



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

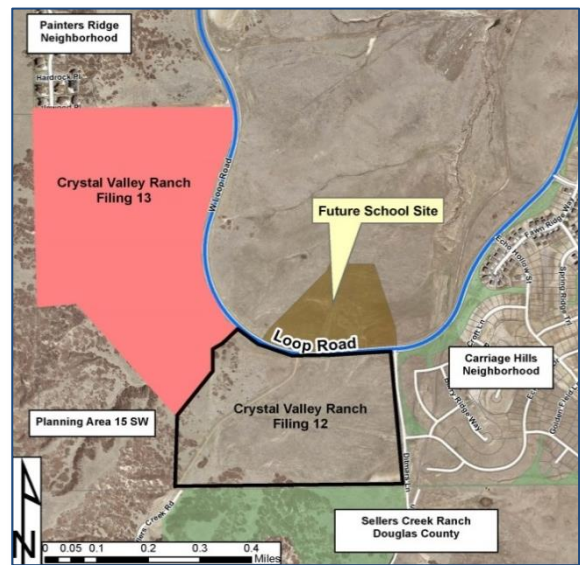
Title: A Resolution Approving the Crystal Valley Ranch Filing No. 13 Site Development Plan (Continued from May 5, 2015)

Executive Summary

The purpose of this report is to seek Town Council approval of the proposed Site Development Plan (SDP) for Crystal Valley Ranch Filing No. 13 (**Attachment B**). This public hearing was continued from May 5, 2015 to allow additional time for staff consideration of a proposed sight distance easement variance on Gold Ridge Drive.

Planning Commission held a public hearing on May 14th to consider the proposed SDP. Approximately 10 residents addressed the Commission and expressed concerns about the ownership of Tract F, traffic volume and speeds on Lions Paw Street and construction traffic.

Planning Commission voted 6-0 to recommend approval.



Vicinity Map

This 116 acre site is located west of West Loop Road and south of Crystal Valley Parkway within the Crystal Valley Ranch Planned Development (**Attachment A**).

This SDP proposes:

- 170 single-family lots for development,
- A gross density of 1.46 dwelling units per acre,
- Approximately 51 acres of open space and common area,
- Approximately 94% of lots will be adjacent to open space,
- An extension of Lions Paw Street, that will terminate in a cul-de-sac,
- Traffic calming features on Lions Paw Street, and
- Construction of soft surface trails through the site.

Key issues related to the proposed SDP are:

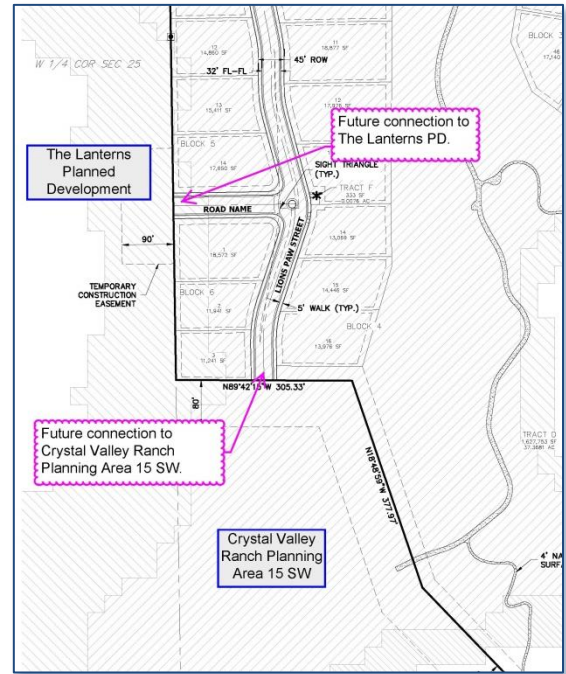
- Potential traffic impacts, including construction traffic, to the Painters Ridge neighborhood related to the extension of Lions Paw Street,
- Proposed traffic calming elements on Lions Paw Street,
- Elimination of the cross-connection between Filing No. 13 and The Lanterns PD, and
- Administrative approval of a technical criteria variance to allow encroachment of sight distance lines more than five feet into two residential properties on Gold Ridge Drive.

