



Meeting Date: June 20, 2017

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Kathy Marx, Senior Planner, Development Services

Title: **Ordinance Amending the Town's Zone District Map by Approving the Calvary Chapel Castle Rock Planned Development Plan and the Calvary Chapel Planned Development Plan Zoning Regulations** (Second Reading)
[Calvary Chapel PD Zoning – 5th Street and Woodlands Boulevard]

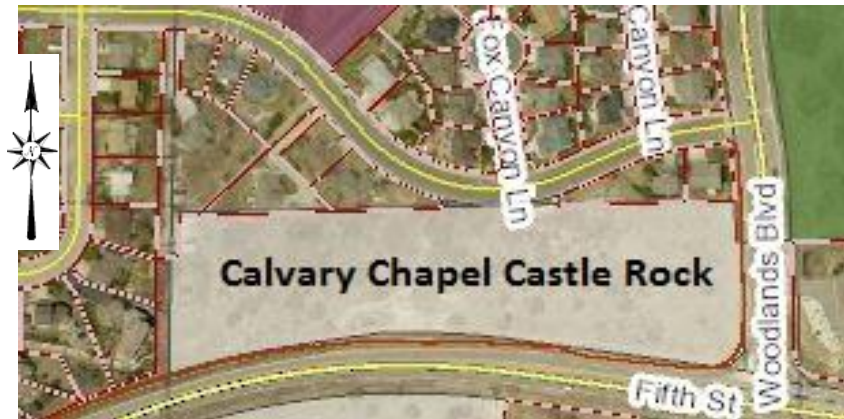
Executive Summary

Town Council heard this application at the June 6, 2017, public hearing and approved the annexation and PD zoning on first reading.

When a property is approved for annexation into the Town, it is also necessary to zone the parcel. Zoning may be a straight zone request, representing a permitted use within an existing Town zone designation or a planned development zone designation. Planned Development zoning is an optional negotiated zoning specific to a Planned Development Plan that outlines standards of development and the provisions for public and private infrastructure to support the development.

Originally, in the case of Calvary Chapel Castle Rock, a Business/Commercial (B) zoning designation was requested. Due to neighborhood objections to the B zone Calvary Chapel withdrew the B zone request and resubmitted for a Planned Development Plan (PD) (**EXHIBITS 2 - 3**). The PD will specifically allow only a church use. Under the existing Douglas County jurisdiction, the site is zoned Rural Residential.

On April 27, 2017, the Planning Commission heard the proposal for PD zoning for the Calvary Chapel. One citizen spoke in favor of the PD zoning. The Planning Commission voted 4-0 to recommend approval of the PD zoning to Town Council.



Proposed Site

The PD zoning will be applicable to the 5.4 ± acre parcel located at the northwest corner of Fifth Street and Woodlands Boulevard. The proposed PD zoning, with the allowable use of a church, is well-suited for the location at the intersection of two arterial streets. The zone district is compatible with existing development on adjacent properties and measures will be taken within the Site Development Review process to mitigate any incompatibility as the parcel is subject to the Residential/Nonresidential Interface regulations.



View from Proposed Site to the West

The Castle Rock 2020 Comprehensive Master Plan land use plan map designates the subject property as Unincorporated Future Residential Neighborhood which includes churches as a general preferred land use category within that plan area.

