



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

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

Title: Ordinance: Amending the Town's Zone District Map by Approving the Auburn Ridge Planned Development Plan No. 1, Amendment 1 (Second Reading)
Project #COZ14-0001

Executive Summary

The zoning ordinance was approved as presented on first reading on August 4, 2015, by a vote of 5 to 0 with no changes. The Development Agreement was presented for informational purposes to Town Council on August 4, 2015.

The purpose of this report is to seek Town Council approval on the proposed Auburn Ridge Planned Development Plan (PDP) No. 1, Amendment 1; the Auburn Ridge Planned Development Plan No. 1, Amendment 1 (PD) Zoning Regulations; and the **(Attachments A and E)**. The 6.13 acre site is known as Auburn Ridge Lot 2, located on Auburn Drive adjacent to the existing Auburn Ridge age-restricted apartments.



Vicinity Map

Planning Commission held a public hearing on July 23, 2015 **(Attachment D)**. Planning Commission voted 1 to 4 to recommend denial to Town Council. Seven members of the community, all of whom live in the adjacent single family attached homes within Castle Highlands, expressed great concern over this proposal. The majority of the public's concerns relate to allowing non-age restricted units, taller maximum building height increased to 45' within Planning Area A and associated loss of views, and that the

overall density is too high. Four of the Five Commissioners agreed with the neighbors and voted 1 to 4 to recommend denial to Town Council.

This proposed PDP and associated PD Zoning Regulations would:

- Allow Non-Age Restricted Apartments in addition to the already-approved age-restricted units;
- Allow 100 MF units;
- Create 2 Planning Areas with the Planning Area closest to the existing single family detached homes having a lower maximum building height and a lower allowable density;

Code Review and Findings

Staff finds that the Auburn Ridge Planned Development Plan No. 1 and Zoning Regulations amendment meets the following review and approval criteria:

- Supports the objectives of the Community Vision 2020 and the 2020 Comprehensive Master Plan,
- Meets the Land Development - General Design Principles of Chapter 17.10 of the Town of Castle Rock Municipal Code (TOCRMC),
- Meets the PD amendment review and approval criteria of Chapters 17.34 and 17.36 of the TOCRMC.

Based on the above Findings of Fact, Staff recommends that the Town Council approve the proposed Auburn Ridge Planned Development Plan No. 1, Amendment 1. The Planning Commission recommends denial.

Notification and Outreach Efforts

The proposed zoning amendment was noticed in accordance with the Town of Castle Rock Municipal Code. The applicant posted signs on the property and mailed letters to property owners within 300 feet of the site and to surrounding Homeowner Associations (HOA). Mineral estate owners were sent written notice of the proposed rezoning and upcoming public hearings. Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* Map.

Neighborhood Meetings

The applicant held a neighborhood meeting on September 3, 2014. Approximately 45 people attended the meeting. The applicant presented a summary of the proposed amendment. The neighbors asked questions about the traffic impacts and signalization at the intersection of Wolfensberger Road and Auburn Drive. Many raised concerns about current, on-street parking conditions and how this rezoning may create more on-street parking. Some voiced concerns about for-lease housing types, such as apartments attracting a transient population.

The applicant hosted an additional neighborhood meeting on April 22, 2015. With approximately 15 residents attending, similar concerns were raised. While the attendees like the lower density closer to the existing single family detached homes, the proposed three-story building is still a concern.

The developer intends to build and manage the multi-family complex as they have done with Phase I, the Auburn Ridge senior housing development. A signal is planned for the Wolfensberger Road and Auburn Drive intersection, once the traffic warrants are reached. On-site parking must comply with the Town's parking requirements and will be assessed at the time of the Site Development Plan review. Limits to on-street parking along Auburn Drive will also be considered at the time of the Site Development Plan.

Public Comments

Several residents have expressed concerns (**Attachment C**).

External Referrals

External referrals were sent to the various utility service providers, Douglas County School District, Colorado Department of Transportation, Douglas County Government, the Castle Highlands HOA, Townhomes at Red Hawk HOA, Red Hawk HOA and Red Hawk Filing No. 3 HOA. All external agency comments have been addressed. No written comments were received from the surrounding HOAs.