Community Input

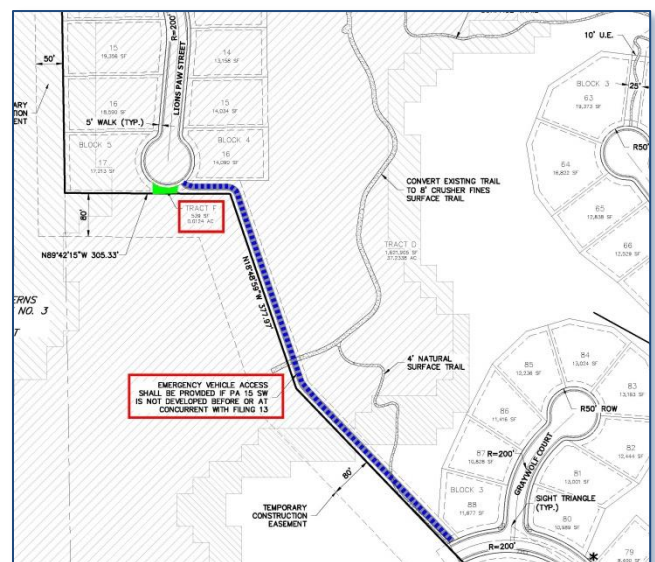
The applicant has worked with the Crystal Valley Ranch Master Homeowners Association (HOA), the sub-associations and Crystal Valley Ranch residents to take input and address their concerns. The first Filing No. 13 SDP submittal provided for a future extension of Lions Paw Street beyond Filing No. 13 into Planning Area 15 SW and a road connection west to the boundary of The Lanterns. Residents of the Painters Ridge neighborhood residing on Lions Paw Street expressed concerns about traffic volumes and speeds on Lions Paw Street exceeding acceptable standards for a local residential street, especially if Lions Paw were to be extended to future development south of Filing No. 13.

Residents asked that future development of Planning Area 15 SW, or any potential annexations south of Crystal Valley Ranch, not share any connection to Lions Paw Street. Concerns were also voiced about existing cut-through traffic from neighborhoods west of Lions Paw Street via Desert Rose Drive and future traffic originating from The Lanterns. The Lanterns is an approved Planned Development located west of Filing No. 13. Some residents along Lions Paw Street expressed a desire for construction of traffic calming elements on Lions Paw Street.

In response to the neighborhood feedback summarized above and staff comments, the developer made revisions to the SDP that:



Initial Lions Paw Street Configuration



Current Lions Paw Street Proposal

- Eliminates a connection of Lions Paw Street development south and west of Filing No. 13,
- Creates the open space Tract F at the end of Lions Paw Street to discourage any site plan amendments that would extend Lions Paw Street,
- Creates an emergency vehicle access (EVA) from Lions Paw Street to Hickory Oaks Trail, and
- Proposes traffic calming elements on the new portion of Lions Paw Street and commits the developer to the design and construction of a traffic calming element off-site, at or near the intersection of Lions Paw Street and Desert Rose Drive, as future traffic warrants dictate.

The Crystal Valley Ranch Master HOA has accepted the changes to the Filing No. 13 SDP, as proposed. The Painters Ridge HOA remains concerned about potential impacts to Lions Paw Street. Members of the Painters Ridge HOA Board and residents of the Painters Ridge neighborhood provided testimony to the Planning Commission, which is summarized in detail in the section below.

History of Past Town Council, Boards & Commissions, or Other Discussions

The Planning Commission held a public hearing on May 14, 2015 to consider the proposed SDP. Approximately ten people from the Painters Ridge neighborhood addressed the Commission. The questions raised and responses provided during public comment are summarized below. The Planning Commission voted 6-0 to recommend approval **(Attachment C)**. The Commission expressed the significant concern over the ultimate ownership of Tract F, which is described in #1 below.

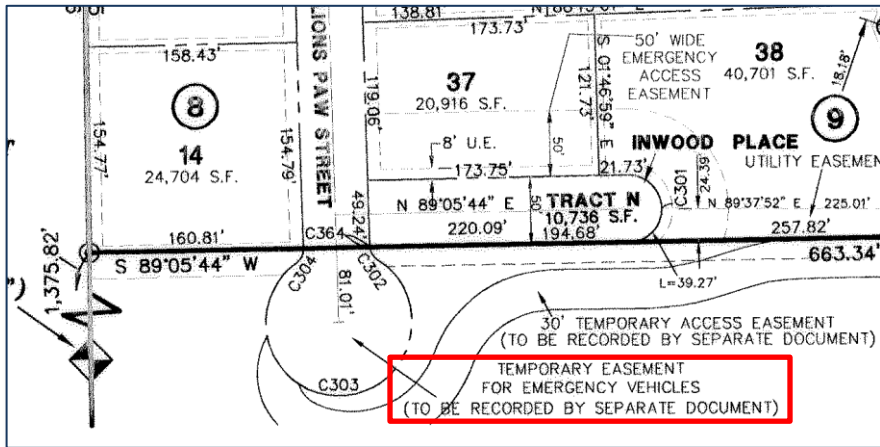
1. Tract F located at the southern end of Lions Paw Street should be deeded to the Painters Ridge HOA.

