



Meeting Date: January 5, 2015

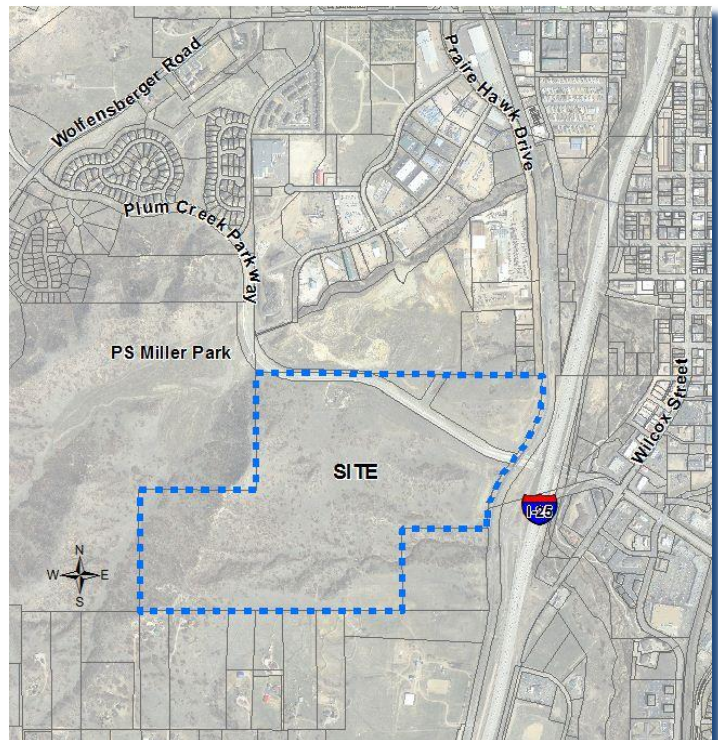
AGENDA MEMORANDUM

- To:** Honorable Mayor and Members of Town Council
- From:** Teri Whitmore, AICP, PMP, Planning Manager, Development Services
Julie Kirkpatrick, PLA, ASLA, Planner II, Development Services
- Title:** An Ordinance Amending the Town's Zone District Map by Approving the Castle Meadows Interchange Overlay District Planned Development Plan; Approving the Castle Meadows Interchange Overlay Planned Development Zoning Regulations; Approving the Castle Meadows Development Agreement; and Vesting a Site Specific Development Plan through December 31, 2035.
(Second Reading of the rezoning of land west of I-25 along Plum Creek Parkway, east of P.S. Miller Park, from a Planned Development that allows single family residential, multi-family residential, public land dedication, and integrated business to Interchange Overlay PD, or mixed use zoning; and approving the Development Agreement)
(Project #PPD11-0004 and #AGR13-0003)

Executive Summary

Town Council approved this ordinance on First Reading on December 15, 2015, with a vote of 5-0.

The Castle Meadows project, located on the west side of I-25 and adjacent to the Plum Creek interchange, was initially zoned in 1988 for a mixture of commercial, industrial and residential uses. Due to the significant slope and changing topography on the site, implementation of the skyline / ridgeline ordinance in 1999 reduced the areas where development could occur and therefore reduced the



amount of potential development approved with the 1988 zoning plan.

Staff has been working with the applicant's team for more than 10 years searching for the most appropriate zoning uses to fully utilize the site. The applicant is requesting a rezone to the Interchange Overlay District (IOD) because it provides the development team with variety of land use options they are seeking while removing the skyline /ridgeline standards and allowing development on a majority of the site through use of appropriate engineering practices.

Council will note the application includes a conceptual plan with few details. A conceptual plan is acceptable because the IOD sets the development standards and outlines the code requirements for all future development. If the applicant adheres to the IOD standards then administrative approvals can occur and development can continue. If the applicant decides at a later date the IOD standards do not match the development scheme envisioned for the property then the applicant must submit an IOD amendment and redo the requested IOD zone.

Findings and Recommendation

The purpose behind creation of the IOD was to allow for increased density, building height and Floor Area Ratio (FAR) adjacent to the Town's interchanges. Staff finds the IOD is compatible with the land area in question, consistent with the objectives and criteria of the Town of Castle Rock Vision 2020 and Comprehensive Master Plan and the Municipal Code. Staff recommends approval of the Castle Meadows IOD rezoning application. Planning Commission findings and recommendation will be presented at the Town Council hearing.