History of Past Town Council, Boards & Commissions, or Other Discussions

Town Council

Town Council approved this zoning amendment on first reading on August 4, 2015. The Draft DA was presented at that time as a discussion item only.

Planning Commission

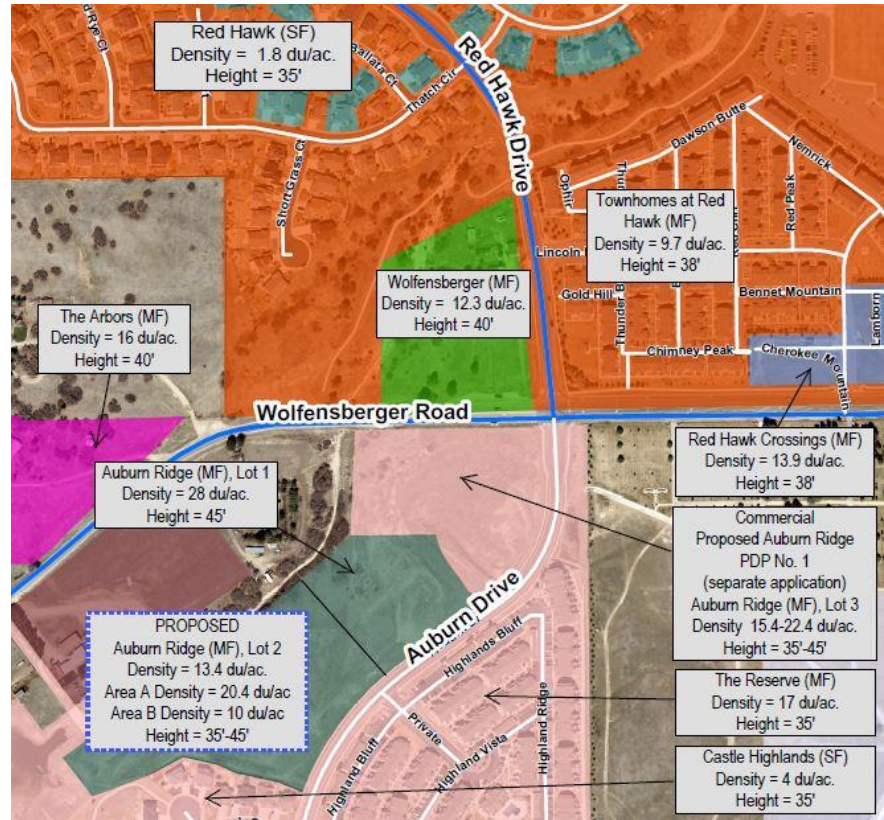
On July 23, 2015, the Planning Commission reviewed this application. Seven members of the community, all of whom live in the adjacent single family attached homes within Castle Highlands, expressed great concern over this proposal. The majority of the public's concerns relate to allowing non-age restricted units, taller maximum building height increased to 45' within Planning Area A and associated loss of views, and that the overall density is too high. Four of the Five Commissioners agreed with the neighbors and voted 1 to 4 to recommend denial to Town Council.

Discussion

Current Zoning

The site is currently zoned MF2, Multi-Family Use Area, as part of the Auburn Ridge Preliminary PD Site Plan. The permitted uses include age-restricted multi-family dwellings, such as apartments, condominiums and townhomes. In addition to a maximum building height of 35 feet, the zoning also requires a 25 foot wide landscape buffer adjacent to the existing single family detached lots. The allowable gross density is currently 17 dwelling units per acre.

The property is surrounded by various multi-family uses and single family detached homes to the southwest. The property to the north of Auburn Ridge (MF) Lot 1, see map above, is currently zoned commercial. However, there is an active application to rezone that property to multi-family.



