



Meeting Date: March 15, 2016

## **AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

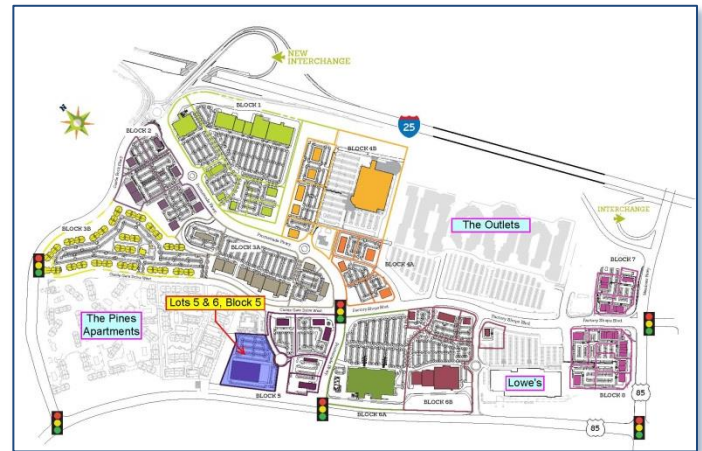
**From:** Sandy Vossler, Senior Planner, Development Services Department

**Title:** **Resolution: Approving the Site Development Plan for Lots 5 & 6, Block 5, Promenade at Castle Rock, Filing No. 1, Amendment No. 5 [Site Plan, Highway 85/Promenade Parkway]**

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### **Executive Summary**

The Promenade project includes a variety of service related commercial uses and multifamily development. The fitness center under consideration is consistent with the underlying Promenade master plan and fits well into the overall development theme for the project. The fitness center is located adjacent to existing multifamily, and therefore, falls within the Interface Regulations adopted by Council to mitigate the impacts between residential and non-residential development. The staff report focuses on appropriate buffering on the north side of the property and on the aesthetic values of the subject development. Staff offers the proposed fitness center is highly visible from Route 85 (Santa Fe) and the adjoining multifamily development and deserves special attention regarding 360 degree architecture, site orientation and landscape design.



**Vicinity Map**

This Site Development Plan (SDP) consists of two lots and proposes a new fitness center and future building pad site with associated parking and landscaping (**Attachment B**). The site is addressed off of New Abbey Lane and generally located east of U.S. Highway 85, west of Castlegate Drive West and north of Promenade Parkway (**Attachment A**). Surrounding uses include business/commercial, multi-family and child day care.

At the writing of this report, there remain outstanding staff review comments that are summarized below. The applicant is continuing to work with staff to resolve the items

prior to the public hearing and staff will provide a comprehensive update as part of the staff presentation to Council on March 15<sup>th</sup>.

Staff recommends approval of this SDP application with conditions that all remaining staff comments are satisfactorily addressed and a revised SDP is submitted and accepted by the Town. Staff will update Town Council on the Planning Commission action following the March 10<sup>th</sup> Planning Commission meeting (**Attachment C**).

### **Key Issues and Conditions of Approval**

- The site is adjacent to a multi-family residential development to the north and is subject to the Residential/Non-Residential Interface Regulations (Interface Regulations).
- The applicant is seeking a reduction in the required Interface buffer from 10 feet to 2 feet.
- Staff's recommendation of approval is conditioned upon resolution of the following items and acceptance of a revised SDP prior to recordation.
  1. Additional screening of the parking spaces between the rear of the building and the north property line is necessary to mitigate the impact of vehicle lights on the residences to the north (**Attachment D**).
  2. The lighting plan must be revised to provide a 50% reduction of parking lot light levels between midnight and 6:00 a.m. to mitigate the impact on the residences to the north.
  3. Additional architectural design elements are necessary on the southwest, northwest and northeast elevations to meet the requirements of the Promenade PD Zoning Regulations - Architectural Design Standards and Vision Book, as well as the Residential/Non-Residential Interface Regulations and the criteria for special approval of the increased building height (**Attachment E**).
  4. Land Use Summary Table square footages must be reconciled.
  5. Minor landscape comments to be addressed.
  6. Minor labeling and graphic comments to be addressed.

### **Findings**

If the remaining conditions of approval listed above are satisfactorily addressed, staff asserts that the proposed SDP will meet 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), Chapter 17.38 (Site Development Plan), Chapter 17.50 (Residential/Nonresidential Interface Regulations) and Chapter 17.58 (Illumination).

## **Discussion**

### **Promenade Vision and Zoning**

The Promenade Vision Book reflects specific architectural elements intended to characterize prairie and mountain village vernacular, such as traditional roof forms, rustic materials, varying window sizes, gables, siding, awnings and standing seam metal roofs.



