

# **1750 WILD RYE COURT USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT**

TOWN OF COUNCIL  
APRIL 20, 2021





Vicinity Map

1750 Wild Rye Ct.

0 100 200 Feet

# ACCESSORY DWELLING UNIT (ADU)

*Secondary/smaller, independent residential dwelling unit located on the same lot as single-family home.*

ADU may be:

- Internal to the existing home
- Addition to the existing home
- Detached and separate from the existing home

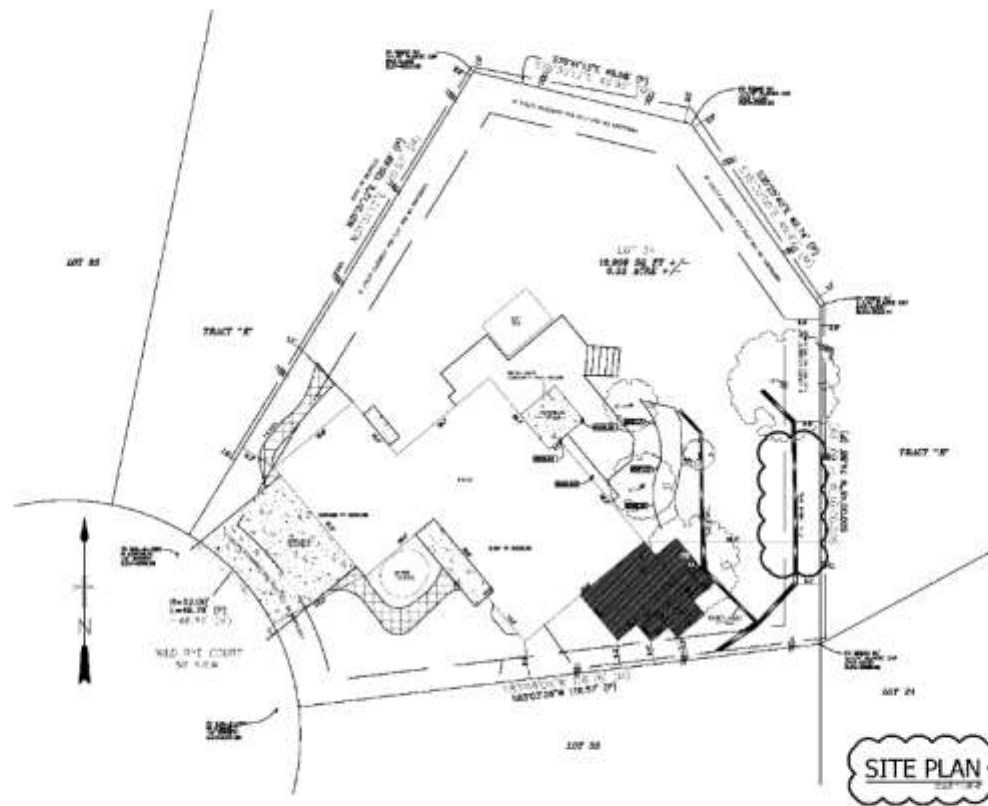
If ADU adds square footage to the home, or a new structure to the lot, it requires a Use By Special Review.

# CONSIDERATION OF APPROVAL ACCESSORY DWELLING UNIT

- Compliance with PD Zoning Requirements
- Compliance with Accessory Dwelling Unit Criteria
- Compliance with Use by Special Review Criteria







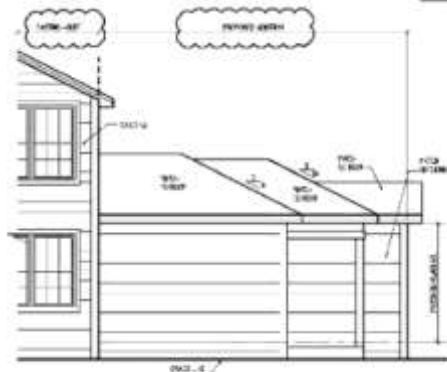
DATE	10/1/10
BY	10/1/10
REVISION	

WEYAND RESIDENCE  
1750 WILD RYE CT.  
CASTLE ROCK, CO

+ 624

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EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



