



Meeting Date: December 1, 2015

## AGENDA MEMORANDUM

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

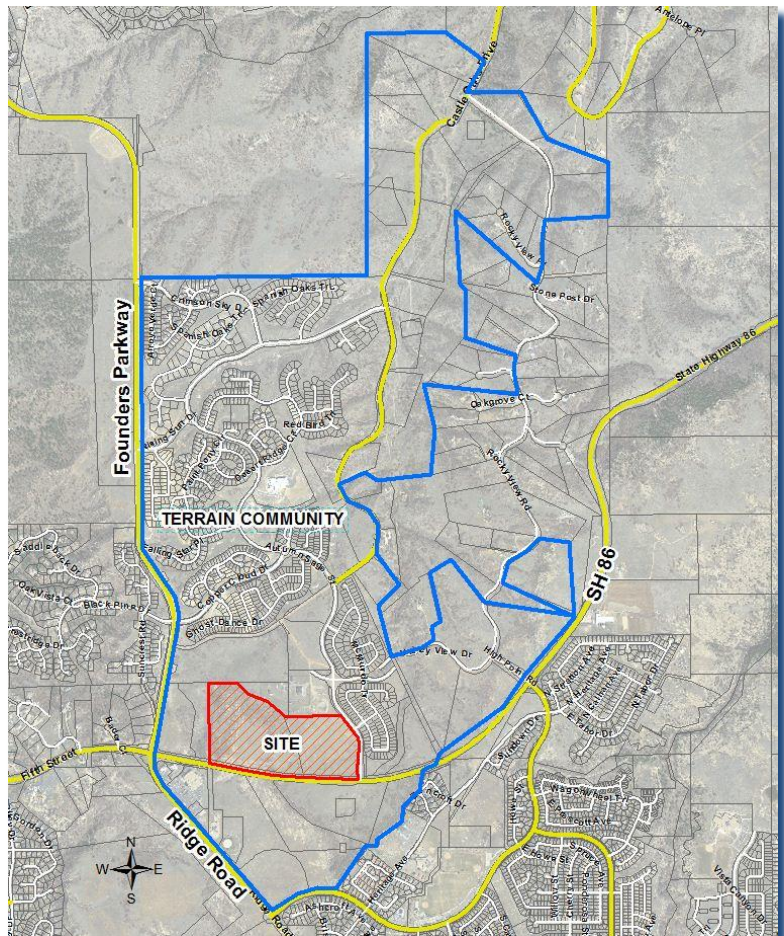
**From:** Julie Kirkpatrick, RLA, ASLA, Planner II, Development Services

**Title:** A Resolution Approving the Site Development Plan for the Proposed Terrain Filing No. 2

### Executive Summary

The proposed SDP includes approximately 60 acres and is located within the Terrain community. The application proposes 155 single family detached homes within approximately 21 acres while leaving about 55% of the site for open space. This residential development is the implementation of the next planned phase within the Terrain community.

The Planning Commission recommends 6-0-0 to approve the Terrain filing 1 SDP with the recommended variances requested by the developer at the meeting. Thus, the Planning Commission recommendation is to approve staff recommendation for approval with the developer request to have no walkways on either side of Rocky View Road and no lighting along this more rural section of the road.



**Site Location within Terrain Community**

## **Findings and Recommendation**

The Planning Commission and staff find that the SDP meets the objectives and criteria of the Terrain Planned Development (PD) Plan, PD Zoning Regulations, the Town of Castle Rock Vision 2020 and Comprehensive Master Plan and the Municipal Code.

## **Discussion**

### **Existing Conditions**

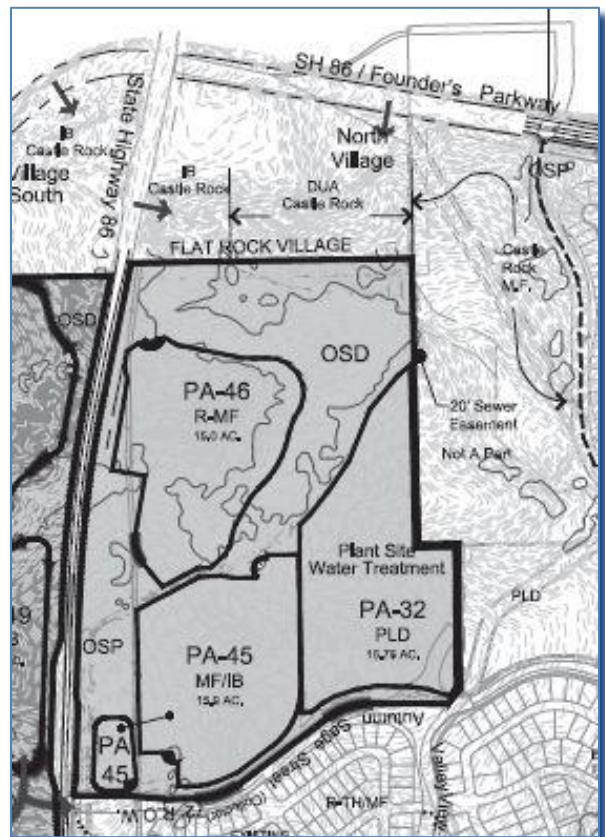


**Existing View Looking Northeast from SH 86**

The area of this proposal is currently vacant land with existing vegetation consisting of native grasses, shrubs, and scrub oak. The Department of Fish and Wildlife agrees with the applicant's ecological report that a population of Preble's Meadow Jumping Mouse is likely not present.

