



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Title: Resolution: Approving the Site Development Plan for Lot 1, Block 6, Promenade at Castle Rock Filing No. 1 (King Soopers, Atrium Drive / Highway 85) (Town of Castle Rock Project #SDP15-0027)

Executive Summary

The Site Development Plan (SDP) proposal is for the new King Soopers Marketplace, with associated fueling station, drive-through pharmacy, a landscaped public gathering space and sidewalk café seating (**Attachment B**). The site design is consistent with the Council approved Promenade Vision Book. The site is located adjacent to Santa Fe (Highway 85) and south of Promenade Parkway (**Attachment A**). Surrounding uses include business/commercial areas to the north, south and east. Highway 85 bounds the site to the west.



King Soopers – Color rendering of the store entrance on east elevation.

Staff recommends approval of the SDP, with the condition that all remaining staff comments are addressed and a revised SDP is submitted and accepted by the Town. Staff will update Town Council on the Planning Commission action following the October 29th special Planning Commission meeting (**Attachment C**).

Key Issues

- All remaining staff comments must be addressed prior to recording of the SDP.

Findings

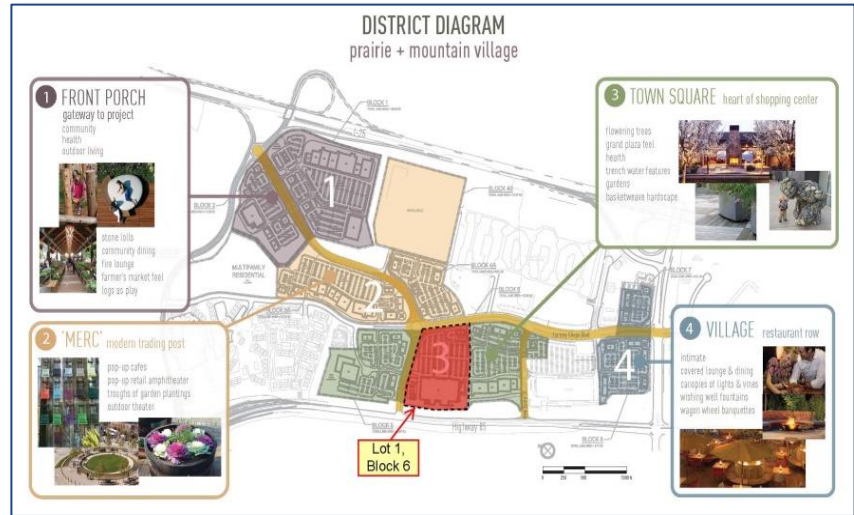
Staff finds the SDP meets the objectives and criteria of the Promenade at Castle Rock Vision Book (Vision Book), Promenade at Castle Rock Planned Development (PD) Plan, PD Zoning Regulations and Architectural Design Guidelines and Standards, the Town of Castle Rock Vision 2020 and Comprehensive Master Plan, and the Municipal Code Chapter 17.10 (Design Principles) and Chapter 17.38 (Site Development Plan).