The developer indicated that Tract F will be dedicated to the Crystal Valley Ranch Master HOA, the Painters Ridge HOA or the Crystal Valley Ranch Metropolitan District. The Painter Ridge HOA believes it is in their best interest to own and maintain Tract F, so that they have direct control over potential use of the Tract to extend Lions Paw Street in the future.

The dedication of Tract F was discussed at length by the Planning Commission and the Commission strongly encouraged the developer to determine the dedication of Tract F prior to the Town Council hearing. Since the Planning Commission public hearing the developer has agree to dedicate ownership and maintenance of Tract F to the Painters Ridge HOA.

2. There is no extension of Lions Paw Street shown on the Crystal Valley Ranch Planned Development Plan. Why is it being extended? I was told it would never be extended.

There have been numerous amendments to the Crystal Valley Ranch PD Plan, since the property was originally annexed to the Town of Castle Rock in 1985. A



Crystal Valley Ranch Filing No. 1 Plat – Lions Paw Temporary Easement

PD plan shows the general location of future collector and arterial roads, but not of local residential streets, unless those streets have been site planned and platted. Since Filing No. 13 is not yet platted, the extension of Lions Paw Street would not be reflected on the PD Plan. To further address the planned extension of Lions Paw

Street, the applicant referenced the 2002 plat for Crystal Valley Ranch Filing No. 1; the Painters Ridge neighborhood. The plat shows that the existing turn-around at the end of the street is actually platted within the boundary of Filing No. 13 and is labeled as a temporary easement for emergency vehicles.

3. Why has cross-access through The Lanterns from Filing No. 13 been removed from the plan?

The connection from Filing No. 13 to the boundary of The Lanterns was removed from the Site Development Plan in response to concerns raised by the Painters Ridge residents about cut-through traffic and associated trips per day. The Crystal Valley Ranch PD Plan indicates a future connection to adjacent property (The Lanterns); however the location of that connection is conceptual and not required to be within Filing No. 13.

4. Can construction traffic be routed through the emergency vehicle access or through The Lanterns PD? Can a connection road through The Lanterns be developed first to accommodate the construction traffic for Filing No. 13?

Fire Prevention Officer, Rick Young, addressed the potential for construction traffic to use the emergency vehicle access rather than Lions Paw Street. The fire code does not allow emergency vehicle accesses to be used for any purpose but emergency response.

The Lanterns PD is under separate ownership and subject to a different development plan than Crystal Valley Ranch. There is no basis in either the Crystal Valley Ranch or The Lanterns development plans to compel development of a road connection through The Lanterns as a prerequisite to development within Crystal Valley Ranch.

5. Current traffic conditions on Lions Paw Street include cut-through traffic from Desert Rose Drive, excessive speeds, non-residents driving down Lions Paw Street and turning around in the current cul-de-sac.

The developer of Filing No. 13 has designed the extension of Lions Paw Street to include a curvilinear road alignment that eliminates design speeds greater than 25 mph and a center median with narrow, one-way lanes as methods of traffic calming. In addition, the developer has committed to designing and constructing a traffic calming element near the intersection of Desert Rose Drive and Lions Paw Street as warranted by traffic impacts and with agreement of the affected residents.

The Town has a speed monitoring program that includes the temporary placement of LED monitor devices along streets and roadways which are intended to heighten a driver's awareness of the speed limit. In addition, Public Works can access the possibility of installing "No Outlet" signs on Lions Paw Street to inform drivers that it is not a through street.

6. What are the building standards for the future homes on Lions Paw Street?

Per the Crystal Valley Ranch PD Zoning Regulations, both Filing No. 1 and Filing No. 13 are designated as R-SF-6 use area. The building standards for Filing No. 13 are within the standards allowed by the Crystal Valley Ranch PD Zoning Regulations.

