



AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

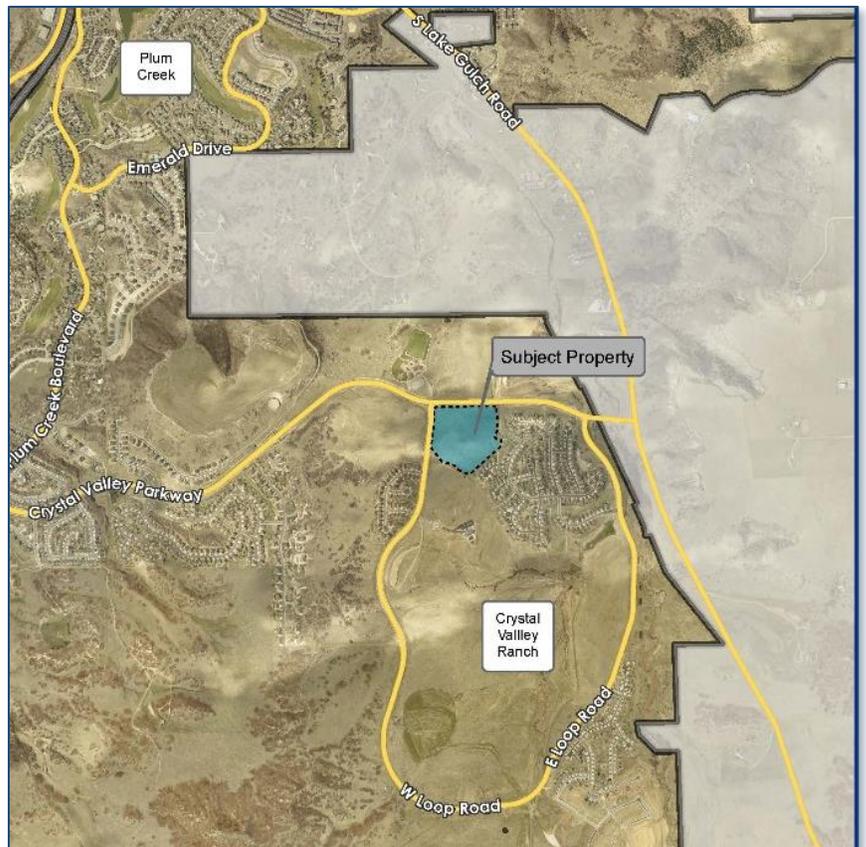
Title: **Crystal Valley Ranch, Planned Development Plan, Amendment No. 6**
 [Commercial and Residential Use Areas, Southeast Corner of Crystal Valley Parkway / West Loop Road] (Town of Castle Rock Project #PDP18-0006)

Executive Summary

Crystal Valley Ranch Development Company, LLC. is proposing to amend the Crystal Valley Ranch Planned Development Plan (PDP) to reduce commercial acreage and increase residential acreage within Planning Area 7 **(Attachment B)**.

Planning Area 7 is located at the southeast corner of Crystal Valley Parkway and West Loop Road **(Attachment A)**.

The purpose of this report is to seek Planning Commission recommendation on the proposed Planned Development Plan amendment. This proposal is in conformance with the approved zoning and Town criteria. Staff comments have been addressed through the review process.

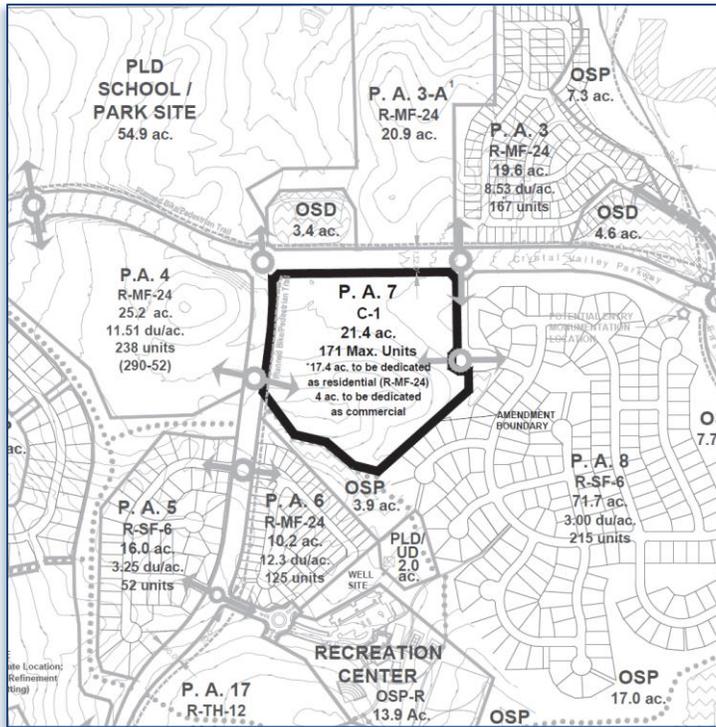


Vicinity Map

PDP Discussion

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock. Crystal Valley Ranch Planned Development (PD) was approved in 2001. Planning Area 7 is a 21.4 acre, undeveloped parcel that is currently zoned to allow 10.7 acres of Neighborhood Commercial (C-1) uses and 10.7 acres of Residential (R-MF-24) uses.

The maximum number of dwelling units permitted is 171. Permitted residential uses include single-family attached or detached, townhomes, condos or apartments.



