

TERRAIN NORTH BASIN VILLAGE PHASE 1 SITE DEVELOPMENT PLAN

TOWN COUNCIL
APRIL 20, 2021





Town Boundary

Subject Property

Unincorporated Douglas County

Castle Oaks Terrain

Unincorporated Douglas County

Terrain

Founders Marketplace

Terrain

 Subject Property
 0 100 200 Feet




CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

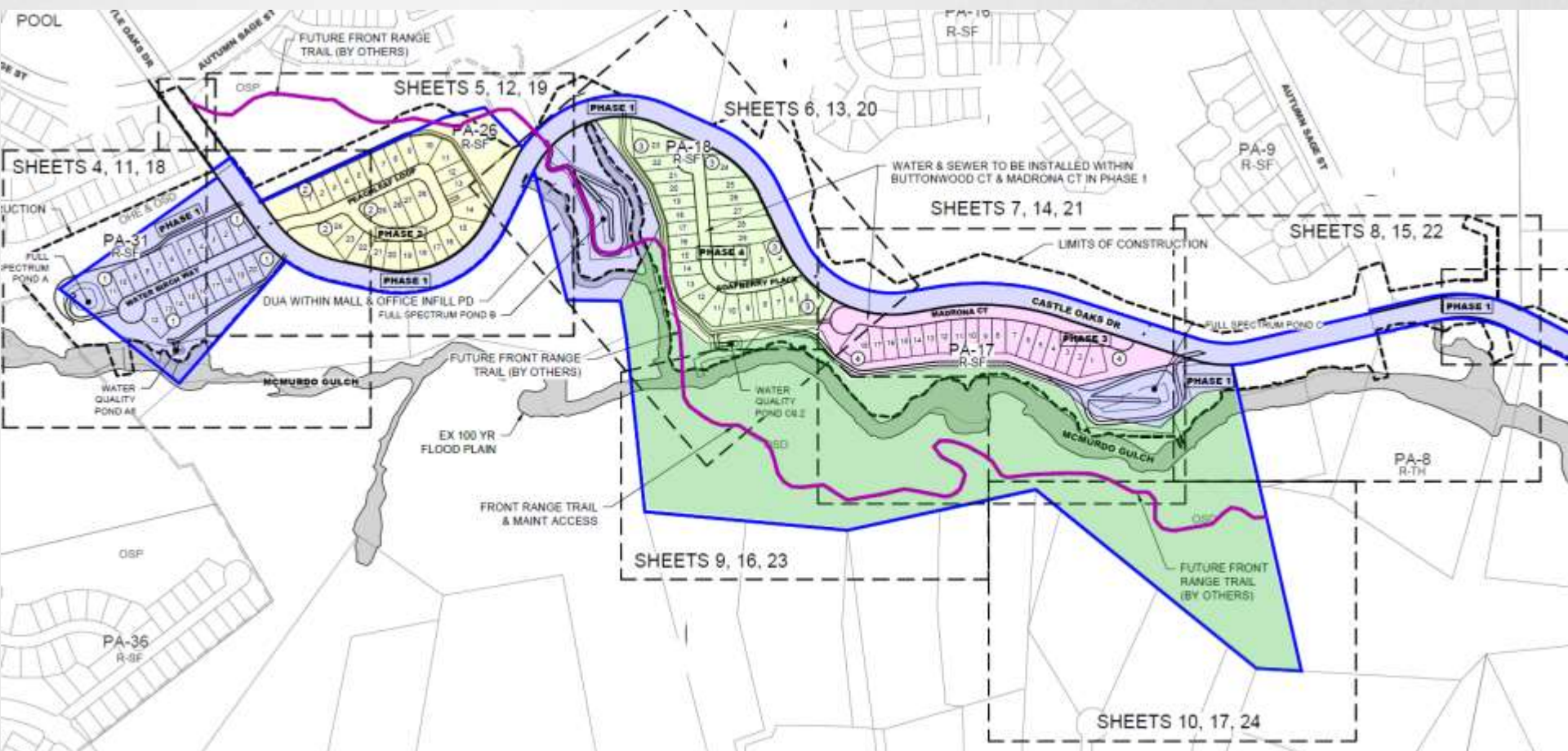
- Compliance with Zoning Requirements
- Site Layout
- Circulation and Connectivity
- Utility Compliance and Off-site Impacts
- Open Space, Public Lands and Recreation Amenities

Does not allow adding uses not already authorized by the underlying zoning.