	Filing No. 1	Filing No. 13
Allowable Density	1 – 6 dwelling units per acre (du/ac)	1 – 6 dwelling units per acre (du/ac)
Gross Density	1.16 du/ac	1.3 du/ac.
Maximum Height	35 feet	35 feet
Primary Building Setbacks	Side – 15 feet Front – 25 feet Rear – 25 feet	Side – 5 feet Front – 20 feet Rear – 20 feet
Minimum Building Separation	20 feet	15 feet
Minimum/Maximum Lot Size	15,826 s.f. / 64,801 s.f.	13,158 s.f. / 32,234 s.f.

Notification and Outreach Efforts

The proposed SDP was noticed in accordance with the Town of Castle Rock Municipal Code. The applicant posted signs on the property and mailed letters to surrounding property owners and Homeowner Associations within 300 feet of the site at least 15 days prior to the public hearing. Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* map. When the public hearings were continued, the on-site public notice signs and Town's website were updated with the new

hearing dates. In addition, on May 12th the Town sent a revised public notice letter to all property owners within 400 feet of the subject property.

Town staff has not received any inquiries generated from these public notices, other than the neighborhood and HOA input summarized in this report.

Neighborhood Outreach

The applicant held a neighborhood meeting on August 19, 2014 at The Pinnacle Recreation Center within Crystal Valley Ranch. Approximately 40 people attended the meeting. The developer summarized the vision for Crystal Valley Ranch Filing No. 13 as a neighborhood of high-end lots with home prices anticipated in the \$700,000 and up range. The questions and discussion focused on the extension of Lions Paw Street and the related traffic impacts, timing of future connections through The Lanterns or to West Loop Road, cut-through traffic accessing Lions Paw Street, traffic calming, and future development south of Filing No.13. Other general questions were asked about the timing of the Crystal Valley Parkway/Interstate 25 Interchange, the status of school sites, emergency vehicle access, and architectural controls for the new residential construction. All questions were addressed at the meeting as follows.

The traffic consultant for the project addressed the questions about the extension of Lions Paw Street and related traffic volumes and speeds. The curvilinear design of the extension and the proposed median are intended to discourage excessive speeds. As detailed above, future connections to Lions Paw Street have been removed from the proposed Site Development Plan eliminating cut-through traffic and maintaining projected traffic volumes below the standard for local residential streets. An EVA is proposed between Lions Paw Street and Hickory Oaks Trail.

The developer also committed to designing and constructing a traffic calming element on Lions Paw Street, near Desert Rose Drive, at such time as traffic warrants and affected residents support such an element. Further input about the off-site traffic calming element is necessary and will be garnered at a future neighborhood meeting. The property south of Filing No.13 is also zoned single family residential under the Crystal Valley Ranch PD. Planning Area SW 15 is owned by a different developer and staff explained that development of that planning area will require public hearings once a Site Development Plan application is submitted to the Town.

The applicant and Town staff discussed the areas of Public Land Dedication (PLD) and the purview of the School District to decide the timing and location of future school construction. In addition, Town staff and the applicant addressed questions about the timing of road improvements to Crystal Valley Parkway, Lake Gulch Road and the I-25 interchange. Finally, the developer indicated that the Crystal Valley Ranch Master HOA had recently approved new architectural standards, which will be applicable to the residential development proposed for this Filing No. 13.

External Referrals

Requests for external comments were sent to the various utility service providers, the Colorado Department of Transportation, Colorado Department of Parks and Wildlife, Colorado Geologic Survey, Douglas County School District, and Douglas County Planning and Engineering. In addition, a request for comments was sent to the Crystal Valley Ranch Master and Sub-HOAs, the Crystal Valley Ranch Metropolitan Districts, Crystal Valley Development Company and The Lanterns Development Group. The external referral comments have been addressed by the developer. The more substantive comments and responses are summarized below.

- **Douglas County Engineering** recommended that the traffic study include an updated analysis of the operation and level of service of the intersection of S. Lake Gulch Road and Crystal Valley Parkway to determine if additional improvements were needed. The applicant revised the Traffic Impact Analysis (TIA) to include an updated analysis of this intersection as requested and Douglas County Engineering had no further comments.
- **Crystal Valley Ranch Master Homeowners Association and sub-associations including the Painters Ridge HOA** expressed concerns regarding the extension of Lions Paw Street and the related traffic impacts that may approach or exceed standards for local residential streets. As has been noted, the potential traffic impacts to Lions Paw Street have been addressed by the design, limited extension of the street and elimination of the connection west through The Lanterns from the Filing No. 13. The cross-connection to The Lanterns will be considered and decided with future development of The Lanterns and the area south of Filing No. 13.

