

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Donna Ferguson, Planner I, Development Services

Title: Ordinance: **An Ordinance Amending the Town's Zoning District Map by Approving the Pinon Manor Apartments Planned Development Plan and the Pinon Manor Panned Development Zoning Regulations.**

Executive Summary

The applicant, Mr. Tim Peterson, is the developer and owner of Pinon Manor Apartments which is located just southeast of Downtown Castle Rock along S. Gilbert Street (Figure 1). Mr. Peterson has purchased the triangle piece of property to the south of his apartments and has submitted an application to the Town to rezone his existing apartments and the newly acquired property to a Planned Development (PD) zone district, to be known as the Pinon Manor Apartments PD. Mr. Peterson's goal is to create a refreshed and distinct apartment complex which will provide housing choices to the residents of Castle Rock. All new proposed Planned Development Plans must be reviewed and approved by Town Council.

On May 3, 2016 Town Council voted 7-0 to approve the Pinon Manor Apartments Planned Development Plan and Zoning Regulations.

On April 28, 2016, the Planning Commission voted 6-0 to recommend approval to Town Council of the Pinon Manor Apartments Planned Development Plan and Zoning Regulations.



Figure 1: The proposed PD is located southeast of Downtown Castle Rock

Discussion

Mr. Peterson is proposing to carve off his four Pinon Manor Apartment buildings on 2.16 acres from the existing zone district known as the B.W. Squared PD and combine it with the 1.09 acre property to the south, currently zoned R-1 Single Family Residential, to create the Pinon Manor Apartments PD. The new zoning regulations would permit the development of 3 new market rate apartment buildings on the new property. The new apartment buildings would provide an additional 20 dwelling units. In total the new PD will be 3.25 acres in size, contain 52 dwelling units for a maximum density of 16 dwelling units per acre. The Pinon Manor PD proposes to keep the existing access as well as create a new access off of S. Oman Road; create an internal connection where the properties join on the west; and to remove the existing access at the northwest side of the existing apartment complex property (Figure 2). Open space is proposed on the west side of the new property along S. Gilbert Street. The developer also intends to fence the apartment complex and make improvements to the façade of the existing buildings to match the new proposed buildings.



Figure 2: Access & Circulation Map

Analysis

Existing Conditions

Mr. Peterson's apartments were originally built in the mid-1980s as part of a multi-family development which included affordable housing and market rate housing. Mr. Peterson purchased the market rate housing portion of the development in 2011. The property contains four apartment buildings which provide 32 dwelling units. The property to the south, which is currently unplatted, contains a single-story house built in 1945, several outbuildings which include the old P.S. Miller Slaughter House and a barn. S. Gilbert Street acts as a boundary between the industrial uses to the west and the primarily residential uses to the east. To the west is industrial zoned property which contains a cement manufacturing business and a pet boarding and dog care business. Adjacent to the north of the proposed PD is a node of multi-family housing. To the east is Memmen open space park and single-family residential and further south down S. Gilbert Street is also single-family residential. The site has easy access to Downtown Castle Rock and Memmen Park.

Historic Preservation

A cultural resource survey was conducted and documented for the buildings and the site. The survey found that while the property is significant on a local level, because of Philip S. Miller's life in Castle Rock and this property's association with his business

dealing, it was not eligible for local landmark designation. Mr. Peterson did attempt to relocate the buildings without success. The house and the outbuilding will be demolished, however the wood from the barn will be recycled and used by local artists for material.

Open Space & Buffering

A landscape buffer area has been designated on the PD Plan along S. Gilbert Street. This landscape buffer will act as open space as well as a buffer from the industrial uses to the west. Screening elements will be planned for in this area at the time of site development plan.

Zoning Regulations

A 25-foot setback from S. Gilbert Street is proposed as well as 15-foot setbacks from all other property lines. The maximum height of primary buildings is proposed to be 40-feet and the maximum building coverage is proposed at 40%; these regulations are consistent with the Town's regulations for the R-3 Multifamily Residence District. Parking requirements will be consistent with the Town of Castle Rock's municipal code for multifamily uses.

Circulation and Connectivity

The PD Plan proposes to close the northwest access to the apartment complex and redirect all access to and from the property to two access points off of S. Oman Road. This redirection will effectively increase the traffic at the intersection of S. Gilbert Street and S. Oman Road, however, the Town does not expect the proposed project to create adverse traffic conditions on Gilbert Street as the projected volumes, even at peak hours, will provide adequate gaps in traffic that will allow vehicles from other driveways to safely enter and exit S. Gilbert Street. The existing sidewalk adjacent to the Pinon Manor Apartment complex will also be extended down S. Oman Road.

Public Outreach, Notice and External Referrals

The applicant held a neighborhood meeting on February 10th, 2014 from 5:30 PM to 6:30 PM at the Castle Rock Community Recreation Center located at 2301 Woodlands Blvd. Three neighbors were in attendance; one person who lives in the single-family neighborhood to the south; one person who lives in the single-family neighborhood to the east and the business owner of Tails Up, LLC which is located to the west and across S. Gilbert St. All three neighbors expressed general support of the proposed PD and of the anticipated site improvements to the property. Tails Up did express concern about traffic, specifically the increased traffic impact at the intersection of Oman Road and S. Gilbert St. as a result of the elimination of the Gilbert Street access. The concern was related to the safety of patrons turning left from Tails Up onto S. Gilbert St. However, the Town does not expect the proposed project to create adverse traffic conditions on Gilbert Street as the projected volumes, even at peak hours, will provide adequate gaps in traffic that will allow vehicles from other driveways to safely enter and exit S. Gilbert Street.

Written and published notices were performed in accordance with the Town of Castle Rock Municipal Code and external referrals were sent to utility and service providers with no objections being reported.

Budget Impact

The proposed Planned Development Plan will generate development review and impact fees, along with use taxes.

Staff Findings

Staff finds that the PD Plan and Zoning Regulations meets the objectives and criteria of the Town's PD Plan review and approval criteria.

Recommendation

On April 28, 2016, the Planning Commission voted 6-0 to recommend approval to Town Council of the Pinon Manor Apartments Planned Development Plan and Zoning Regulations.

Proposed Motion

I move to approve the Ordinance as introduced by title.

Attachments

Attachment A:	Ordinance
Exhibit 1:	Legal Description
Exhibit 2:	PD Plan:
Exhibit 3:	PD Zoning Regulations
Attachment B:	Resolution
Exhibit 1:	Development Agreement