



Meeting Date: February 23, 2023

AGENDA MEMORANDUM

To: Planning Commission

From: Pam Hall, Planner I, Development Services Department

Title: **Plum Creek Planned Development 3rd Amendment and Zoning Regulations**
[Residential Use Area, West of Mount Royal Drive / West Prestwick Way]
(Town of Castle Rock Project #PDP22-0001)

Executive Summary

The Douglas Group, Inc. is proposing to amend the Plum Creek P.U.D. Preliminary Planned Development Site Plan and Zoning Regulations (Plum Creek PD) to allow as a permitted use, three single family detached units in Tract B, Block 2 of The Estates above Plum Creek, Filing No. 4 (**Attachment B**).

Tract B is approximately 1.5 acres and is located directly west of the intersection of Mount Royal Drive and West Prestwick Way

(**Attachment A**). The current zoning on the property allows golf course, country club, open space and road uses. With the exception of a tee-box, restroom and drainage facilities, the property is undeveloped. The existing facilities will remain and be platted as open space tracts with a future plat.

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.

Background

Existing Conditions and Surrounding Uses



Figure 1: Vicinity Map

The original Plum Creek PD, approved in 1982, allows for 3,025 residential units with an associated 185 acres of open space to be dedicated.. After the final residential project was completed in 2004, the total number of residential units built was 1,750 and 205 acres of open spaces was platted.

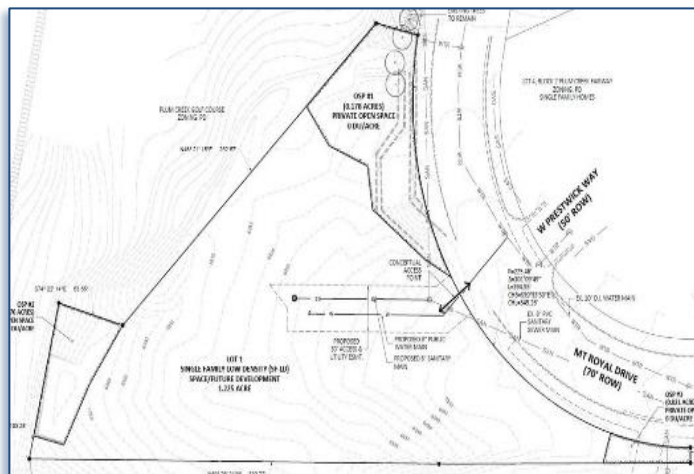
Since 1982, the zoning on the subject property has allowed golf course, country club, open space and road uses. With the exception of a tee-box, pedestrian/cart trail, restroom and drainage facilities, the property is undeveloped. The existing facilities will remain and be platted as open space tracts with a future plat.

The surrounding uses include a single family detached development (13.31 dwelling units per acre) within the Plum Creek PD to the east, an open space and a single family detached neighborhood (6 dwelling units per acre) within the Heckendorf Ranch PD to the south, and the Plum Creek golf course, hole #5 to the northwest. Directly west of the property is the Union Pacific Railroad tracks and right-of-way.

Proposal

Plum Creek is a master planned subdivision located in the southeast portion of the Town of Castle Rock. Plum Creek PD was approved in 1982. Tract B is a 1.5-acre undeveloped parcel that is currently zoned as private open space with permitted uses to include golf course, country club, open space and roads. The proposed PD amendment

applies only to the 1.5 acre Tract B. No changes are proposed to the remainder of the Plum Creek PD. The proposed zoning amendment would allow a maximum of three single family detached units on approximately 1.23 acres. The PD amendment includes .27 acres of private open space. The residential development will be subject to the development standards established in the PD Zoning Regulations. The maximum height of each dwelling unit is 35 feet (the same as the Plum Creek PD) and the required parking will be provided on each lot.



Proposed Plan Development Plan

Discussion

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. Of the overall 1.5-acre lot, 0.27 acres will remain as open space. This 1.23-acre reduction in private open space remains compliant with the open space required by the Plum Creek PD. The proposed addition of 3 single family detached dwelling units is consistent with the surrounding neighborhoods and the provisions of the original Plum Creek PD zoning regulations. The amendment to the use areas does not negatively impact the surrounding residential neighborhoods or adjacent open space tracts.

Castle Rock Water

Water and sanitary sewer will be extended by the developer into the site. No additional drainage infrastructure is proposed. Water quality improvements are not required given the limited disturbance to site.

Transportation

Public Works has reviewed the plan and is satisfied that the existing road network has the capacity to service the site without negative impacts to circulation and levels of service.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on February 1, 2023. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

To date, staff has received one inquiry (**Attachment C**) from the public concerning the scheduled public hearings.

Neighborhood Meetings

The first neighborhood meeting was held on November 30, 2021 at the Phillip S. Miller Library. Five neighbors attended the meeting where a representative of the Douglas Group, Inc. presented the proposal for the PDP amendment. The attendees expressed

concern about impact to existing home values. The developer indicated that the three proposed homes will be custom homes with an expected price point of \$1 million each and not anticipated to have a negative impact to existing home values. There was a question about noise impacts from the railroad. The applicant responded that the railroad will be an impact to the proposed homes, but the proposed homes would buffer the existing homes from some of the railroad noise. Concern was raised about obstruction of views. The applicant explained that because of the grade, the proposed homes would be at a lower first floor elevation than the existing homes.

The second neighborhood meeting was held on September 15, 2022 at the Phillip S. Miller Library. One neighbor attended the meeting where a representative of the Douglas Group, Inc. presented the proposal for the PDP amendment. The attendee expressed support for the proposed amendment.

The third neighborhood meeting will be held on February 16, 2023. The purpose of this meeting is to present the final PD amendment as it will be presented to the Planning Commission on February 23rd. Staff will provide the Commission with a summary of the final neighborhood meeting as part of the staff presentation at the Planning Commission public hearing.

External Referrals

External referrals were sent to service providers, Douglas County agencies and neighboring homeowner associations (HOAs). Douglas County School District acknowledged that the 3 residential dwelling units does not exceed the total number of dwelling units allowed by the Plum Creek PD, and therefore no additional obligations are due to the District. The District has no objection to the proposal.

CORE responded to the external referral regarding the width of utility easements. This will be addressed in the Site Development Plan and Subdivision process.

The Crystal Crossing HOA Community Manager representing Heckendorf Ranch expressed concerns with building homes abutting the railroad tracks, and about construction traffic possibly entering their neighborhood. A haul route will be established when the construction permit is issued and will minimize the impacts of construction traffic on surrounding neighborhoods.

No other external referral comments have been received to date, and there are no outstanding issues remaining.

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 Plum Creek Planned Development Plan, Amendment No. 3:

- 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 generate review and impact fees, along with use taxes and sales tax revenue.

Recommendation

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

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Plum Creek Planned Development Plan, Amendment No. 3, to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Plum Creek Planned Development Plan, Amendment No. 3, to Town Council with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

Attachments

Attachment A: Vicinity Map

Attachment B: Plum Creek Planned Development Plan, Amendment No. 3

Attachment C: Neighbor Inquiry