

AGENDA MEMORANDUM

To: Planning Commission

From: Donna Ferguson, Senior Planner, Development Services Department

Title: North Basin Village Phase 1 Site Development Plan

Executive Summary

Stratus Terrain is requesting approval of a Site Development Plan (SDP) known as North Basin Village Phase 1. North Basin Village Phase 1 is 71 acres in size and generally located in the center of the Terrain community along Castle Oaks Drive. The SDP proposes a total of 95 single-family homes in four clustered home areas along Castle Oaks Drive and 36.15 acres of open space, encompassing McMurdo Gulch and the future Front Range Trail. In addition, the existing dirt portion of Castle Oaks Drive is proposed to be paved with this SDP. SDPs for residential use require a public hearing before the Planning Commission who shall review the proposal and provide a recommendation to Town Council.



Background

Existing Conditions and Surrounding Uses

The total site area is 71.01 acres in size and is made up of four undeveloped residential planning areas, two undeveloped open space planning areas, and one undeveloped dedicated use area. Each residential planning area lies along Castle Oaks Drive, which runs north-south through the Terrain community. The residential planning areas consist of planning areas 17, 18, 26 & 31 which are located sequentially north to south along Castle Oaks Drive. Three of the residential planning areas (17, 18, 31) are located on the east side of Castle Oaks Drive and one residential planning area (26) is located on the west side. There is one open space private (OSP) area and one open space dedication (OSD) area. Both are located on the east side of Castle Oaks Drive and encompass McMurdo Gulch, its surroundings, and the future Front Range Trail. The OSD planning area is 33.65 acres in size and located on the north end of the gulch and the OSP planning area is 2.5 acres in size and located on the south end of the gulch. The dedicated use area is 4.74 acres in size and located between planning areas 18 and 26 on the east side of Castle Oaks.

To the west of the residential planning areas and across Castle Oaks Drive is Town open space. Looking further west past the Town open space are single-family homes associated with the Terrain neighborhood. To the east of the residential planning areas is the 33.65 acre OSD planning area related to this SDP, and a private open space area, which is not related to this SDP, but is part of the Terrain community. Also mixed in with the North Basin Village Phase 1 site area, along Castle Oaks Drive, are three large residential lots under the jurisdiction of Douglas County.

The residential and open space planning areas have various topographic conditions. The site area generally slopes down from Castle Oaks Drive toward McMurdo Gulch with flatter slopes near Castle Oaks Drive and steeper slopes and natural drainage ways near McMurdo Gulch. Both the residential and open space planning areas contains natural grasses, scrub oak, and other vegetation. All vegetation will be removed from the residential planning areas to develop and provide wildfire mitigation for the single-family homes. However, in the open space areas, the gulch and vegetation will remain generally undisturbed as only minimal disturbance is expected to construct the future Front Range Trail along the east side of McMurdo Gulch.

North Basin Village is the last neighborhood in the Terrain community to be developed. This is the first proposed site development plan for the neighborhood and represents phase one of two phases to complete the North Basin Village neighborhood.

Zoning

The site area was originally annexed and zoned in August of 1981 as the Villages at Castle Rock Planned Unit Development. The site area was subsequently amended in October of 2002 and which time it became part of the Castle Oaks Planned Development. In October of 2015 the site area was amended again and now zoned as the Terrain at Castle Rock Planned Development Plan (PDP). Collectively, the Castle Oaks Planned Development and the Terrain at Castle Rock Planned Development Plan are known as the Terrain community.

Discussion

Use

The permitted use for each planning areas is outlined in the Terrain at Castle Rock PDP as Residential Single-Family (R-SF) and described as, "single-family detached dwelling units having the lowest density of the residential land use designations within the Terrain Planned Development Plan". The proposed use of single-family detached homes for North Basin Village Phase 1 is in conformance with the permitted use described for R-SF.

Development Standards

A comparison of the proposed SDP to the zoning requirements (Page 1 of SDP) illustrates the proposed SDP meets all the zoning requirements and development standards outlined for the site. The maximum proposed density per residential planning area 17, 18, 26, and 31 are respectively 3.16, 4.08, 3.54 and 4.35 dwelling units per acre, which is under the maximum permitted density of 5 dwelling units per acre. The proposed building height of 35-feet meets the maximum permitted height requirement of 35-feet and the proposed setbacks for the homes and garages are all proposed to be in conformance with the zoning. In addition, the proposed open space of 50.09% is two and one-half times the minimum regulation of 20%.

Sidewalk Variance

A variance request to omit two sections of sidewalk is being requested with this Site Development Plan; a required detached sidewalk along the east side of Castle Oaks Drive from planning area 17 to planning area 31, and an attached sidewalk along the west side of Madrona Court, parallel to Castle Oaks Drive, which serves planning area 17. Request to omit sidewalks require review and approval by Town Council. Town staff is recommending approval of the variance request finding that eliminating these sidewalks will reduce grading impacts to adjacent slopes and vegetation and maintain the more rural character of the area. Furthermore, eliminating the sidewalks will not negatively impact pedestrian activity on the east side of Castle Oaks Drive as the future Front Range Trail will serve as an adequate east side pedestrian route through the North Basin Village Phase 1 neighborhood.