Discussion and Key Issues

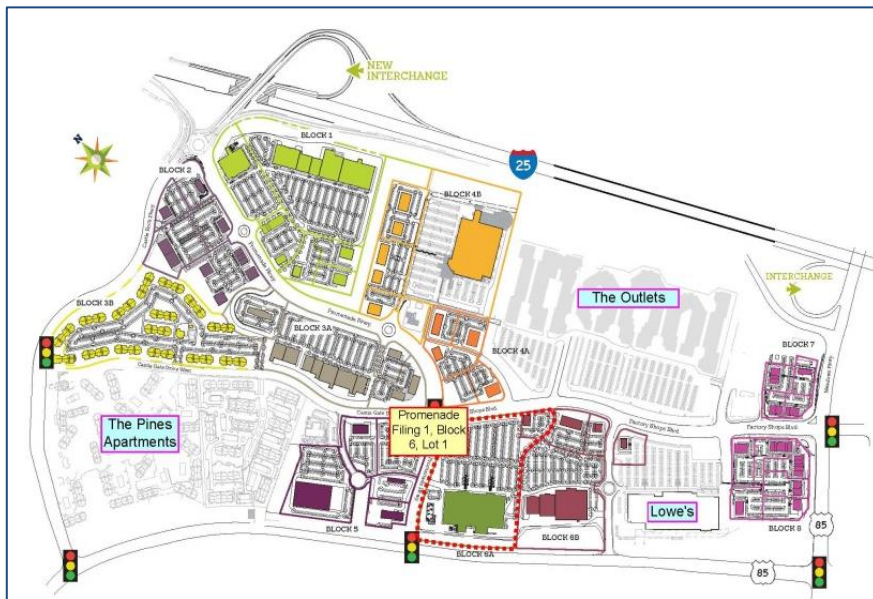
Promenade Vision and Zoning

The SDP is Lot 1 of Block 6. The Promenade PD Zoning Regulations/ Architectural Design Guidelines and Standards (Architectural Standards) identify this area for larger scale national

retail tenants. The Promenade Vision and Zoning standards are intended to ensure the development of a unique regional business and commercial center. A prairie and mountain village vernacular will be created using a palette of natural materials and details such as gables, stone facades and standing seam metal roof capping.



Character Districts



Vicinity Map

The King Soopers Marketplace is located in an area identified as the Town Square; the heart of the shopping center. The Town Square anticipates creative architecture, landscape and site design elements to create a grand plaza feel. Flowering trees, trench water features, a hearth, basket weave hardscape and gardens are elements that can be used in the Town Square to set it apart from the other character districts.

The complete Promenade PD Plan and PD Zoning Regulations, as well as the Vision Book, are available for review at CRgov.com/Promenade.

Site Photographs



View of the property from Highway 85 to the east.

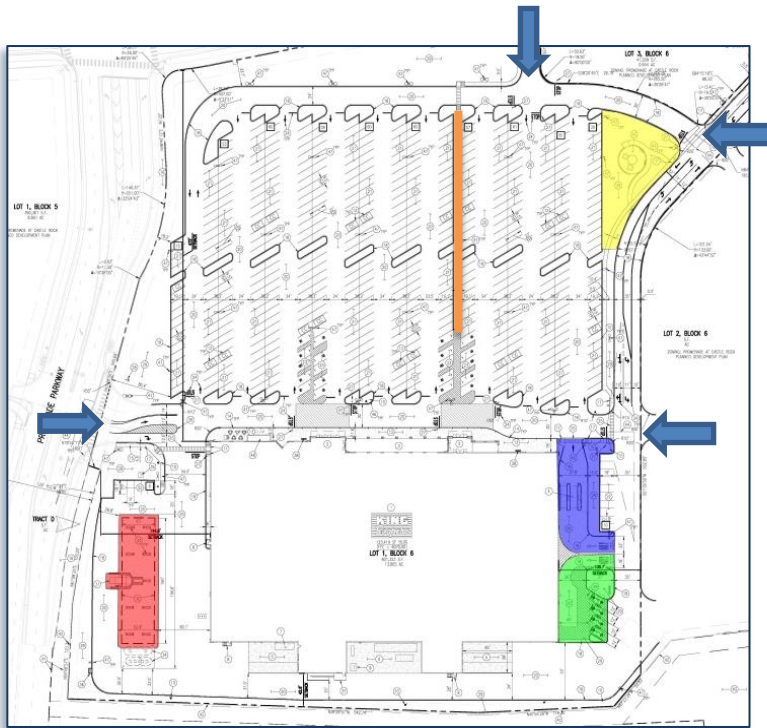


View of the property from Atrium Circle to the west.

Proposed Site Development Plan

The King Soopers Marketplace will be developed in a single phase and includes the Marketplace, a fueling station (highlighted in red in the illustration on page 4), a drive through pharmacy located on the south side of the retail building (highlighted in blue) and a merchandise pick-up area for on-line orders (highlighted in green). Parking exceeds the Town's requirements. Four points of access serve the site (See blue arrows) and landscaped islands are distributed throughout the parking lot to provide shade and breakup the expanse of the lot. An accessible, shaded sidewalk traverses the parking lot (highlighted in orange).

The site includes an outdoor public gathering space (highlighted in yellow) as called out in the Architectural Standards. In addition, a seating area will be located on the storefront sidewalk creating an outdoor café.



