



AGENDA MEMORANDUM

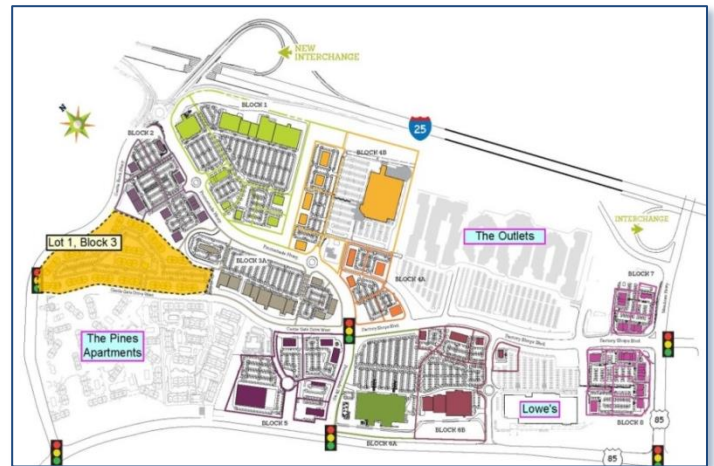
To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Title: Resolution: Approving the Site Development Plan for Lot 1, Block 3, Promenade at Castle Rock Filing No. 1 (Multi-Family, Castlegate Drive West / Castle Rock Parkway)
(Town of Castle Rock Project #SDP15-0022)

Executive Summary

The Site Development Plan (SDP) proposal is for the new 312 unit multi-family market-rate apartment development with associated dog park and wash, bike repair shop, clubhouse, open space and landscaping (**Attachment B**). The site design is consistent with the Council approved Promenade Vision Book. The site is located southeast of the intersection of Castlegate Drive West and Castle Rock Parkway, currently under construction (**Attachment A**). Surrounding uses include business/commercial, multi-family and Castle Rock Parkway.



Vicinity Map

Staff recommends approval of the SDP with the condition that all remaining staff comments are addressed and a revised SDP is submitted and accepted by the Town. Staff will update Town Council on the Planning Commission's recommendation following the October 29th special Planning Commission meeting (**Attachment C**).

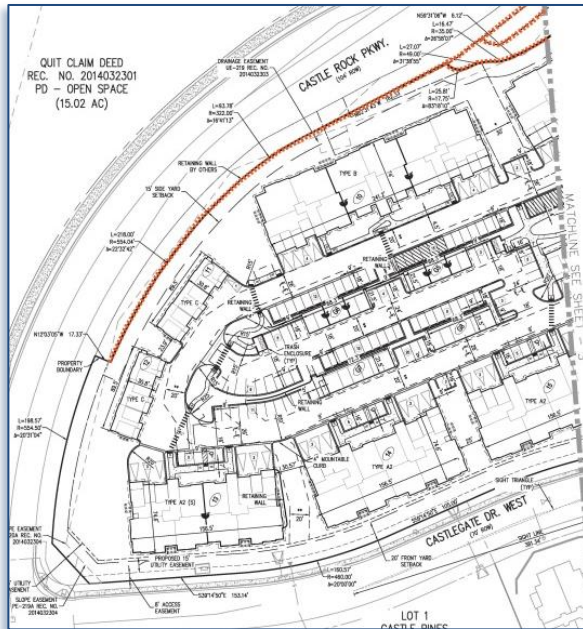
Key Issues

- The SDP reflects an administratively approved 2% reduction in required parking spaces.
- Conditions of approval require that all remaining staff comments be addressed prior to recording of the SDP.

Findings

Staff finds the SDP meets the objectives and criteria of the Promenade at Castle Rock Vision Book (Vision Book), Promenade at Castle Rock Planned Development (PD) Plan, PD Zoning Regulations and Architectural Design Guidelines and Standards, the Town of Castle Rock Vision 2020 and Comprehensive Master Plan and the Municipal Code Chapter 17.10 (Design Principles) and Chapter 17.38 (Site Development Plan).

Discussion and Key Issues



Proposed Site Plan – North Extent

Promenade Vision and Zoning

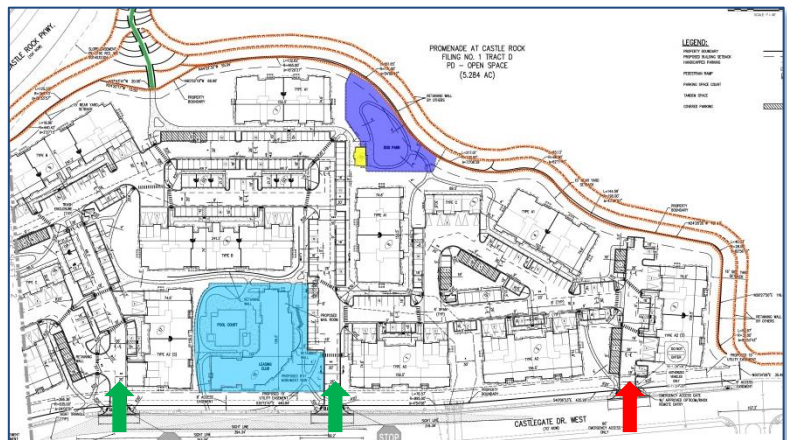
The Promenade Vision Book reflects specific architectural elements intended to characterize prairie and mountain village vernacular, such as traditional roof forms, rustic materials, varying window sizes, gables, siding, awnings and standing seam metal roofs. The Promenade zoning documents establish standards intended to create a moderately dense residential community with an interconnected pedestrian network.