The Painters Ridge HOA continues to have concerns with the proposed SDP and with the redesign of Lions Paw Street. In addition, new concerns have arisen about future construction traffic now that Lions Paw Street will terminate in a cul-de-sac. Thirty-three homes are planned for the extended portion of Lions Paw Street. When those properties are developed, the Town's regulations regarding hours of construction and management of construction traffic will be enforced.

The Master HOA Board of Directors have reviewed the revised site plan with the proposed modifications to Lions Paw Street and have no further comments regarding the proposed Site Development Plan.

Discussion

Current Zoning

Crystal Valley Ranch Filing No. 13 consists of approximately 116 acres and is located west of West Loop Road and south of Crystal Valley Parkway (**Attachment A**). The zoning, density and development standards for this filing were approved with the Crystal Valley Ranch Major Amendment No. 4 Preliminary PD Site Plan and PD Zoning Regulations. Filing No. 13 is identified as an R-SF-6 use area, as are the use areas adjacent to the site

The Lanterns Planned Development is located to the west of Filing No. 13 and is zoned for 1,200 single-family units with a density of approximately 1.4 dwelling units per acre. The Lanterns PD is undeveloped.

The site generally slopes from west to east with a dominant ridgeline extending north to south through the property. Portions of the filing are within the Minor and Moderate Skyline-Ridgeline area (**Attachment E**). The maximum building height allowed within the Minor Skyline area is 35 feet, and within the Moderate Skyline area is 25 feet. Development in both the Minor and Moderate areas is required to mitigate visual impacts through use of neutral, earth-tone colors, landscape screening and restrictions on lighting and exposed foundations.



The wildlife on the property may include species found in Colorado's short grass prairie habitats. Large mammals may include mule deer, pronghorn, coyotes, and red fox. Small mammals such as voles, pocket gophers and squirrels may also be found on the property. The variety of wildlife that inhabits the site is related to the amount, type and variety of vegetation present.

rodents, snakes, birds and small mammals typical for this area of Castle Rock.

Proposed Site Development Plan

The SDP proposes 170 single-family lots on approximately 116 acres with an overall density of 1.46 du/ac. The site layout is designed to be sensitive to the ridges, vegetation and wildlife on the property.

The lot sizes will vary. The larger lots and lower density; approximately 1.3 du/ac, will be located west of the main ridge, on Lions Paw Street and adjacent to the existing Painters Ridge neighborhood. Over a mile of new trails will be completed on the site, following the primary ridgeline and meandering through the stands of Gambel Oak.

The development west of the ridge will have a single-point of access, which is the extension of the existing Lions Paw Street. As noted, Lions Paw Street will terminate in a cul-de-sac, however an emergency vehicle access will be provided out of the cul-de-sac, thereby establishing two points of access for emergency purposes. There will be two full movement access points into the site from West Loop Road; one at Glenhill Road to the north and one at Gold Ridge Drive to the south. The southwest portion of Hickory Oaks Trail will provide a future connection to P.A. 15 SW. Access west from Filing No. 13 and through The Lanterns PD has been removed.

The 20 foot front and rear setbacks, and 5 foot sideyard setback, are comparable to the required setbacks in the surrounding neighborhoods. Approximately 51 acres will be established as private open space. The open space accounts for approximately 44% of the filing and will provide for buffers, pedestrian trails, and wildlife corridors. Approximately 94% of the lots will be adjacent to dedicated open space.

Traffic Impact Analysis

A traffic impact analysis (TIA), prepared by LSC Transportation Consultants, has been reviewed and approved by the Town of Castle Rock Public Works engineers. At build out, the proposed land use and density of Filing No. 13 is projected to generate about 1,618 vehicle-trips on the average weekday; with about half of the vehicles entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., approximately 32 vehicles would enter the filing and about 96 vehicles would exit the filing. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 107 vehicles would enter and about 63 vehicles would exit the filing.

The existing neighbors residing on Lions Paw Street expressed concerns about the potential volume and speed of traffic on Lions Paw Street. The standard maximum number of vehicle trips per day for a residential street is 1,500 or less. Using a factor of 9.52 daily trips per home, the TIA for Filing No. 13 indicates that new development on the extended portion of Lions Paw Street will generate approximately 315 vehicle trips per day. During the peak morning hour there will be about 6 trips in and 19 trips out and during the evening peak hour, there will be about 21 trips in and 12 trips out.