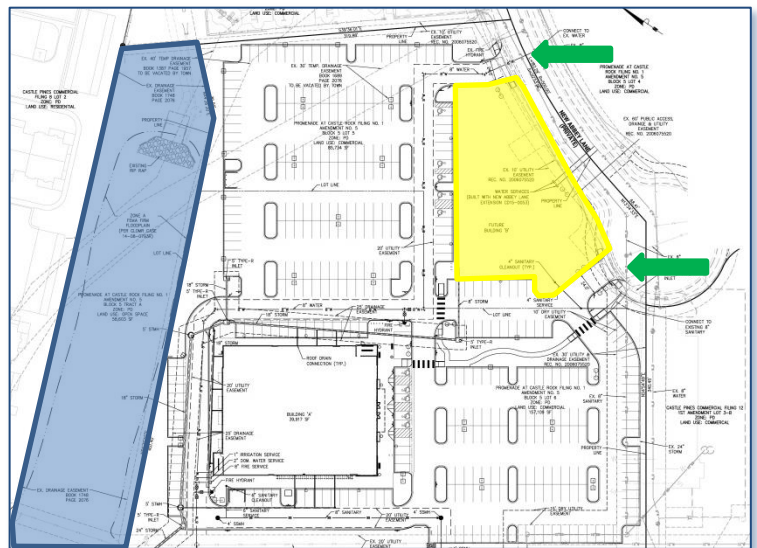
**Images from the Promenade Vision Book**

The Promenade zoning documents establish standards intended to accommodate large format, national tenants while creating an inviting pedestrian environment with interesting landscape features. Additionally, buildings are to incorporate four-sided design displaying similar levels of quality and architectural interest. Varied rooflines and parapets should be used to effectively break up massing and provide visual interest. Detailing, such as colors, materials, textures, and awnings or trellises are to reflect the architectural style of the overall all Promenade development.

This site is zoned for business and commercial uses including indoor recreation, private clubs, restaurant and retail. The complete Promenade PD Plan, PD Zoning Regulations, Architectural Standards, as well as the Vision Book, are available at [CRgov.com/Promenade](http://CRgov.com/Promenade).

### **Proposed Site Development Plan**

This site is located on New Abbey Lane, within the Promenade PD. Surrounding uses include commercial/retail to the east and south. US Highway 85 is located to the west and drainage channel in excess of 100 feet wide (highlighted in blue) separates the site from a multi-family development to the north.



**Proposed Site Plan**

There will be two points of access to the site (green arrows) to provide effective vehicle circulation and appropriate emergency access. All access drives are from New Abbey Lane.

A future building pad is located on Lot 5 (highlighted in yellow). A Site Development Plan Amendment will be submitted once construction of a building on Lot 5 is proposed. The parking requirements are premised on the fitness center use on Lot 6 and potential retail or restaurant uses on Lot 6. A minimum of 263 spaces are required and 377 spaces are being proposed. The parking lot and access drives will be completed with construction of the fitness center.

The façade of the building entrance includes vertical elements of stone veneer, painted stucco walls with accents of reclaimed wood and burnished CMU block. The entry is highlighted with a canopy over the doors and a prominent frosted glass and steel roof element. The side and rear elevations include varied rooflines using parapets, awning accents and use of similar materials, with the addition of brick in moderation at the base of the building. All roof top mechanical units are screened.

Citing the 110 foot drainage channel/open space tract which separates the site from the multi-family residences to the north, the applicant is asking for an eight foot reduction in the ten foot buffer required by the Interface Regulations. In addition, the nearest residential building will be a minimum of 200 feet away from the fitness center building. Staff supports the requested reduction, if the additional screening is added to the parking lot behind the fitness building.

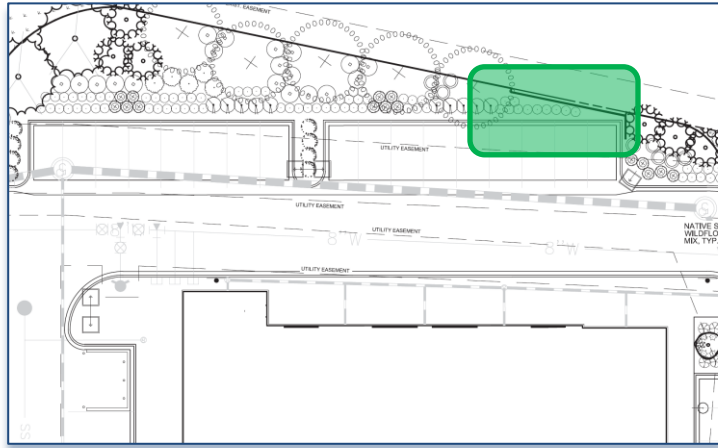
#### Notification and Public Outreach

The applicant posted signs on the property and mailed letters to property owners and Homeowner Associations (HOA) within 300 feet of the site. Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* map. Requests for external comments were sent to service providers, Douglas County agencies and nearby Homeowner Associations. There are no outstanding external comments.