Proposed Plan Development Plan

The proposed amendment is to the Crystal Valley Planned Development Plan only, and would reduce the Neighborhood Commercial use area to 4 acres and increase the Residential use area to 17.4 acres. No changes to the Crystal Valley Ranch PD Zoning Regulations are proposed. The maximum number of dwelling units in Planning Area 7 will remain 171, and the permitted uses remain commercial and residential, subject to the development standards established in the PD Zoning Regulations.

Background

The original Crystal Valley Ranch PD, approved in 2001, included residential development oriented around an eighteen hole private golf course with resort facilities. Under that development

plan, Planning Area 7 was zoned entirely as Neighborhood Commercial (C-1) to provide retail and services, to not only the residents, but also visitors to the golf course and associated amenities.

Over time, the vision for Crystal Valley Ranch evolved and the Planned Development Plan and PD Zoning Regulations were amended to respond to changing market demand and economic conditions. A major amendment to the Crystal Valley PD in 2007 eliminated the golf course and resort use areas, transforming the vision for Crystal Valley Ranch to a primarily single family residential development with a community recreation center, parks and school sites. In conjunction with the elimination of the resort theme, the commercial use area of Planning Area 7 was reduced to 10.7 acres and 10.7 acres of residential (R-MF-24) area was added to the parcel.

Under the current zoning, a maximum of 3,475 dwelling units are permitted in the Crystal Valley Ranch PD. Over the past several years development has been steady. Through 2nd quarter 2018, approximately 2,171 lots have been platted and Certificates of Occupancy have been issued for approximately 1,032 dwelling units, all of which are single family detached homes. To date, Planning Area 7 has remained undeveloped, with no site plans or plats pending.

A recent market analysis study was completed by the Applicant on the C-1 commercial use area in Planning Area 7. The study concluded that 10.7 acres of commercial area would not be marketable at this location given the current land plans in the influence area.

Subsequently, a reduction in commercial area was recommended and 4 acres was determined to be essentially the maximum marketable area for commercial at this location. For this reason, the developer is seeking to expand the residential use area, while retaining 4 acres for small neighborhood retail uses that could serve residents within walking distance of their homes, the Rhyolite Park and the Pinnacle Recreation Center.

Analysis

The Town of Castle Rock Municipal Code, Section 17.36.010 allows a developer to initiate an amendment to a Planned Development Plan and/or PD Zoning Regulations for various purposes, including changing the area devoted to any use and changing densities. An amendment must meet the same criteria established in the Code for an initial Planned Development Plan.

This amendment continues to comply with the Town's Vision, Comprehensive Master Plan and other guiding documents. Connectivity and circulation to and around the parcel is not impacted by this use area change. The reduction in commercial acreage and the retention of the 171 maximum dwelling unit condition, should correlate to a reduction in the anticipated vehicle trips associated with the property once developed. The amendment to the use areas does not negatively impact the relationship with surrounding residential neighborhood, and in fact, was supported by neighbors attending the neighborhood outreach meeting. Finally, no adverse impacts to Town services and infrastructure, public or private open space and recreational amenities, or natural resources are expected with this change.

Neighborhood Meeting

A neighborhood meeting was held on April 16, 2018 at the Village Inn Restaurant on Wolfensberger Road. Eight neighbors attended the meeting where a representative of Crystal Valley Ranch Development Company, LLC, presented the proposal for the PDP amendment. The attendees expressed support for the reduction in the commercial area and asked for clarification of the types of commercial and residential uses allowed, which was provided. No objections were expressed.

External Referrals

The applicant posted public hearing notice signs on the property and mailed notice letters to property owners and the Homeowners Associations (HOA) within 300 feet of the property. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and featured the proposal on the *Development Activity* map. Staff has received one email inquiry from a resident since the public notices were distributed. The resident was confirming that the commercial area was being reduced and the residential area increased. Staff also confirmed to her there were no changes to the permitted uses or maximum number of units allowed. She had no other questions and did not express any concern or objection.

External referrals were sent to service providers and Douglas County agencies. Douglas County School District acknowledged that the 171 residential dwelling units does not increase the total number of dwelling units allowed by the Crystal Valley Ranch PD and therefore no

additional obligations are due to the District and the District has no objection to the proposal. The other agencies contacted had no comments.

Findings

Staff analyzed the proposed Planned Development Plan amendment according to the requisite review criteria. All staff review comments have been addressed and there were no external comments to resolve. In conclusion, staff makes the following findings regarding the proposed Crystal Valley Ranch Planned Development Plan, Amendment No. 6:

- The Planned Development Plan amendment supports the objectives of the Town’s Vision and the Comprehensive Master Plan,
- The Planned Development Plan amendment complies with the review and approval criteria of the Municipal Code, Chapter 17.36, and
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property if the amendment to the use areas is approved.

Budget Impact

Development of the property under the amended use areas will still generate review and impact fees, along with uses taxes and sales tax revenue. Other ongoing costs of serving a new neighborhood or small retail development, in terms of public infrastructure and services, will be comparable to other similar developments within the Town of Castle Rock.

Recommendation

Based on the analysis and findings summarized in this report, staff recommends that Planning Commission recommend to Town Council approval of the proposed PDP amendment.

Proposed Motion

I move to recommend to Town Council approval of the Crystal Valley Ranch Planned Development Plan, Amendment No. 6.

Attachments

Attachment A: Vicinity Map

Attachment B: Crystal Valley Ranch Planned Development Plan, Amendment No. 6