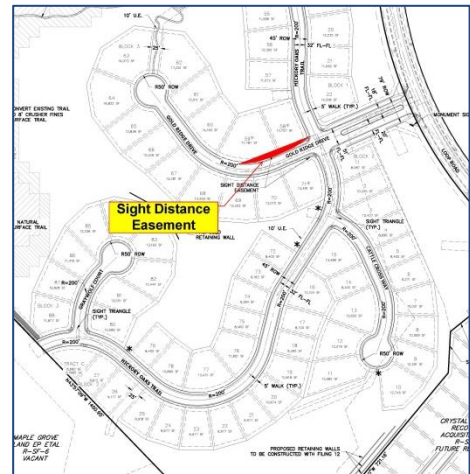
The existing portion of Lions Paw Street serves 60 platted lots. Based on the same 9.52 daily trips per home, existing Lions Paw Street generates approximately 572 daily trips. The cumulative daily trips, including the extended portion of Lions Paw Street, will be approximately 887. It is important to keep in mind that the volumes will be different along segments of the street. The closer you are to the south end of the street, the lower the volumes will be, and the closer you get to Crystal Valley Parkway, the higher the volume. In either case, at 887 daily trips, the anticipated traffic volume on Lions Paw Street is well below the 1,500 trips per day that a local neighborhood street is designed to accommodate.

The extension of Lions Paw Street is designed to include a traffic calming median and curvilinear line intended to reduce speeds. In addition, the developer has committed to work with the Painters Ridge residents to design and construct an additional traffic calming element off-site on Lions Paw Street, when future traffic impacts warrant.

Technical Criteria Variance

A technical criteria variance is a deviation from a provision in the Town's technical manuals. Variances to any of the technical provisions can be approved administratively. These exceptions are considered on a case-by-case basis for specific applications only, and shall not establish a precedent for any other project or future development.

The developer has requested and been granted a technical criteria variance for the encroachment of a sight distance easement further than five feet into two residential lots located on Gold Ridge Drive. The encroachment is approximately 13 feet at its widest point. In the variance request, the developer explains that careful consideration was given in the design of the site and the lotting plan to maintain the distinctive topography and preserve the quality open space. Strict application of the technical code is difficult without extensive grading and contouring reducing the quality of the overall development.



Sight Distance Easement

The easement encroachment occurs on a cul-de-sac where fewer vehicle trips are expected reducing the potential adverse impact to residents. The affected properties, Lots 58 and 59 of Block 3 are called out on the site plan. A corresponding note on the site plan prohibits landscaping or structures taller than 30 inches within the easement and requires any trees to be limbed up to 8 feet above the adjacent flowline.

Review and Approval Criteria

Vision 2020 Cornerstones

The Vision 2020 is the Town's collective concept of what it wants to become in the future. Staff finds that the proposed SDP is consistent with the Vision 2020 Cornerstones, as discussed below:

- **Town Identity:** To preserve Castle Rock's character as a distinct and physically separate community that is the center of Douglas County.
 - Plan new residential development at a neighborhood scale and character through appropriate setbacks, street landscaping, sidewalks and architectural design.
 - Preserve open space areas in and surrounding Castle Rock to protect the Town's natural beauty, ridgelines and scenic views, and to maintain a physical separation from surrounding communities.

This SDP proposes residential densities that are compatible with the surrounding neighborhoods within Crystal Valley Ranch and with The Lanterns Planned Development to the west. Open space and street landscaping create physical and visual buffers in and around this development; as well as establish defined entries to this new neighborhood.

- **Community Planning:** To ensure the Town is carefully planned to accommodate the needs of existing and future residents, while preserving and protecting Castle Rock's Town identity and quality of life.
 - Accommodate future growth through logical infill development.
 - Encourage a broad range of housing types to provide for all household types, ages, and income ranges within the community.
 - Maintain a physical separation from surrounding communities.
 - Establish an interconnected and diverse transportation system including local and regional trail, roadway and public transit linkages.
 - Plan and provide for high-quality open space areas to accommodate community events, active and passive recreation, trail linkages, natural buffers and environmental preservation.

The SDP proposes lots for single-family detached housing types. As noted, open space buffers and landscaping contribute to visual and physical separation in and around the site. The street layout is designed with sensitivity to the topography, while providing appropriate connectivity within the site, as well as to areas of future development. Pedestrian trails are located to provide passive recreation and also connection to areas of existing and future development. The majority of the lots in the development will be adjacent to private open space.