Discussion

Existing Conditions



View of Site Looking West from I-25

The vacant land currently includes Gambel Oak, Mountain Shrub, Native Grassland, and weedy areas associated with disturbed land. While there are no wetland areas, the drainages may be considered to be jurisdictional waters per the U.S. Army Corps of Engineers (ACOE). Before any development occurs, the ACOE should be consulted. The property also offers habitat for various wildlife species typical to the area; however,

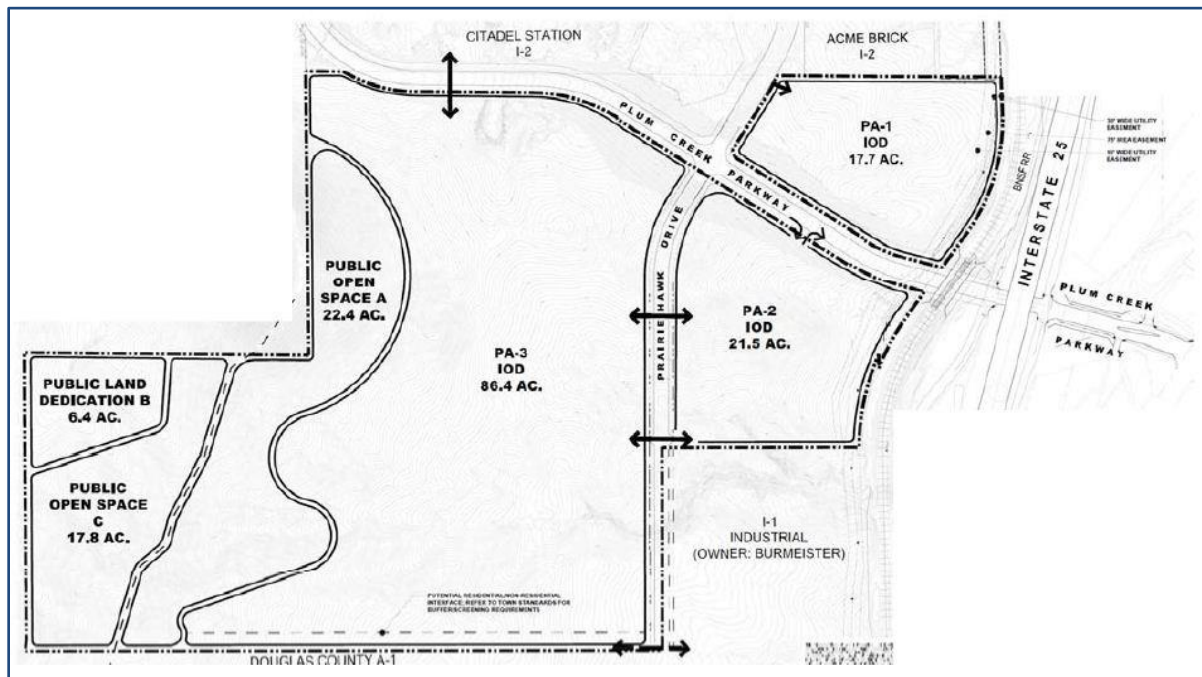
no evidence of federally-protected species existed on the property at the time of the Land Suitability Analysis Report, as prepared by the applicant's wild land consultant. Additional studies and consultation with the U.S. Fish and Wildlife Service (USFWS) will be required with any future development on the property.

The property is located adjacent to the Plum Creek interchange and is considered valuable development land to further the Town's goal to create primary jobs and grow the tax base.

Proposed Interchange Overlay Planned Development Plan and IO PD Zoning

Use of the IOD zone district predetermines the layout and design of the development plan. Mixed uses are blended into a central design theme. If the applicant chooses, following the IOD guidelines allows the application to move forward through a series of administrative site plans where no public hearings are required. The applicant stated they intend to comply with the IOD code standards. Council may notice the IOD plan is conceptual in nature because the IOD code identifies the appropriate code standards for development from this stage forward.

The PD Plan proposes a total of 46.3 acres of open space and public land dedication (27% of the site) and three Planning Areas that each include Interchange Overlay District (IOD) uses. The total area allocated for IOD is 125.6 acres. Approximately five acres of the property is designated as Prairie Hawk right-of-way dedication. The three open space areas are concentrated on the west side of the site, adjacent to the existing P.S. Miller Park and MAC. The PD Plan also references the Town's Residential/Non-Residential Interface Regulations, as it may apply along the southern edge of the property adjacent to unincorporated Douglas County, dependent upon the developed use.