HISTORY OF APPROVALS

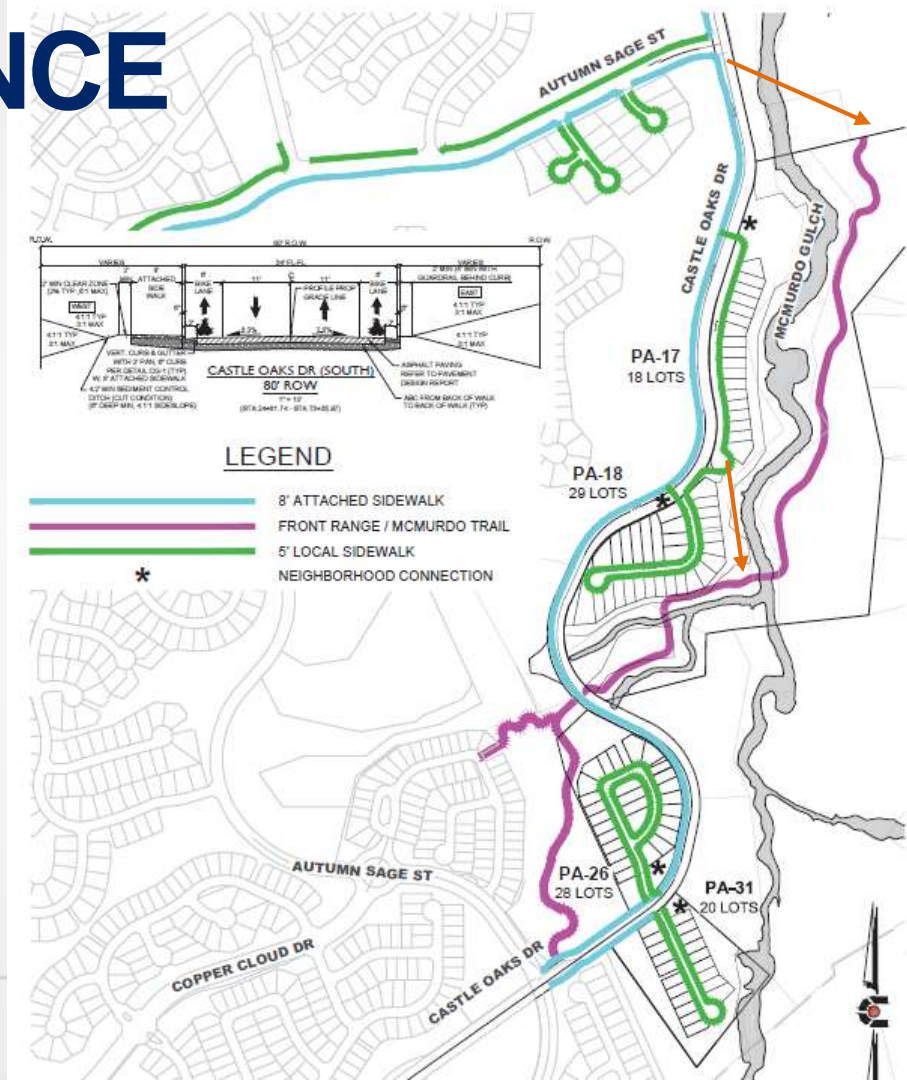
- Annexed and Zoned as the Villages at Castle Rock PUD in August of 1981.
- Amended in October of 2002 to Castle Oaks PD.
- Amended in October of 2015 to current zoning, Terrain PD.
- Zoning permits Single-family uses at 5 DU/Acre per planning area.
- Seeking SDP approval for 95 single-family dwelling units at 3.16 to 4.35 DU/Acre.





SIDEWALK VARIANCE

- Request to omit sidewalk on east side of Castle Oaks Dr and west side of Madrona Ct
- Reduces grading impacts, vegetation removal, maintain rural character
- Local street sidewalks and future Front Range Trail provides pedestrian connectivity



Zoning Comparison Chart

Zoning	Terrain Planned Development Plan												Mall & Office Infill						
Village	North Basin												N/A						
Planning Area (PA)	PA 17			PA 18			PA 26			PA 31			OSP		OSD		DUA		
Total Acreage per Zoning	5.70			7.10			8.50			4.60			N/A			N/A		5.10	
Total Acreage	5.70			7.10			7.92			4.60			2.50			33.65		4.74 (Existing)	
Use Area	R-SF			R-SF			R-SF			R-SF			Open Space (OS)		Open Space (OS)		Dedicated Area		
	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)			
Permitted Uses	SFD	18 SFD	SFD	29 SFD	SFD	28 SFD	SFD	20 SFD	OS	OS	OS	OS	Public Uses	Pond, Trail					
Maximum Dwelling Units/Gross Acre	5	3.16	5	4.08	5	3.54	5	4.35	N/A	N/A	N/A	N/A	N/A	N/A					
Maximum Building Height (feet)	35	35	35	35	35	35	35	35	35	N/A	35	N/A	35	N/A					
Minimum Setbacks (Feet)																			
Front to Garage	20	20	20	20	20	20	20	20	20	N/A	N/A	N/A	N/A	N/A	N/A				
Front to Side Garage	15	15	15	15	15	15	15	15	15	N/A	N/A	N/A	N/A	N/A	N/A				
Front to Living Area	10	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A				
Rear	12	12	12	12	12	12	12	12	12	N/A	N/A	N/A	N/A	N/A	N/A				
Side Interior Lot	5	5	5	5	5	5	5	5	5	N/A	N/A	N/A	N/A	N/A	N/A				
Side to Street	10	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A				
Minimum Parking	2-car garage for each Single-family detached	18	2-car garage for each Single-family detached	29	2-car garage for each Single-family detached	28	2-car garage for each Single-family detached	20	N/A	N/A	N/A	N/A	N/A	N/A					



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SDP REVIEW AND APPROVAL CRITERIA

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with the Terrain PD Zoning
- Complies CRMC 17.38 Site Development Plan criteria

RECOMMENDATION

Planning Commission recommends approval of the North Basin Village Phase I Site Development Plan.

PROPOSED MOTION

“I move to approve the Resolution as introduced by title for the SDP and Sidewalk Variances, with a condition of approval for the sidewalk variances that the applicant provide acceptable connections to the Front Range Trail.”

QUESTIONS?

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