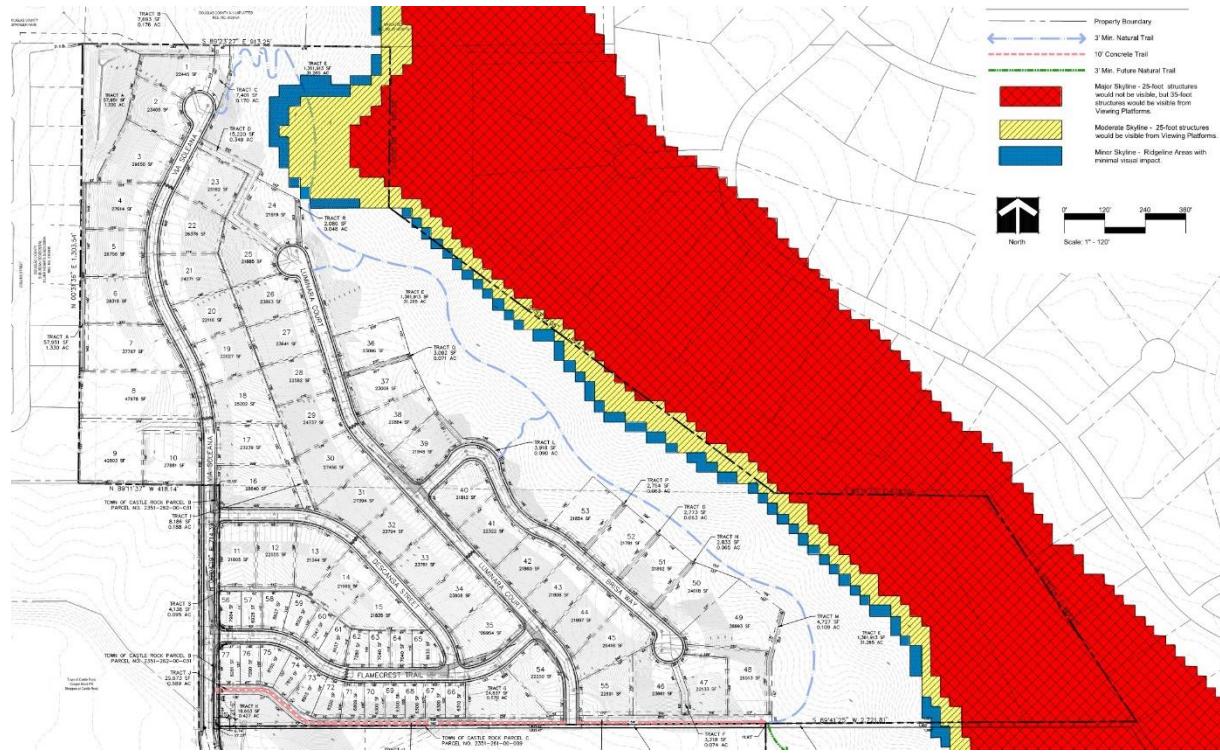


Figure 4: Skyline-Ridgeline Map

In 1999, the Town adopted Chapter 17.48 Skyline/Ridgeline Protection Regulations of the Castle Rock Municipal Code. The regulations place restrictions on the siting of structures in visually significant areas and provide mitigation of the visual impact of such development. The Soleana SDP is impacted by these regulations as depicted in Figure 4. Two types of visually significant areas were delineated; skylines and ridgelines. They were further broken into levels of impact. The proposed development has worked around these impacts by locating the major, moderate and minor skyline area within the proposed dedicated open space area.

Interface Regulations

The Alexander Way – Planned Development Plan and Zoning Regulations intentionally mixes single family detached and paired homes, therefore the Dissimilar Residential Interface Regulations do not apply within or between planning areas in the Alexander Way – Planned Development Plan and Zoning Regulations. Planning Area 2 does allow for paired homes and is adjacent to the remaining portion of the Alexander Way – Planned Development Plan which allows for single family residential. However, this does not exclude any Dissimilar Residential Interface Regulations to future adjacent development to the south. The property is not subject to the Residential/Non-Residential Interface as the property is not adjacent to any commercially zoned properties.

Open Space and Public Land Dedication

Parks staff has reviewed the SDP and finds that it is in compliance with the zoning. The development is dedicating to the Town Tract E, which is 31.265 Acres, for dedicated open

space. Within this tract a natural surface trail will be built by the developer which will connect to future developments to the south of this project. The developer will also be installing a 10' wide concrete trail along the southern boundary which will connect to the natural surface trail. Upon completion of these improvements, the HOA or Metro District will maintain these Town owned parcels and improvements. Additionally, a slope easement will be established at the time of Plat for grading that is proposed on the Town lands for the maintenance of those graded slopes by the HOA or Metro District. Streetscape landscaping and other developer installed landscaping that is installed on Town lands or within ROW will also be maintained by the HOA or Metro District. PLD is also required with this development and will be met through cash-in-lieu at the time of Plat.



Traffic Impact Analysis and Mitigation

Public Works transportation staff reviewed the traffic conformance letter from SM ROCHA, LLC based on the November 2022 updated traffic impact study (TIS) that was prepared for the Alexander Way Residential development.