Proposed PDP

The proposed IO PD Zoning Regulations comply with Chapter 17.44 with a few exceptions to the IO Design Standards as shown below:

SECTION 3: DEVELOPMENT STANDARDS
Development Standards defined by and established by the Town's Interchange Overlay District and the Interchange Overlay Development Standards, as adopted and approved by the Town of Castle Rock, shall apply to the development of Castle Meadows property except as modified below and on the Castle Meadow Interchange Overlay Planned Development Plan.

3.1 Parking Placement, Section V. Parking Standards (page 8) of the Interchange Overlay Development Standards

3.1.1 Parking that is shared among multiple users may be permitted a 0 (zero) parking setback on interior lot lines provided overall parking lot landscape requirements are met.

3.2 Interface with Adjacent Land Use and Development
Development along the southern boundary of "Planning Area 3" shall include design elements that transition land uses proposed in Castle Meadows with adjacent property that is not part of the Castle Meadows PD. Transitional planning and detailed development shall follow the requirements stipulated in Town of Castle Rock Municipal Code section 17.50 Residential/Nonresidential Interface Regulations. Recognizing the land use and development in the adjacent property may change, final design of the transition shall be provided as according to the proposed land uses in Castle Meadows and existing or proposed land uses in the adjacent property.

Because the IO Design Standards in Section V does not specifically address shared parking, the proposed section 3.1 above allows shared parking among the various uses. Additionally, the IO PD regulations do not require compliance with the Town's Residential/Nonresidential Interface Regulations. However, the proposed section 3.2 provides a site-specific transition and buffering from the proposed IOD use area in PA-3 to the existing Douglas County Agricultural One uses to the south. The IOD uses within PA-3 must comply with the Residential/Nonresidential Interface regulations along its southern boundary.

Proposed Development Agreement

The proposed Development Agreement addresses obligations that must be met in order to develop the property. Some specifics of the Development Agreement include:

- *Water Dedication:* the water dedication obligation for the property has been met.
- *Plum Creek Parkway Improvements:* construction of two additional lanes of Plum Creek Parkway, including sidewalks, curb and gutter, street lighting, storm sewer, and streetscape.
- *Prairie Hawk Improvements:* various obligations associated with the future extension through the property.
- *Vesting:* the site specific development plan will have a vesting period through December 31, 2035.

Public Outreach, Notice and External Referrals

- *Neighborhood Meeting:* The applicant chose to not hold a formal neighborhood meeting. However, they have stated that they have met with adjoining property owners individually with positive feedback. The applicant plans to provide an update on their outreach activities in their presentation to Council.

- *Public Notice:* The PDP and PD zoning regulations were 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 site. Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* map.
- *External Referrals:* Requests for external comments were sent to the various utility service providers, Douglas County Government, Douglas County School District, Colorado Department of Transportation, and Colorado Division of Wildlife. All comments have been acknowledged by the applicant.

Analysis of Review and Approval Criteria

Staff analyzed the proposed application according to the requisite review criteria and made the following findings. The PDP and PD zoning regulations comply with:

- The Vision 2020/Comprehensive Master Plan
- The Land Development and General Design Principles in Chapter 17.10
- The Amendment to PD Plan and PD Zoning Regulations in Chapter 17.36
- The IO Interchange Overlay District regulations in Chapter 17.44

Hyperlinks to the review criteria are provided below:

Vision 2020

<http://www.crgov.com/documentcenter/view/278>

Comprehensive Master Plan

<http://www.crgov.com/DocumentCenter/View/238>

Land Development General Design Principles, Chapter 17.10

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17_ZO_CH17.10LADEENDEPR

Amendment to PD Plan and PD Zoning Regulations, Chapter 17.36

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17_ZO_CH17.36AMPDPLPDZORE

IO Interchange Overlay District, Chapter 17.44

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17_ZO_CH17.44IINOVDI

Budget Impact

The proposed mixed-use zoning would allow for a variety of commercial, retail, and housing types and uses. The commercial and retail uses would generate sales tax revenue.

Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of the proposed PDP and PD zoning regulations. Planning Commission recommendation will be presented at the Town Council hearing.

Proposed Motion

I move to approve the second reading of the Ordinance Amending the Town's Zone District Map by Approving the Castle Meadows Interchange Overlay District Planned Development Plan; Approving the Castle Meadows Interchange Overlay Planned Development Zoning Regulations; Approving the Castle Meadows Development Agreement; and Vesting a Site Specific Development Plan through December 31, 2035.

Attachments

- Attachment A: Ordinance
 - Exhibit 1: Legal Description
 - Exhibit 2: PDP
 - Exhibit 3: PD Zoning Regulations
 - Exhibit 4: Development Agreement

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