Proposed Site Development Plan

Four-sided architecture is provided required by the Promenade PD Architectural Standards. Parapet, cornice and gable elements add interest and variations to the roofline, screen the rooftop mechanical units and incorporate the mountain and prairie theme of the overall development. The articulated design and exterior wall materials, which include siding, cultured stone and brick masonry, combine to break up the plane of the walls and create vertical and horizontal lines.

Standing seam metal roof panels and column-supported awnings define the building's main entrance. Smaller awnings, painted metal

trellises and faux window frames create the effect of transparency and add visual interest on the sides and rear of the building.

The loading docks feature screen walls to block views from Santa Fe and are located along the west side of the building. The proposed light fixtures comply with the style described in the Architectural Standards and the lumen levels comply with the Town of Castle Rock Illumination Code.



Proposed Lighting Fixture

Notification and Public Outreach

A neighborhood meeting was held on July 1, 2015. Representatives from King Soopers, Galloway & Co., and Alberta Development Partners, LLC provided information about the proposed development. Two members of the public attended the meeting and asked general questions about the location and access to the site.

The SDP was noticed in accordance with the Town of Castle Rock Municipal Code. The applicant posted public hearing signs on the site facing the adjacent streets. Written notices were mailed to property owners within 300 feet of the property and to surrounding Homeowner Associations (HOA). Town staff published notice on the Town's website and featured the proposal on the *Development Activity* map (formerly *In Your Backyard* map).

Requests for external comments were sent to the various utility service providers, Douglas County Government, Colorado Department of Transportation, Colorado Division of Wildlife and surrounding HOAs. All comments have been addressed by the applicant.



Rear or west elevation show dock screen wall.

Key Issues

At the writing of this staff report, a few technical comments remain outstanding, which staff and the applicant are working to resolve. Minor comments relative to labeling, easements and dimensions that do not impact the site design are not being summarized in this staff report. The technical and design related issues are listed below.

- The right turn volumes in the traffic impact analysis indicate that a right turn auxiliary lane on Promenade Parkway between Highway 85 and the north entry drive into the site is necessary.
- The length of the north entry drive from Promenade Parkway does not meet the required 200 feet from the right-of-way to the first parking space or drive aisle.
- The right turn exit lane onto Promenade Parkway shall be designed more aggressively to restrict left turns.
- Water main may not be constructed under retaining wall and must meet the Town standards.
- Service lines and manholes must meet the Town's standards.

Staff will provide an update on the status of the remaining issues at the public hearing.

Review and Approval Criteria

Staff analyzed the proposed site plan according to the requisite review criteria and made the following findings. The property is not within the Skyline-Ridgeline Protection area. It has been determined that there are no protected or endangered species present on the site. The State Department of Natural Resources – Division of Wildlife provided survey guidelines for detecting Western Burrowing Owls on the site because of the history of prairie dog burrows on and adjacent to the site. On behalf of Promenade Castle Rock, LLC, ERO Resources Corporation (ERO) conducted a series of burrowing owl surveys on the site and concluded that the burrowing owls are not present on the site.

The SDP complies with (hyperlinks to the review criteria provided):

- The Town of Castle Rock Vision 2020/Comprehensive Master Plan
- The Promenade at Castle Rock Planned Development (PD) Plan and PD Zoning Regulations (www.crgov.com/Promenade)
- The Land Development and General Design Principles (Chapter 17.10) (https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.10LADEENDEPR)
- The Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B) (https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- The Circulation and Connectivity (Chapter 17.38.040.C) (https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- The Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D) (https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- The Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E) (https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- Preservation of Natural Features (Chapter 17.38.040.F). (https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)

Budget Impact

The proposed commercial/retail development will generate review and impact fees, along with use taxes consistent with the Council approved Financial Agreement.

Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of the proposed SDP. Staff will update Town Council regarding Planning Commission's recommendation following the October 29, 2015 special Planning Commission meeting **(Attachment C)**.

Proposed Motion

I move to approve a Resolution Approving the Site Development Plan for Lot 1, Block 6, Promenade at Castle Rock Filing No. 1, with the condition that all remaining staff comments are addressed and that a revised SDP is submitted to, and accepted by, the Town.

Attachments

- Attachment A: Map
- Attachment B: Resolution
- Exhibit 1: Site Development Plan
- Attachment C: Staff Update