



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Resolution Approving the Crystal Valley Ranch Filing No. 17 Site Development Plan [Single-Family; SE Corner of West Loop Road / Fox Haven Drive] (Town of Castle Rock Project #SDP17-0003)**

Executive Summary

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock. It is planned for a maximum of 3,475 dwelling units. To date, approximately 1,300 lots have been platted. Crystal Valley Development Company is proposing a Site Development Plan (SDP) for 120 single-family detached units and 1.9 acres of open space and landscape tracts (**Attachment B**). Amenities will include a neighborhood park and trail connections to the Crystal Valley trail systems and the Pinnacle Recreation Center.

The proposed use and density are permitted by the Crystal Valley Ranch Planned Development (PD) zoning. All staff comments have been addressed through the review process.

Staff recommends approval of this SDP. Planning Commission will hear this application on July 27th. Staff will update Town Council on the Planning Commission recommendation at the Council public hearing.

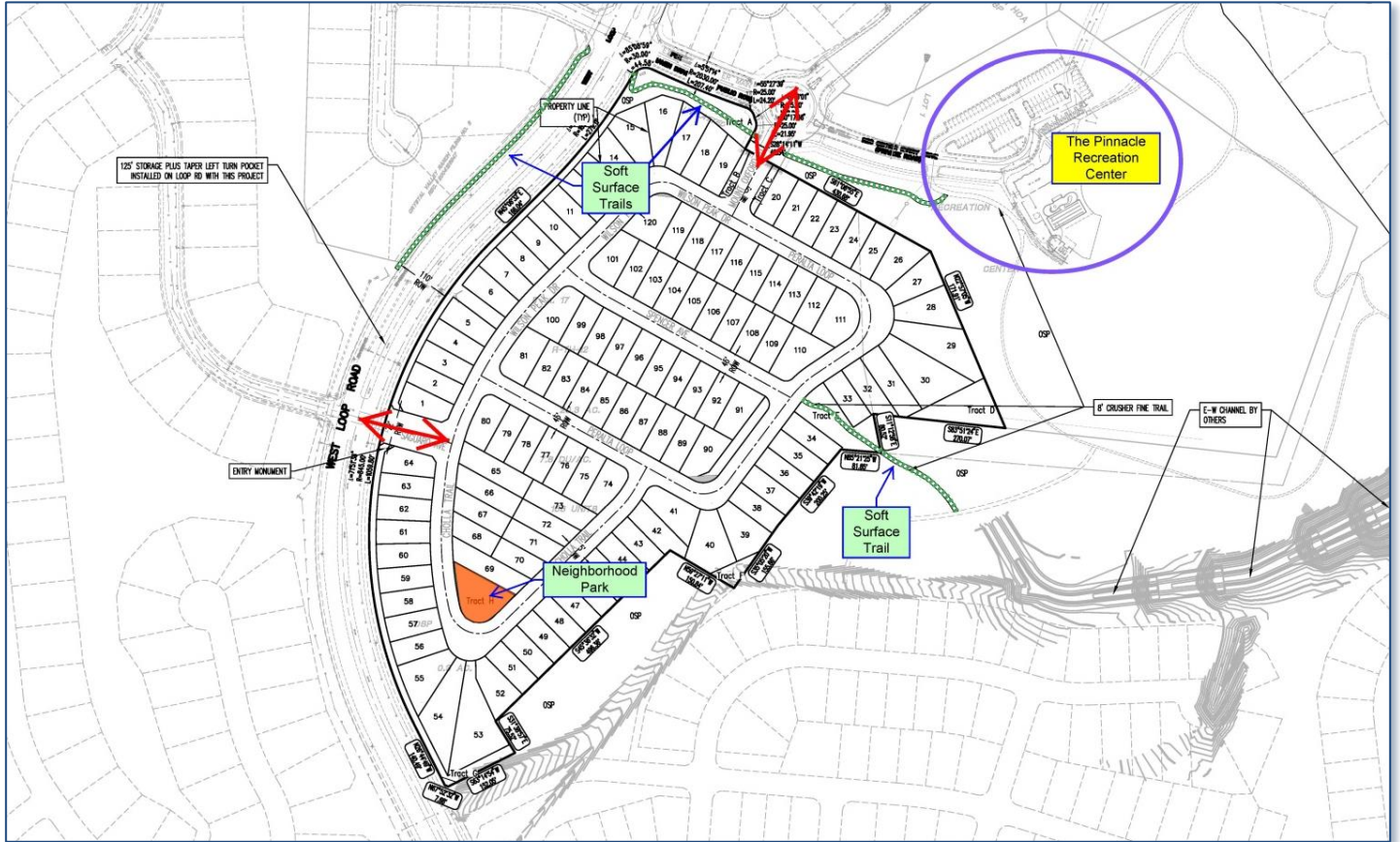


Vicinity Map

SDP Discussion

Filing No. 17 is located southeast of the West Loop Road/Fox Haven Drive intersection (**Attachment A**). The Pinnacle recreation center is located to the northeast of the property.