The Alexander Way Residential TIS assumed development of residential land uses consisting of single family detached homes and single family attached homes.

The proposed development is in compliance with the Alexander Way Residential TIS dated November 2022, and all recommendations presented in that study remain valid.

Water Resources

Municipal water service will be provided to the Soleana development by Castle Rock Water.

Utilities and Drainage

Castle Rock Water staff has reviewed and approved the SDP, the Utility Report and the Drainage Report. The developer is obligated to design and construct the necessary water, wastewater, storm sewer and drainage facilities necessary to serve this development.

Fire

The Town's applicable fire requirements set forth in the Town of Castle Rock Municipal Code apply to the development of this neighborhood. Fire staff has reviewed and approved the Site Development Plan, satisfied with the accessibility to the streets and homes. All homes will be sprinklered until such time a secondary access point to the north can be provided.

Water Conservation and Landscaping

Staff has reviewed and approved the landscape plan detailed in the Site Development Plan. The implementation of ColoradoScape methods is required for Soleana. Specially, no irrigated turf is permitted in the front yards of single-family lots, and is limited to 500 square feet in the rear yards. Plant selection meets the Town Landscape regulations for low-water use species.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on Brewer Court right-of-way and the western property boundary. Additionally, written notices were sent to property owners within 1,500 feet, and Homeowner Associations (HOA) within $\frac{1}{2}$ mile 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 Town's *Development Activity* interactive map.

The first two neighborhood meetings were noticed at 500 feet per the Town's noticing requirements at that time.

Neighborhood Meetings

The applicant has conducted a total of three neighborhood meetings for the Site Development Plan.

The first neighborhood meeting was held on April 12, 2023 in a hybrid format with the in-person portion held at the Castle Rock library. Approximately 5 people attended the meeting. Questions regarding potential landscaping along the eastern boundary of the property were asked and discussed. General concerns on overall growth in the Town were raised.

The second neighborhood meeting was held on April 30, 2024 in a hybrid format with the in-person portion held at the Castle Rock library. Approximately 5 people attended the meeting.

Concerns and questions that were raised by attendees included information on the existing power lines and a visual buffer between the existing Silver Heights neighborhood and the proposed homes.

The third neighborhood meeting is scheduled for June 10, 2025 in a hybrid format at the Cantrell School.

External Referrals

External referrals were sent to local service providers, Douglas County agencies, and jurisdictional partners, such as the Colorado Geological Survey. There are no outstanding external referral comments.

Analysis

This staff analysis takes into account the representations made in the Site Development Plan land use application, technical reports and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements.

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

Analysis: The proposed SDP meets this criterion. It conforms to the Town's Vision and Comprehensive Master Plan in terms of developing housing stock, preserving open space and conserving natural resources. The SDP also complies with Alexander Way – Planned Development Plan and Zoning Regulations, as detailed in the body of this report. Lastly, through the review of the proposal, staff has confirmed that the SDP meets the standards of the Town's Municipal Code and related technical criterial for development. No intergovernmental agreements or zoning overlays apply to this development.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP generally meets this criterion. As discussed earlier, the Interface Regulations do not apply to this SDP. Internal streets are designed to provide safe and efficient pedestrian and vehicle circulation, and emergency vehicle access. The required two spaces per dwelling unit is accounted for. Evergreen and deciduous tree planting throughout the development will line sidewalks and provide additional natural screening. Irrigated turf is restricted in compliance with the Town's Landscape and Irrigation requirements.

C. Circulation and Connectivity.

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. Public Works and Fire staff have reviewed and approved the SDP and supporting documents for compliance with technical criteria and Fire regulations. Roadways, public sidewalks and internal concrete trails will provide for safe and convenient connectivity within and outside of the neighborhood.

D. Services Phasing and Off-site Impact.

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater and drainage facilities to serve the development. Sufficient water resources to serve this level of development will be dedicated prior to the approval and recording of the plat associated with this site plan. Trail systems and connection with future development surrounding Soleana is included in the SDP.

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

Analysis: The proposed SDP meets this criterion. The proposed trails system, open space acreage, and preservation of significant natural features, specifically the prominent ridgeline in on the east of the property has been detailed in the body of this report.

Budget Impact

Development of the property will generate review, development impact and use tax fees typical for a residential development.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Site Development Plan for Soleana:

- Conforms to, and advances the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirement of the Castle Rock Municipal Code, Chapter 17.38 – Site Development Plan, and
- Meets the requirements of the Alexander Way – Planned Development Plan and Zoning Regulations.

Recommendation

Based on the analysis detailed in this staff report and the findings noted above, staff recommends that the Planning Commission recommend approval of the Soleana Site Development Plan to Town Council, as proposed.

Proposed Motion

Option 1: Approval

“I move to recommend approval of the Site Development Plan to Town Council, as proposed.”

Option 2: Approval with Conditions

“I move to recommend approval of the Site Development Plan to Town Council, with the following conditions:” [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan

Attachment C: Planned Development Plan and Zoning Regulations

Attachment D: Public Comment