Traffic Impact Analysis and Mitigation

A traffic impact analysis report was submitted with the proposal for Town review. The report examines the potential impacts of the proposed development on existing and future infrastructure capacity. Town staff have reviewed the traffic analysis and concur with the conclusion that the public street system, with the proposed improvements, will accommodate the traffic generated by the project.

The site plan proposes four separate home areas or blocks that each access Castle Oaks Drive. Castle Oaks Drive will be paved with this project and is expected to have low traffic volumes in this area consistent with local residential street volumes. Each of the proposed access points will be stop sign controlled and good levels of service are expected. A northbound left turn lane is proposed at the intersection of Castle Oaks Drive and Peachleaf Loop

Much of the traffic from this development will travel to Founders Parkway via Autumn Sage Street, Crimson Sky and Copper Cloud streets. The Crimson Sky and Founders Parkway intersection is presently not signalized and is not expected to meet traffic signal warrants until the properties on the west side of Founders Parkway develop. The level of service for westbound left turns at this intersection is presently poor, although the project's traffic has

good access to signalized intersections at Rising Sun and Copper Cloud streets when travelling in the southerly direction. The Terrain development has a financial obligation to reimburse the Town for cost of the traffic signal at Crimson Sky and Founders Parkway when warranted and constructed.

A sidewalk is omitted on the easterly side of Castle Oaks Drive for the majority of the property. This was due to topographical constraints where adhering to the standard would result in significant grading and impacts to natural slopes/vegetation and impacts to private Douglas County properties adjacent to Castle Oaks Drive. A sidewalk is also omitted on one side of Madrona Court. Madrona Court is contiguous with Castle Oaks Drive which has a proposed sidewalk on the westerly side and Madrona Court has a proposed sidewalk on the easterly side providing good pedestrian routes for these streets. The omission of sidewalks along public streets requires approval by Town Council. The proposed Front Range Trail will be constructed through and adjacent to the property providing additional pedestrian routes. To address safe pedestrian crossings, the developer is proposing multiple flashing crosswalk beacons on Castle Oaks Drive and also for the Autumn Sage Street crosswalk near the Terrain Swim Club.

Utilities

Adequate water, stormwater, wastewater, and road infrastructure are proposed with this project to serve the site.

Notification and Outreach

Public Notice

The applicant mailed a public hearing notice letter for the Planning Commission public hearing to all property owners within 500 feet of the site 15 days prior to the public hearing date. In addition, Town staff posted public notice signs on the site, published the notice letter on the Town's website and made the application available for review on the Town's Development Activity Map.

Neighborhood Meetings

The applicant conducted the first neighborhood meeting virtually on February 25, 2020 and the second neighborhood meeting virtually on August 4, 2020. Neighborhood meeting discussion topics included increased traffic on Castle Oaks Drive and Autumn Sage Street, road improvements to Castle Oaks Drive, and the future Front Range Trail along McMurdo Gulch. The third and final neighborhood meeting to share the final proposed SDP is scheduled for March 18, 2021.

External Referrals

Requests for comments were sent to various local agencies and utility service providers, including Douglas County Government, Douglas County Schools, Colorado Department of Transportation, Colorado Division of Wildlife, Colorado Geological Survey, Cherry Creek Basin Water Quality Authority, surrounding HOAs, surrounding Metro Districts, IREA, Black Hills Energy, Xcel Energy, Century Link and Comcast. Comments received from local agencies and utility service providers were technical in nature and reconciled through the SDP review process.

Analysis

This independent staff analysis takes into account the representations made in the application 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 CRMC.

Analysis: The proposed SDP meets these criteria. It generally conforms to the Town's Vision and Comprehensive Master Plan and complies with the site's governing zoning, the Terrain at Castle Rock Planned Development Plan.

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 meets these criteria. The SDP meets all relevant site layout requirements for safety, for mitigation of impacts to neighbors, and protection of major environmental characteristics as outlined in the governing zoning and the regulations in the Town's Municipal Code.

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 these criteria. The SDP provides a vehicular entrance into and vehicular circulation within each residential planning area. The plan also provides pedestrian walkways along neighborhood streets, a sidewalk and bike path on Castle Oaks Drive, and a pedestrian connection to the future Front Range Trail along the east side of McMurdo Gulch.

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 these criteria. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and also provides necessary improvements to Castle Oaks Drive.

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 identified negative impacts.

Analysis: The proposed SDP meets criteria. The SDP provides adequate trail systems and functional and accessible open space consistent with the Town's trails and open space plans. The open space also serves as a buffer between North Basin Village and large residential lots under the jurisdiction of Douglas County.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes similar to other single-family residential development.

Findings

All staff review comments and external referral comments have been addressed. As such, Town staff finds the North Basin Village Phase 1 Site Development Plan:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan; and
- Meets the zoning requirements of the Terrain at Castle Rock Planned Development Plan; and
- Meets the review and approval criteria of the Municipal Code, Chapter 17.38 and 17.50.

Recommendation

Staff recommends that Planning Commission recommend approval of the North Basin Village Phase 1 Site Development Plan to Town Council.

Proposed Motion

“I move to recommend approval of the North Basin Village Phase 1 Site Development Plan to Town Council.”

Attachments

Attachment A: Site Development Plan

Attachment B: Traffic Impact Analysis

Attachment C: Drainage Report