The SDP proposes 120 single-family lots on approximately 22 acres for a gross density of 5.5 dwelling units per acre. A landscaped neighborhood park will provide a small turf area, a picnic shelter and play boulders (orange shading). A soft surface trail will be extended along the west side of West Loop Road and south of Fox Haven Drive to provide an east/west connection for the overall Crystal Valley trail system and a link to the Pinnacle Recreation



Site Development Plan

Center (green dashed line). In addition, a trail within Filing No. 17 will connect to the open space and trail system east of the site (**Attachment B, Exhibit 1**).

There will be two points of entry to the neighborhood; one from West Loop Road and one from Fox Haven Drive (red arrows). A monument sign is proposed at West Loop Road and Saguaro Avenue.

Analysis

Zoning Regulations

This property is zoned Townhouse Residential under the Crystal Valley Ranch PD, which allows a maximum density up to 12 dwelling units per acre (du/ac) and maximum building height of 45 feet. However, as is permitted by the Crystal Valley Ranch zoning regulations, this property is proposed to be developed instead, as a single-family residential neighborhood, with a maximum density not to exceed 6 du/ac and maximum building height of 35 feet.

Existing Conditions

The property has been overlot graded to provide for drainage through the site. Some evergreen trees and clusters of Gambel Oak are located in the adjacent open space. Potential wildlife on the site includes animals generally found in prairie habitats in Colorado, such as mule deer, coyotes and fox. No known nationally-designated threatened or endangered species have been observed, or known to exist on the property.



Aerial View

The existing neighborhoods of Windflower and Opal Ridge are located to the east and west of the site, respectively. The planning areas to the north and south are zoned for residential uses and are in the early stages of development. The development standards are consistent with the nearby single-family neighborhoods as shown in the table below.

	Filing No. 17	Filing No. 16	Windflower	Opal Ridge
Gross Density	5.52 du/ac	4.1 du/ac	2.91 du/ac	3.25 du/ac
Maximum Height	35 feet	35 feet	35 feet	35 feet
Setbacks				
Front	15 feet	20 feet	25 feet	20 feet
Rear	15 feet	15 feet	20 Feet	15 feet
Side	5 feet	5 feet	7.5 feet	5 feet
Side – Corner Lot	10 feet	10 feet	15 feet	15 feet

Notification and Public Outreach

- *Neighborhood Meeting:* The applicant held a neighborhood meeting on Tuesday, January 31st at the P.S. Miller Library. Approximately four residents attended, primarily

seeking an update on the Crystal Valley Ranch development in general. Dan Kauffman, the builder provided detailed information about Kauffman Homes and the housing product proposed for the site. None in attendance expressed objections to the proposed site plan.

- *Public Notice:* The site plan was noticed in accordance with the Town of Castle Rock Municipal Code. The applicant posted public hearing signs on the site facing the adjacent streets. Written notices were mailed to property owners within 300 feet of the property and to surrounding Homeowner Associations (HOA). Town staff published notice on the Town's website and featured the proposal on the *Development Activity* map. At the writing of this report, Town staff has not received any inquiries about the project.
- *External Referrals:* Requests for external comments were sent to the various utility service providers, Douglas County Government, Colorado Department of Transportation, Colorado Division of Wildlife and surrounding HOAs. All comments have been addressed by the applicant and accepted by staff.

Findings

Staff analyzed the proposed site plan according to the requisite review criteria. 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. In conclusion, staff makes the following findings regarding the proposed Crystal Valley Ranch Filing No. 17 Site Development Plan.

- The SDP supports the objectives of the Vision 2020 and Comprehensive Master Plan,
- The SDP meets the requirements of the Crystal Valley Ranch Preliminary PD Site Plan Major Amendment No. 4 and PD Zoning Regulations,
- The site design is consistent with the goals for single-family residential development set forth in the Castle Rock Design Guidelines,
- The SDP meets the review and approval criteria of the Municipal Code Chapters 17.10, and 17.38, and
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed to serve the property.

Budget Impact

Development of the property with 120 single-family lots will generate review and impact fees, along with use taxes. Other ongoing costs of serving a new neighborhood, in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other single-family residential developments in Castle Rock.

Recommendation

Based on the analysis and findings summarized in this report, staff recommends approval of the proposed SDP.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

Exhibit 1: Site Development Plan