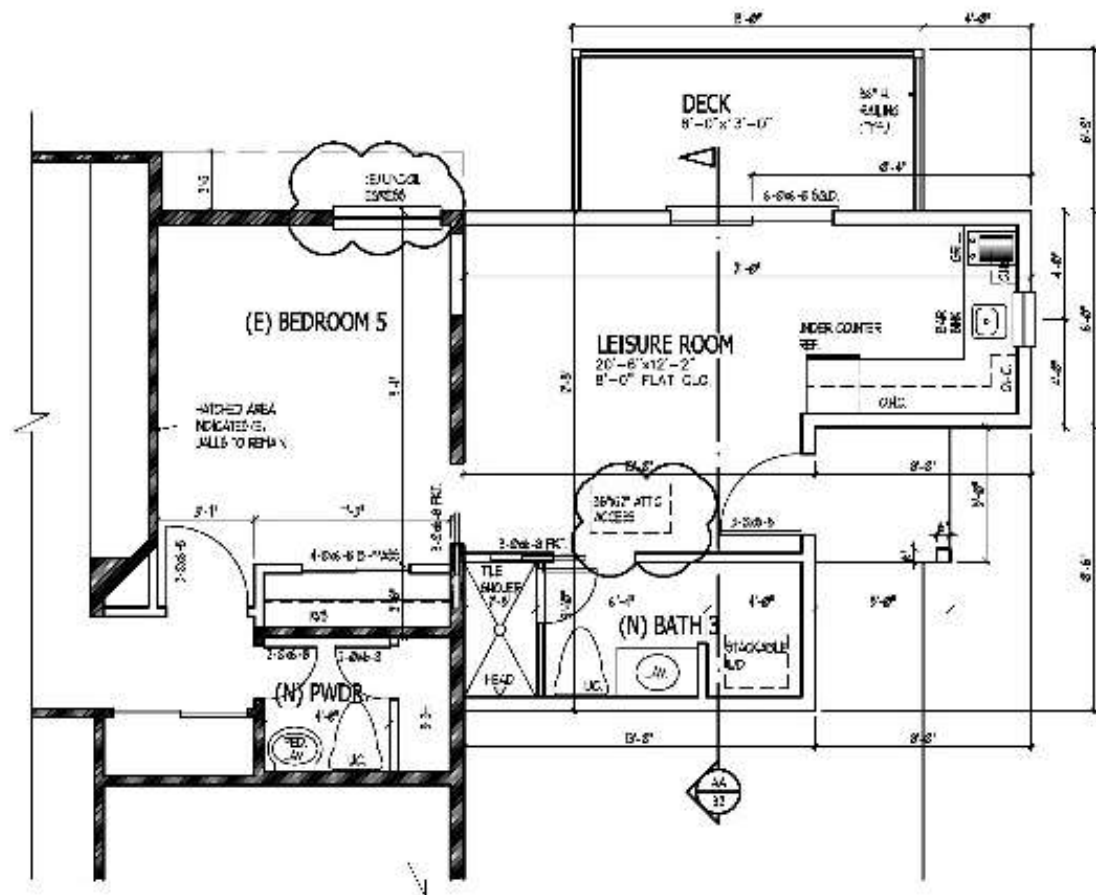
EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION



EXISTING RIGHT ELEVATION

PROPOSED RIGHT ELEVATION



**PROPOSED MAIN FLOOR PLAN**  
 + 312 S.F.

SCALE: 1/4" = 1'-0"



# ADU REGULATIONS AND RESTRICTIONS

## CRMC Section 17.61.050

- Owner Occupied, Dual Rental not allowed
- Utilities – no separate utility taps
- Design – Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
- Size – Shall not exceed fifty percent (50%) of Primary Dwelling Unit and shall not exceed 800 square feet
- Entrance – Only one (1) entrance may be visible from the street

# USE BY SPECIAL REVIEW APPROVAL CRITERIA

## Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

# ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with Red Hawk Amendment No. 1 PD Zoning
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

## RECOMMENDATION

Planning Commission recommended approval to Town Council by a vote of 6-0 on March 25, 2021

# PROPOSED MOTION

*“I move to approve the resolution as introduced by title”*

# QUESTIONS?