This site is zoned for multi-family residential development with such uses as apartments, condominiums, townhouses and private clubhouses and recreational facilities. The maximum number of units allowed is 360.

The complete Promenade PD Plan and PD Zoning Regulations, as well as the Vision Book, are available at CRgov.com/Promenade.

Proposed Site Development Plan

This site located south of Castle Rock Parkway and east of Castlegate Drive West, will be developed in a single phase. One, two and three bedroom for-lease units with attached garages will be offered at market-rates. Other site amenities will include a dog park (shaded in purple in the illustration), a bicycle repair shop/dog wash (shaded in yellow), a private pool and clubhouse (shaded in light blue). A system of terraced, sculpted retaining walls (shaded in brown) and stairway (shaded in green) will provide a pedestrian connection to the retail and restaurant development to the east of the site.



Proposed Site Plan – Central and South Extent

There will be two points of access to the site (green arrows) and one restricted emergency vehicle access (EVA) drive (red arrow). All access drives are from Castlegate Drive West.



Proposed Elevations

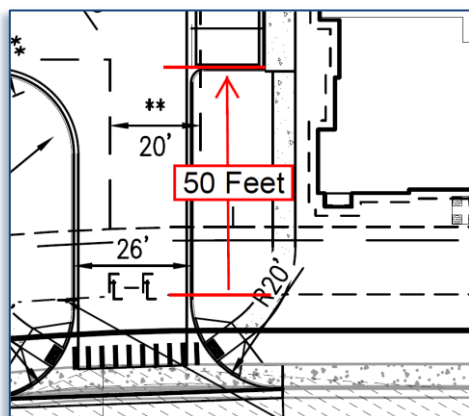
Notification and Public Outreach

The applicant posted signs on the property and mailed letters to property owners and Homeowner Associations (HOA) 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 were sent to service providers, Douglas County agencies and nearby Homeowner Associations. All external comments have been addressed.

A neighborhood meeting was held on June 25th and approximately five people attended the meeting. Questions were asked related to the construction schedule, commercial tenants within the Promenade and opening dates.

Key Issues

The Development Services Director has administratively approved the request for a reduction in required on-site parking from 618 spaces to 605 spaces due to physical constraints related to the irregular shape, challenging slopes and easement configuration on the property. The developer, acting also as the property manager, intends to establish lease restrictions for the complex stipulating that garages are only to be used for storage of operable motor vehicles and for no other purpose, such as storage, cooking, etc. In addition, lease agreements will prohibit parking of recreational vehicles, trailers, boats, inoperable or commercial vehicles on the site, thereby insuring that the maximum number of parking spaces remain available at all times for resident and visitor use.



Proposed Entry Design

At the writing of this staff report, a few technical comments remain outstanding and staff is awaiting a revised SDP submittal. None of these comments impact the overall site design, building footprints or landscaping. Drainage technical comments are minor and related to symbols on the SDP.

The Public Works comments may impact the parking and entry drive configuration of the north entrance to the site. The Municipal Code Section 17.54.080 requires a minimum throat length of 200-feet from the edge of the right-of-way to the nearest parking aisle, driving aisle, or parking space. The proposed distance is approximately 50 feet from future right-of-way. The minimum length may be adjusted if justified by a traffic impact analysis. Public Works staff is currently evaluating the traffic impact analysis to determine an acceptable adjustment.

Staff will provide an update at the public hearing on the status of the remaining issues.

Site Photographs



View of the property from Castlegate Drive West to the northeast.



View of the property from Castlegate Drive West to the southeast.

Review and Approval Criteria

Staff analyzed the proposed site plan according to the requisite review criteria and made the following findings. The property is not within the Skyline-Ridgeline Protection area. It has been determined that there are no protected or endangered species present on the site. The State Department of Natural Resources – Division of Wildlife provided survey guidelines for detecting Western Burrowing Owls on the site because of the history of prairie dog burrows on and adjacent to the site. On behalf of Promenade Castle Rock, LLC, ERO Resources Corporation (ERO) conducted a series of burrowing

owl surveys on the site and concluded that the burrowing owls are not present on the site.

The SDP complies with (hyperlinks to the review criteria provided):

- The Town of Castle Rock Vision 2020/Comprehensive Master Plan
- The Promenade at Castle Rock Planned Development (PD) Plan and PD Zoning Regulations (www.crgov.com/Promenade)
- The Land Development and General Design Principles (Chapter 17.10)
(https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.10LADEENDEPR)
- The Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B)
(https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- The Circulation and Connectivity (Chapter 17.38.040.C)
(https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- The Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D)
(https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- The Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E)
(https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)
- Preservation of Natural Features (Chapter 17.38.040.F).
(https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)

Budget Impact

The proposed residential development will generate review and impact fees, along with use taxes.

Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of the proposed SDP with conditions. Staff will update Town Council regarding Planning Commission's recommendation following the October 29, 2015 special Planning Commission meeting (**Attachment C**).

Proposed Motion

I move to approve a Resolution Approving the Site Development Plan for Lot 1, Block 3, Promenade at Castle Rock Filing No. 1, with the condition that all remaining staff comments are addressed and that a revised SDP is submitted to, and accepted by, the Town.

Attachments

- Attachment A: Map
- Attachment B: Resolution
- Exhibit 1: Site Development Plan
- Attachment C: Staff Update