- **Community Services:** To ensure that all necessary community services are provided to support the public interest and wellbeing of all Castle Rock residents and businesses.
 - Provide and maintain cost-effective, efficient infrastructure facilities, including water, sewer, drainage, streets and trails.

- Design streets, trails, and public transit facilities to match the scale and character of the community, utilizing such elements as street trees and other kinds of landscaping.

The street and landscaping design matches the scale and character of surrounding neighborhoods. Road systems and utility infrastructure within and adjacent to the site have been designed and constructed to accommodate the type of use and density proposed for Filing No. 13. The water resources for this development will be met through credits available in the Crystal Valley Ranch water bank. The Crystal Valley Ranch Development Agreement allows the developer to pay cash-in-lieu of water credits at such time as the Crystal Valley Ranch water bank is exhausted.

2020 Comprehensive Master Plan

The 2020 Comprehensive Master Plan (Master Plan) is based on the concepts found in the Vision 2020, and establishes principles and policies intended to further guide the Town's growth and development. Staff finds that the proposed SDP supports the goals and principles of the Master Plan as follows:

- LU-1: Cohesive residential areas are safe, attractive and desirable places to live.
 - Create cohesive residential communities that include a school, a park or other recreation facilities, open space, community centers or neighborhood shopping.
 - Provide pedestrian and bicycle trails that link neighborhood amenities to allow safe and convenient access for all residents.
 - New development shall provide appropriate buffers or other mitigation measures between residential areas and other land use activities to minimize noise, traffic, or other conditions that may pose a nuisance or danger to residents.
 - Protect existing neighborhoods from traffic generated from outlying developments.

Open space and the trail system are key amenities of this development creating appropriate buffers between neighborhoods and providing access for residents to natural areas and ridgelines with vistas of the Front Range. Cut-through traffic has been reduced with the elimination of a connection to The Lanterns and Lions Paw Street south of Filing No. 13.

- LU-3: Residential Infill
 - Preserve the scale and character of established neighborhoods.
 - Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.

Filing No. 13 is an infill development; a residential use area that was anticipated with the approval of the Crystal Valley Ranch PD. The street design, streetscape, lot configuration and setbacks are comparable to the standards, scale and character of the surrounding neighborhoods within Crystal Valley Ranch. The proposed density is also compatible with adjacent neighborhoods.

- LU-4: Environmentally Sensitive Development
 - Promote a development pattern that respects topographic features and preserves open space.
 - Encourage clustering of development in order to avoid site constraints or preserve site amenities, such as steep or unstable slopes, rock outcroppings, ridgelines, floodplains or stands of trees.
 - Design new residential subdivisions in a manner that incorporates provision of greenbelts, pedestrian paths, parks, recreation facilities, and other community amenities.

As is evidenced by the 51% open space dedication, this site plan has clustered the residential development so as to preserve areas of significant ridges, slopes and vegetation (**Attachment E**).

Municipal Code Section 17.38

Staff finds that the proposed SDP is consistent with the review and approval criteria established in Section 17.38 of the Municipal Code, as outlined below:

- Community Vision/Land Use Entitlements
 - IGA, Town Vision and Comprehensive Master Plan
 - Crystal Valley Ranch Preliminary PD Site Plan and Zoning Regulations
 - General Site Design Standards of Chapter 17.10 of the Municipal Code

This SDP supports the vision documents as described above. The proposed site plan complies with the permitted uses and development standards of the Crystal Valley Ranch Preliminary PD Site Plan and Zoning Regulations with appropriate densities, height maximums, setbacks and open space dedications. The proposal meets the standards and guidelines for open space, environmentally sensitive lotting patterns, extension of road and utilities infrastructure, and availability of water resources. The site plan complies with the Skyline-Ridgeline Protection Ordinance and the applicable building heights and lot mitigation will be reviewed and approved at the time of building permit submittal.

- Site Layout and Relationship to Surrounding Area
 - Adequate buffers and innovative plan design
 - Variety of housing types, densities and open space
 - Sensitivity to major environmental characteristics

The lot layout works with the topography on the site and avoids development on the prominent ridge and areas of steeper slopes. Ridgelines, slopes and mature vegetation will be preserved in private open space tracts. The areas of open space also serve to create visual and physical buffers between neighborhoods.