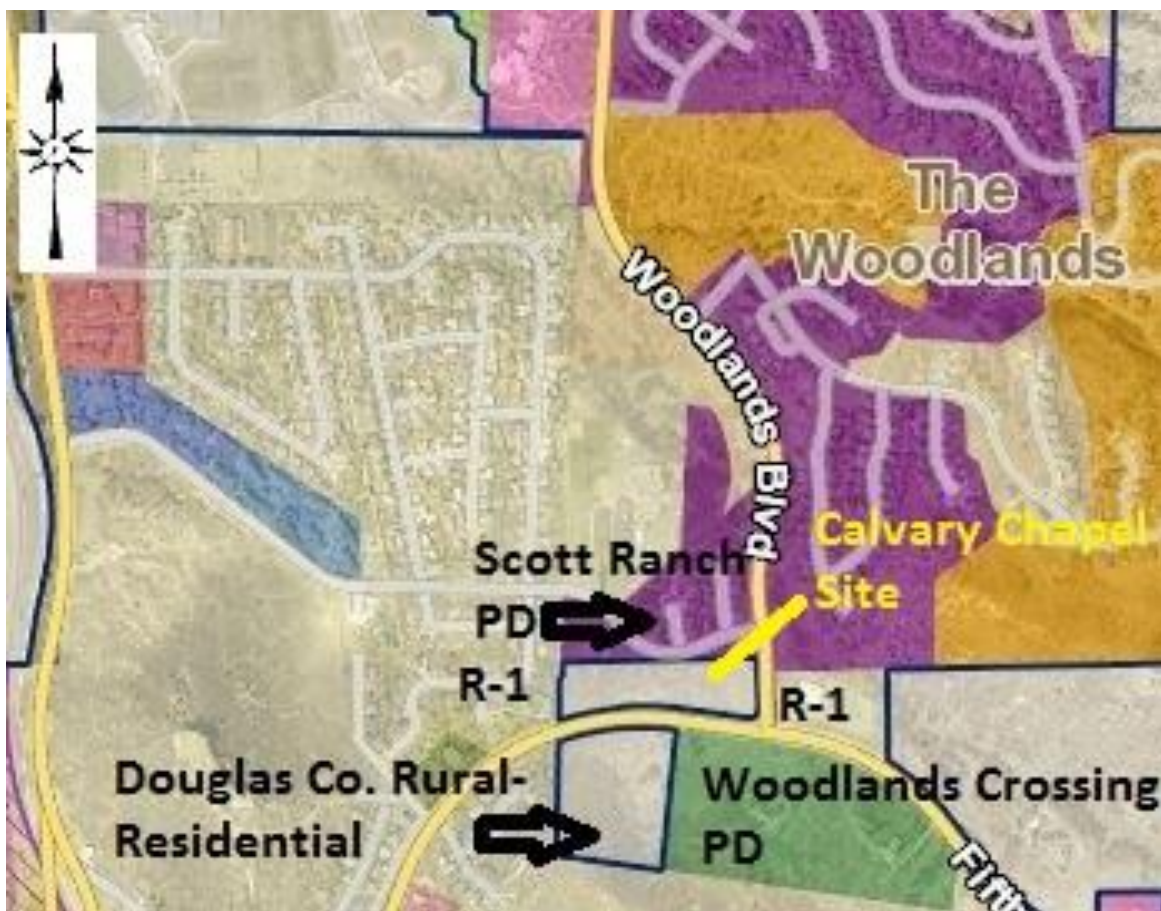
Findings and Recommendation

The proposed zoning meets the objectives of the Town's Vision 2020 Plan, the 2020 Comprehensive Master Plan and the review and approval criteria in the Municipal Code.

Discussion

Background and Existing Zoning/Use

The present Town Zoning Map was adopted into the Municipal Code in 2005 (Ordinance 2005-04) and is updated as changes occur. A portion of the Town Zoning Map as it relates to this parcel follows:



Current Zoning for Surrounding Properties

The site is surrounded by developed residential land to the north that is zoned Scott Ranch Planned Development (PD) and accessed by Canyon Drive. Single-family residential, townhomes, private community centers and recreation facilities are permitted uses for the PD. Offices, office parks, religious institutions and day care centers are allowed by Use by Special Review.

Developed residential land is also adjacent to the site to the west. That property is zoned Single-Family Residence District (R-1). Other R-1 property to the east and separated by Woodlands Boulevard is developed with a church use. Permitted within R-1 are single-family residential, small in-home day care, underground public utilities and indoor/outdoor recreational uses. Uses by special review include public facilities, college, university, vo-tech and private schools, places of worship, large in-home day cares, assisted living facilities, group homes, outdoor commercial amusement, solar collectors, wind generators and above-ground public utilities.

To the south, the property is bordered by Fifth Street, a major arterial. South of Fifth Street under County jurisdiction there is an undeveloped 9-acre parcel on the west that is zoned Rural Residential (RR). RR would permit churches with less than 350 seats, fire station, library, open space and trails, park/playground, neighborhood recreational facility, private recreation facility, school, sheriff substation, residence (single-family residential or group) and utility service facility. Uses by special review with the RR zone include churches with greater than 350 seats, daycare/preschool/large home day care facilities, horse boarding, community recreation facility, bed and breakfast, major utility, veterinary hospital and clinic and wind energy conversion systems.

To the east of that property are two undeveloped parcels within the Town's jurisdiction, zoned Woodlands Crossing PD. The zoning adjacent to Fifth Street is called neighborhood center/integrated business use area. The existing permitted uses include retail stores, personal service establishments, financial institutions, indoor places of public assembly, entertainment and recreation, offices professional and commercial, automotive repair and service facilities, parking lots and parking structures, public buildings, religious institutions, restaurants, lounges and fast food establishments.