Surrounding Zoning and Uses

Property Description



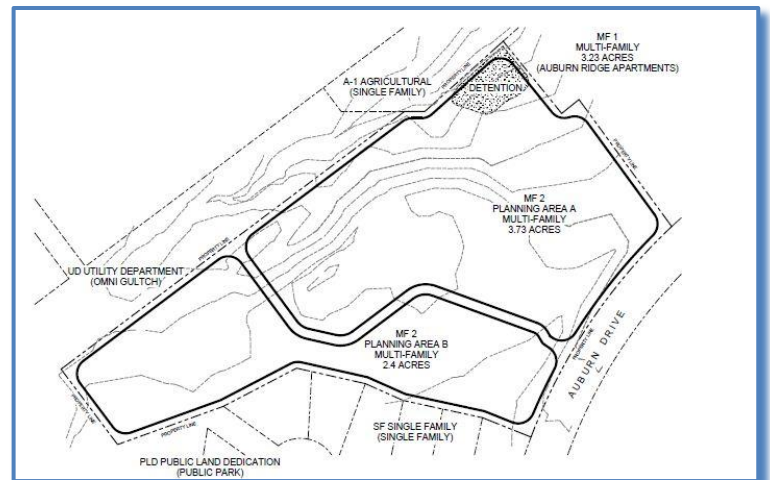
View of Site from Auburn Drive facing North

The 6.13 acre site is located south of Wolfensberger Road and west of Auburn Drive, south of the existing Auburn Ridge age-restricted apartments. Vegetation on the site is

characterized by native grasses. The western boundary of the property abuts the Omni Tributary, which is a channel that contains seasonal storm water flows. Steeper slopes are found on the channel embankments, which are beyond the property line of this site.

Proposed Planned Development and Planned Development Zoning Regulation

The 9.3 acre Auburn Ridge PD was approved in 2012 and platted into two lots. Auburn Ridge, Lot 1 is designated as the Multi-Family 1 (MF1) use area and Lot 2 is the Multi-Family 2 (MF2) use area. Both MF1 and MF2 are currently zoned for age-restricted multi-family dwellings such as apartments, condominiums and townhomes. Auburn Ridge, Lot 1 has been developed as the Auburn Ridge Senior Apartments at 1101 Auburn Drive. Eighty percent of the 100 dwelling units in the senior apartments are subsidized through state tax credits.



Proposed Planned Development Plan

The proposed amendment divides the MF2 use area into Planning A and Planning Area B (**Attachment A, Exhibit 2**). While the age-restricted multi-family use will remain, multi-family dwellings (non- age restricted) will be added. Planning Area A includes the northern portion of the site and is proposed to have a maximum density of 20.4 dwelling units per acre, with a maximum of 76 dwellings. The maximum building height for Planning Area A is 45 feet. Adjacent to the existing single family detached homes to the south, Planning Area B restricts the density to 10 dwelling units per acre with a maximum of 24 dwelling units allowed. Additionally, the maximum building height for Planning Area B is proposed to be 35 feet. The average density for the site equals 16.3 dwelling units per acre. The amendment maintains the existing 25 foot wide landscape buffer requirement along the adjacent single family detached homes to the south.

The proposed PD Zoning regulations contain architectural elevation renderings that are intended to demonstrate the level of quality and design planned for this site (**Attachment A, Exhibit 3**). Please note that the renderings are conceptual in nature, but will be used as a guide for future development of the Auburn Ridge PD.

Recommendation

The Auburn Ridge Planned Development Plan No. 1, Amendment 1 and Zoning Regulations comply with the following review and approval criteria:

- Supports the objectives of the Community Vision 2020 and the 2020 Comprehensive Master Plan,

- Meets the Land Development - General Design Principles of Chapter 17.10 of the Town of Castle Rock Municipal Code (TOCRMC),
- Meets the PD amendment review and approval criteria of Chapters 17.34 and 17.36 of the TOCRMC.

Staff recommends approval of the proposed Auburn Ridge Planned Development Plan No. 1, Amendment 1. Planning Commission recommends denial.

Proposed Motion

I move to approve the Ordinance approving the Auburn Ridge Planned Development Plan No. 1, Amendment 1.

Attachments

- Attachment A: Ordinance - zoning
 - Exhibit 1: Legal Description
 - Exhibit 2: PDP
 - Exhibit 3: Zoning Regulations
- Attachment B: Surrounding Uses
- Attachment C: Public Comments
- Attachment D: PC Minutes