Approximately 94% of the lots are adjacent to privately owned open space. The setback and streetscape along West Loop Road will mitigate the noise, light, and visual impacts generated by traffic along that roadway. The proposed density, lot sizes and development standards are consistent with the site plan and zoning for Crystal Valley Ranch.

- Circulation and Connectivity
 - Functional, safe street system
 - Emergency vehicle access
 - Safe, convenient pedestrian and bicycle access

The internal and surrounding roadways have the capacity to serve this new neighborhood without exceeding the standards for the various road classifications. Cut-through traffic has been addressed by the elimination of future connections to Lions Paw Street. Pedestrian and bicycle traffic will be accommodated through a combination of trail and sidewalk routes.

An emergency vehicle access will be provided at the southern extent of Lions Paw Street providing two points of emergency access for the existing and future development on that street. The Filing No. 13 development east of the main ridgeline will have two points of access from West Loop Road.

An administrative technical criterion variance has been granted for a sight distance easement that encroaches more than five feet into two residential lots located on Gold Ridge Drive. This encroachment occurs on a cul-de-sac, where it is anticipated that there will be fewer vehicle trips and fewer residents potentially affected by such an encroachment. In addition, a restriction has been added to the SDP for the affected lots which prohibits landscaping or structures taller than 30 inches within the sight distance easement and all trees must be limbed up to a minimum of 8 feet above the adjacent flowline.

- Services, Phasing and Off-Site Impacts
 - Fiscal impacts and appropriate phasing
 - Adequate water resources
 - Adequate water, sewer and storm sewer infrastructure
 - Adequate extension of streets/utilities to adjacent properties
 - Mitigate traffic impacts

The development is expected to occur in a single phase. The necessary water, sewer and storm sewer infrastructure and capacities exist, or are proposed to be constructed, to serve the property. Water resources are allocated in the Crystal Valley Water bank for the development proposed within the Planned Development.

The Crystal Valley Ranch Development Agreement allows a developer to provide additional water resources or pay cash-in-lieu of water if and when the water bank is exhausted.

Crystal Valley Parkway, West Loop Road and Lions Paw Street have been designed and constructed to accommodate the additional daily trips anticipated with this development. The terminus of the street extension with a cul-de-sac is a design feature that was added with this site plan in response to resident and staff feedback. Off-site traffic conditions at the Lions Paw Street and Desert Rose Drive intersection will be addressed by the developer with input from the affected property owners when traffic volumes warrant.

- Open Space, Public Lands and Recreation Amenities
 - Adequate trail system with appropriate external connections
 - Functional parks, recreation and open space

The proposal provides a system of sidewalks and street crossings to allow safe and convenient pedestrian access throughout the site and to adjoining neighborhoods. The extensive soft surface trail system is an amenity for current and future residents and provides appropriate linkages to future development areas. As detailed earlier, 51% of the site is preserved in private open space, with the majority of lots abutting open space. The open space provides buffers from roadways and other neighborhoods, density relief and pedestrian access to views of the Front Range.

- Preservation of Natural Features
 - Minimize disturbance to significant land forms, vegetation and environmental or visual sensitivity

The dedicated open space preserves ridgelines, slopes and stands of Gambel Oak and other natural vegetation on the site. It will be necessary to remove some areas of Gambel Oak to accommodate the grading required to develop the site, however the extent and contiguity of open space will continue to provide habitat and corridors for wildlife in and around the development.

Budget Impact

Development of the property with 170 single family lots will generate review and impact fees, along with use taxes. Other ongoing costs to serve the new neighborhood in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other single-family residential developments within Castle Rock.

Planning Commission Findings and Recommendation

Based on the analysis of the proposed SDP, Planning Commission found that:

- The SDP supports the objectives of the Community Vision and the Comprehensive Master Plan.
- The SDP meets the requirements of the Crystal Valley Ranch Preliminary PD Site Plan and PD Zoning Regulations.
- The SDP meets the review and approval criteria of Chapter 17.38 of the Municipal Code.

Based on the findings noted above and summarized in the staff report, the Planning Commission recommended approval to Town Council of the proposed Crystal Valley Ranch Filing No. 13 Site Development Plan.

Recommended Motion

I move to approve the resolution approving the Crystal Valley Ranch Filing No. 13 Site Development Plan.

Attachments

Attachment A: Map
Attachment B: Resolution
Attachment C: Draft PC Minutes
Attachment D: Surrounding Uses and Densities
Attachment E: Skyline/Ridgeline Protection Area Map
Attachment F: Land Suitability Analysis – Site Characteristics