Proposed Zoning/Use

The proposed use for the subject parcel is for a church within a newly created PD zone. The proposed use does not include an on-site school or daycare. Associated permitted uses also include:

- Church related educational facilities
- Ministry related administrative offices
- Open space, landscape areas, buffers and setbacks
- Drainage and detention facilities
- Indoor and outdoor church related recreation facilities such as a playground
- Utilities and appurtenant facilities including but not limited to water and sewer, electric service, gas service, telephone and cable service

- Parking spaces, drive aisles, parking lot islands, sidewalks
- Public and private streets and drives
- Fences, walls, trash enclosures and/or retaining walls
- Temporary construction trailers

Private open space is also permitted.

Standards of Development

The proposed church use within the PD will be required to comply with the following development standards:

- No proposed building shall be constructed closer than 25 feet from Woodlands Boulevard; 25 feet from Fifth Street; and 30 feet from either the northern or western PD boundaries
- Maximum building height: 35 feet
- Maximum spire height: 15 feet above building
- Maximum building coverage: 82,786 square feet
- Maximum gross floor area: 35% of total site area
- Maximum Floor Area Ratio: 0.35 permitted

Architectural design elements will also comply with “Castle Rock Design: Guidelines for Design and Development in the Town of Castle Rock”.

Additionally, given the adjacency of the parcel to residential properties, compliance with the Residential/Nonresidential Interface regulations will be required. That compliance also triggers the necessity of the general site development plan (SDP) process. This requires review by the Planning Commission and Town Council under separate action. The SDP will be scheduled for future public hearings if the property is annexed and zoned.

Infrastructure and Transportation Capacity

Within the zoning application process applicants are required to submit a land suitability analysis report, traffic impact analysis, concept utility letter and a phase I drainage report. Those reports are routed to both internal staff and external utility service providers to verify the accuracy of the data provided and ensure that any impacts to the Town’s infrastructure is mitigated to protect existing water, sewer, storm sewer, road systems, parks and recreation spaces and a variety of private utilities, and to plan for future demands.

At the culmination of the reviews Town staff along with external reviewers must come to a consensus with the applicant’s proposal before moving forward to Planning Commission and Town Council review. The land suitability analysis of the property reviewed slope, soils, vegetation and wildlife habitat and did not detect any notable concerns relative to zoning or future development of the site. It was also determined

that the zoning of the proposed site to a PD and the necessary improvements of access, street right-of-way improvements such as sidewalks and landscaping, site drainage and on-site retention, adequate water for both consumption and fire control were addressed to the satisfaction of Town staff in the review process to support the orderly development of the property. No additional right-of-way will be necessary for this project. A development agreement will be entered into between the Town and the applicant that specifies details of the projected use and the related obligations that are required.

Public Outreach, Notice and External Referrals

- *Neighborhood Meeting:* Four neighborhood meetings have been conducted prior to the Planning Commission hearing.

Date	# of Attendees	Concerns
1-25-16	11	Site Development – erosion, access, architectural style, location of building
1-31-16	2	As above
10-1-16	22	B Zone proposal, site to off-site drainage and as above
3-12-17	9	Site Development - setbacks, maximum height, proposed retaining wall height

As noted previously the actual site development concerns will be addressed during the SDP review process with public hearings at the Planning Commission and Town Council. The applicant addressed the neighborhood concern of zoning the property with a B zone which would have allowed other commercial uses by withdrawing the request for the B zone and reapplying for a PD with the specific use of a church.

- *Public Notice:* The Zoning was noticed in accordance with the Colorado State Statutes and 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 (HOAs). Town staff published notice on the Town's website and featured the proposal on the *Development Activity/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, Douglas County School District and surrounding HOAs. All comments received were relative to the proposed development of the site rather than the zoning. Those comments will be addressed under separate actions.
- *Planning Commission:* The Planning Commission reviewed the proposed PD for Calvary Chapel on April 27, 2017, at public hearing. One citizen spoke in favor

on the PD. The Planning Commission voted 4-0 to recommend approval of the PD to Town Council.

- *Town Council:* The Town Council heard this application at the June 6, 2017, public hearing and approved the PD zoning by a vote of 7 to 0 on first reading.

Analysis of Review and Approval Criteria

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

- The Vision 2020/Comprehensive Master Plan
- Title 20, Annexation and Disconnection, of the Municipal Code

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>

Municipal Code:

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT20ANDI

Budget Impact

The proposed zoning will generate review fees. Other site development impact fees will offset costs to the Town of Castle Rock at a later date.

Staff Recommendation

Based on the analysis and findings outlined in this report, the Planning Commission and staff recommends approval of the proposed Calvary Chapel Castle Rock zoning.

Proposed Motion

I move to approve this Ordinance as introduced by title, second reading.

Attachment

Attachment A: Ordinance

Exhibit 1: Legal Description

Exhibit 2: Calvary Chapel Planned Development Plan

Exhibit 3: Calvary Chapel Planned Development Plan Zoning Standards