### **Terrain Zoning**

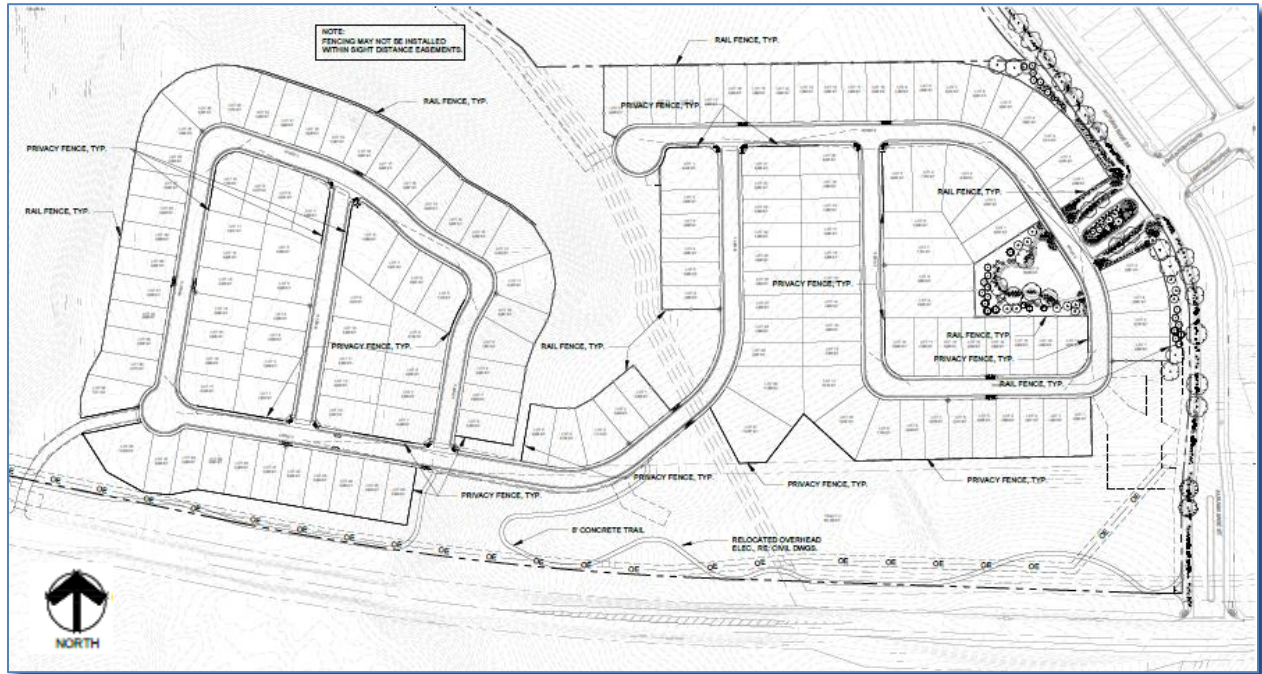
The SDP is located within the Flat Rock Village of the Terrain PDP, specifically Planning Areas (PA) 45 and 46. Single Family Detached homes are an allowable use under the R-MF and MF/IB zoning districts. The zoning allows a maximum of 225 residential units over approximately 31 acres. The zoning permits a gross density of 18 dwelling units per acre.



## Proposed Site Development Plan

The project proposes 155 single family detached homes over approximately 21 acres. The 33 acres of proposed open space would be dedicated to the HOA to own and maintain. The application also includes an 8-foot, concrete trail adjacent to State Highway 86. The gross density proposed equals 2.55 dwelling units per acre.

**Terrain PDP Applicable to this Site**



**Proposed Site Development Plan**

## Public Outreach, Notice and External Referrals

- **Neighborhood Meeting:** The applicant presented this project to the community as part of their updates at HOA meetings.
- **Public Notice:** The SDP 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 *In Your Backyard* map.
- **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 acknowledged and addressed by the applicant.

## Analysis of Review and Approval Criteria

Staff analyzed the proposed site plan according to the requisite review criteria and made the following findings. The SDP complies with:

- The Vision 2020/Comprehensive Master Plan
- The Terrain PD entitlement documents
- The Land Development and General Design Principles in Chapter 17.10
- The Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B)
- The Circulation and Connectivity (Chapter 17.38.040.C)
- The Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D)
- The Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E)
- Preservation of Natural Features (Chapter 17.38.040.F)

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=TIT17ZO\\_CH17.10LADEENDEPR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.10LADEENDEPR)

Site Development Plan review and approval criteria, Chapter 17.38.040

[https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)

## **Budget Impact**

The proposed SPD Plan will generate review and impact fees, along with use taxes. Other ongoing costs to serve neighborhood in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other residential developments in Castle Rock.

## **Recommendation**

Based on the analysis and findings outlined in this report, the Planning Commission recommends approval of the proposed SDP.

## **Proposed Motion**

I move to approve A Resolution Approving the Site Development Plan for the Proposed Terrain Filing No. 2.

## **Attachments**

Attachment A: Resolution  
Exhibit 1: Proposed SDP