A neighborhood meeting was held on June 25, 2015 and approximately five people attended the meeting. The property owner, Alberta Development Partners, LLC discussed the overall development plan for The Promenade and questions were asked about the construction schedule, commercial tenants within the Promenade and opening dates. This site plan is consistent with The Promenade development plan.

#### Conditions of Approval

At the writing of this staff report, there remain outstanding staff comments that the applicant is working to resolve prior to the Town Council public hearing.



**Area of proposed screening**

The purpose of the Interface Regulations is to minimize the impacts between residential and nonresidential activities and land uses through the use of buffers, screening, building and site orientation and architectural treatments and color. Staff has requested that parking lot screening be enhanced to mitigate the impacts of vehicle lights on the nearby residential development (green highlighted area).

The Illumination Code requires that all lights on properties adjacent to residential zoned land, except those required for security at entrances, stairways and loading docks shall be circuited in a manner to allow the lighting to be reduced by 50% within one hour after the end of business hours until one hour prior to the commencement of business. Recognizing that this business intends to be open on a 24/7 basis, staff has asked that the parking lot lights be reduced by 50% between the hours of midnight and 6:00 a.m. and that house side shield be placed on light fixtures within the parking lot.

The Interface Regulations require well-designed facades on all sides that are adjacent to residential property including architectural detailing, changes in materials and windows, articulation to break up large volumes or planes, and patterns and reveals to provide interest. The Promenade Vision Book and Promenade zoning documents



**Proposed Front Elevation**

require that national prototypes provide compatible architectural detailing and finishes to the overall development. Buildings are to incorporate four sided design, with all sides of a building open to view displaying a similar level of quality and architectural development.

Staff is specifically requesting stronger vertical elements/architectural features and a broader use of colors and materials on the sides and rear elevation, in order to break up the perceived volume of the building, the mass of the wall planes, and to add visual interest and mitigate the impacts to the adjacent residences. Staff has also requested



that a trellis feature, originally shown on the west elevation, be added back to the design, as that is a character feature of The Promenade design plan.

Minor comments relative to labeling, landscaping and easements that do not impact the site design have not been summarized in this staff report. Staff will provide an update on the status of all remaining issues at the public hearing.



**Proposed Rear Elevation**

### 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.

If the staff comments are satisfactorily addressed, the SDP will comply with (hyperlinks to the review criteria provided):

- The Town of Castle Rock Vision 2020/Comprehensive Master Plan (<http://www.crgov.com/1888/Planning>)
- The Promenade at Castle Rock Vision Book (<http://www.crgov.com/documentcenter/view/11592>)
- The Promenade at Castle Rock Planned Development (PD) Plan and PD Zoning Regulations ([www.crgov.com/Promenade](http://www.crgov.com/Promenade))
- Land Development and General Design Principles (Chapter 17.10) ([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.10LADEENDEPR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.10LADEENDEPR))
- Site Development Plan (Chapter 17.38) ([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL))
- Residential/Nonresidential Interface Regulations (Chapter 17.50) ([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.50RENOINRE](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.50RENOINRE))
- Illumination (Chapter 17.58) ([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.58IL](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.58IL))

### Budget Impact

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

## **Findings and Recommendation**

If the remaining conditions of approval detailed in this staff report are satisfactorily addressed, staff asserts that the proposed SDP will meet the goals and criteria of:

- The Town of Castle Rock Vision 2020/Comprehensive Master Plan
- Promenade at Castle Rock Vision Book
- Promenade at Castle Rock Planned Development (PD) Plan, PD Zoning Regulations and Architectural Design Guidelines and Standards
- Municipal Code Chapter 17.10 (Design Principles), Chapter 17.38 (Site Development Plan, Chapter 17.50 (Residential/Nonresidential Interface Regulations) and Chapter 17.58 (Illumination)

Based on the analysis and findings outlined in this report, staff recommends of the proposed SDP with conditions. Staff will update Town Council regarding Planning Commission's recommendation following the March 10<sup>th</sup> Commission meeting.

## **Proposed Motion**

I move to approve a Resolution approving the Site Development Plan for Lots 5 & 6, Block 5, Promenade at Castle Rock, Filing No. 1, Amendment No. 5 with condition that all remaining staff comments are addressed and that a revised SDP is submitted to, and accepted by, the Town.

## **Attachments**

Attachment A: Vicinity Map  
Attachment B: Resolution  
Exhibit 1: Site Development Plan  
Attachment C: Staff Update  
Attachment D: Landscape Plan  
Attachment E: Color Renderings