



AGENDA MEMORANDUM

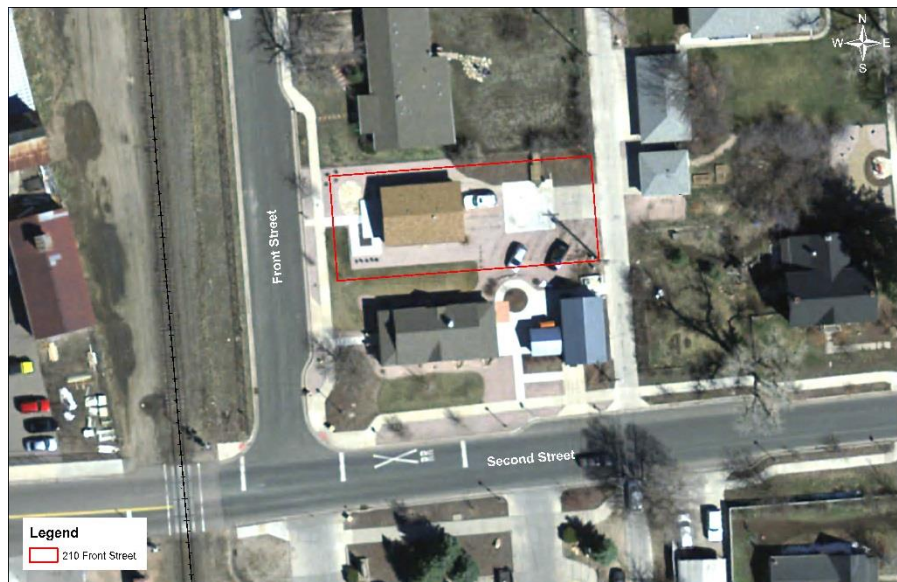
To: Honorable Mayor and Members of Town Council

From: Donna Ferguson, Planner I, Development Services

Title: A RESOLUTION APPROVING THE P.S. MILLER HOUSE SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

Executive Summary

The property owner is a longtime resident and business owner in Castle Rock, Mr. Dave Hieronymus. He is proposing to construct a 24-foot x 24-foot two-story building for office use upon the rear of the lot and behind the existing building at 210 Front Street. Because an office use is being proposed adjacent to residential use to the east, the Site Development Plan must be reviewed for conformance with the Residential/Nonresidential Interface Regulations.



Vicinity Map

Planning Commission, on March 24, 2016, voted 5-0 to recommend approval to Town Council of the Site Development Plan for the proposed P.S. Miller House Site Development Plan, Amendment No. 1.

Discussion

The first floor of the proposed building would contain a two-car garage and the second floor would contain a loft space. The loft space is intended to be used as an office, however, if approved it could also accommodate a residential use. This two-story building will be detached from the existing building on the site and its garage doors will face the alley. An ADA parking space will be located in front of the garage doors and parallel to the alley. The prior approved SDP landscaping will be maintained with no new additional landscaping planned. No existing landscaping will be disturbed as the building is being built upon the existing foundation of a former garage. The loft space

will be accessed from a staircase which will be located on the outside of the building on the south side of the building. The proposed building if approved would offer flexibility and choices for residents and businesses alike to work and/or live in Downtown Castle Rock.

Analysis

Existing Conditions

The existing building was built by Earl Ross King in 1971. Mr. Hieronymus purchased the property in 2005. The site resides within the Historic area of Downtown Castle Rock along Front Street. The property is zoned Planned Development (PD) and its uses and development regulations are guided by the P.S. Miller House Planned Development Plan. The site contains an 888 sq. ft. house which is being used as an office building. To the west and across the street is the railroad line and the commercial area of historic downtown Castle Rock. To the east resides the residential neighborhood of Craig & Gould. Adjacent to the property on the north is a single-family residential home and to the south are two historic buildings being used as offices; the historic P.S. Miller house, for which the PD zone is named, and a historic carriage house. The properties along Front Street are meant to act as a buffer between the railroad and the commercial uses to the west and the residential uses to the east. To the north and west of this PD zone district resides a Business/Commercial zone district, to the east resides a Residential-3 zone district and to the south resides an Industrial-1 zone district.

The Residential/Nonresidential Interface Regulations

The purpose of the Residential/Nonresidential Interface Regulations are to mitigate the impacts of nonresidential uses upon residential uses and to help assure that nonresidential uses adjacent to residential uses are visually attractive and interesting. Mitigation requirements include buffering and screening elements. This site plan is subject to review for conformance with these regulations due to its adjacency to residential to the east, however, a deviation from the screening requirement is being requested with this site plan. Currently there are no visual connections from adjacent residences to this property and all sight lines are blocked by existing or planned garage buildings adjacent to the alley.

Parking and Access

The original site plan called for a total of 8 parking spaces to be provided for this lot and the lot to the south (Lots 9A & 10A). A technical criteria variance was granted to reduce this parking requirement by 2 spaces (25%) resulting in a total parking requirement of 6 spaces. These parking spaces are being met by providing one ADA parking space on site and utilizing 5 on-street parking spaces allowed by the PD Zoning Regulations. While the garage can house two vehicles it is intended to be used for storage and not for the parking of vehicles so there should be no conflict between the garage and the ADA parking space. An ADA access route is also being provided from the ADA parking space to all the existing buildings on Lots 9A and 10A.

Historic Preservation

The architecture of the building was reviewed and approved by the Historic Preservation Board on November 4th, 2015.

Public Outreach, Notice and External Referrals

The applicant held a neighborhood meeting on Tuesday October 6th, 2015 at 6PM at his architectural firm located at 200 Front Street. One neighbor was in attendance and had no objections to the proposed SDP. Posted, 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 Site Development Plan will generate review and impact fees, along with taxes.

Staff Findings

Staff finds that the SDP meets the objectives and criteria of the P.S. Miller House Planned Development Plan & Zoning Regulations as well as the Town's SDP review and approval criteria.

Recommendation

Planning Commission, on March 24, 2016, voted 5-0 to recommend approval to Town Council of the Site Development Plan for the proposed P.S. Miller House Site Development Plan, Amendment No. 1.

Proposed Motion

I move to approve the Site Development Plan for the proposed P.S. Miller House Site Development Plan, Amendment No. 1.

Attachments

Attachment A:	Resolution
Exhibit 1:	Site Development Plan