



Meeting Date: July 22, 2021

AGENDA MEMORANDUM

To: Planning Commission

From: Donna Ferguson, AICP, Senior Planner, Development Services

Title: **Alana at Castle Rock Site Development Plan (formerly known as Promenade Apartments)**

Executive Summary

Forum Investment Group is requesting approval of a Site Development Plan (SDP) known as Alana at Castle Rock (FKA Promenade Apartments). Alana at Castle Rock proposes a 300-unit apartment complex consisting of four apartment buildings, a club house, pool, dog park and 526 parking spaces on a 10-acres site. The site is generally located in the center of the Promenade, between Promenade Parkway and Castlegate Drive West. SDPs for residential use require a public hearing before the Planning Commission who shall review the proposal and provide a recommendation to Town Council.

Background

Existing Conditions and Surrounding Uses

The site for Alana at Castle Rock is approximately 10 acres in size and is currently undeveloped. It is generally located in the center of the Promenade shopping center between Promenade Parkway, which wraps around the site on east and south and Castlegate Drive West, which bounds the site on the west.

To the northwest of the site is a large area of multi-family development, which resides both inside and adjacent to the Promenade, consisting of a mix of apartment and townhome complexes. To the north is La Loma Restaurant, which is adjacent to and overlooks the site. To the east and southeast across Promenade Parkway are a variety of small business/commercial lots in various stages of development. To the south is King Soopers and to the southwest and west, across Castlegate Drive West, are more small business/commercial lots in various stages of development.

The site for Alana at Castle Rock is elevated along its western and southern perimeter, utilizing existing ten-foot tall tiered retaining walls, and overlooks Castlegate Drive West and Promenade Parkway to the south. The site has expansive views to the south and west; views of the iconic Rock and Pike's Peak to the south and views of the Front Range to the west. From the west the site slopes gradually down to the east to meet the grades of Promenade Parkway. The site was previously over lot graded and as a result contains no significant vegetation.

Zoning

The Promenade at Castle Rock Planned Development Plan (PDP) was originally approved in March of 2015. It was created from a portion of property from the Castle Pines Commercial Planned Development, which was annexed and zoned in January of 1987. The site was further amended in March of 2021 to permit multi-family. The current zoning for the site is the Promenade at Castle Rock PDP, Amendment No. 1.

Discussion

Use

The site resides within Planning Area 3A of the Promenade at Castle Rock PDP, Amendment No. 1. Planning Area 3A permits up to 300 units of Multi-family Residential uses to include apartments, condominiums and townhomes as well as associated clubhouse and recreation facility uses. The proposed apartment complex use is in conformance with the permitted uses described for the site.

Development Standards

A comparison of the proposed site development plan (SDP) to the zoning requirements (Page 1 of SDP) illustrates the proposed SDP meets the permitted maximum density, maximum height, minimum setbacks and minimum development standards as outlined in the zoning.

The proposed density is equal to the maximum permitted density of 300 dwelling units, the proposed building elevation of 6,185-feet is 3-feet below the maximum permitted building elevation of 6,188, all proposed setbacks meet or exceed the minimum setback requirements. In addition, the proposed open space of 32% is more than the minimum standard of 20%.

Per Section 4.5 of the PDP zoning regulations, required parking for multi-family is to be determined during the site development plan review process. As part of the SDP application an independent parking study was submitted. The parking study provided the national parking demand for multi-family land uses as determined by the Institute of Transportation Engineers (ITE) and also the parking demand for multi-family projects within the Town as determined through four on-site surveys. The parking study determined that based on national parking rates for multi-family land uses, 300 multi-family units would require 363 to 456 parking spaces; and based on the on-site surveys of multi-family projects within the Town, 300 multi-family units would require 438 parking spaces. Using parking requirements from Town code, the same number of units would require 590 parking spaces. The parking study concluded that the 526 parking spaces, which are being proposed, can accommodate the peak parking needs of Alana at Castle Rock. Town staff has reviewed the independent parking study, finds the study to be based on sound data, and concurs with the study that 526 parking spaces are enough to conservatively meet the parking demands of the project. This proposed ratio and total number of spaces would fall within the typical range of an allowed reduction per Town Code (25% allowed, 11% proposed).

Residential Buffering

Residential buffering to provide an interesting, visually pleasing landscaped transition between the residential use of Alana at Castle Rock and the surrounding commercial uses is being provided by landscape buffers, landscaped retaining walls, and well-appointed streetscaping.

Traffic Impact Analysis and Mitigation

Lots 2A-1 and 2A-2, Block 3 of the Promenade were originally approved for 158,400 Sq. Ft. of shopping center. The developer requested a change in zoning to accommodate a combination of 300 multi-family residential units in addition to a 40,000 Sq. Ft. of office building and 22,000 Sq. Ft. of shopping center uses.

An addendum to the transportation impact analysis was completed to compare the previous use to the proposed use, and Table 1 of the addendum indicates that there are 3,910 fewer daily trips with the proposed use. These uses conform with the traffic volumes and uses approved for the site in the overall TIA.

Two existing access points along Promenade Parkway will accommodate ingress/egress in the form of a right-in/right-out to the north, and the remaining unused leg of the roundabout to the south.

Based on staff review of this assessment, the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site accesses. No offsite improvements are needed to mitigate the traffic generated from the proposed development.

Utilities

Adequate water, stormwater, wastewater, and road infrastructure are proposed with this project to serve the site.

Notification and Outreach

Public Notice

The applicant mailed public notice of the Planning Commission hearing to all property owners within 500 feet of the site at least 15 days prior to the Planning Commission hearing date. In addition, Town staff posted public notice signs on the site, published notice of the Planning Commission hearing on the Town's website and made the application available for review by the public on the Town's Development Activity Map.

Neighborhood Meetings

The applicant conducted the first neighborhood meeting virtually on January 27, 2021 and the second neighborhood meeting virtually on March 24, 2021. Neighborhood meetings did not induce any discussion. The third and final neighborhood meeting to share the final proposed SDP is scheduled for July 19, 2021.

External Referrals

Requests for comments were sent to various local agencies and utility service providers, including Douglas County Government, Douglas County Schools, Colorado Department of Transportation, Colorado Division of Wildlife, Colorado Geological Survey, Cherry Creek Basin Water Quality Authority, surrounding HOAs, surrounding Metro Districts, IREA, Black Hills Energy, Xcel Energy, Century Link and Comcast. Comments received from local agencies and utility service providers were technical in nature and reconciled through the SDP review process.

Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements

1. Generally conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the CRMC.

Analysis: The proposed SDP meets these criteria. It generally conforms to the Town's Vision and Comprehensive Master Plan and complies with the site's governing zoning, the Promenade at Castle Rock PDP, Amendment No. 1. It also conforms to all other relevant regulation and development standards of the Town's Municipal Code.

B. Site Layout

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP meets these criteria. The SDP meets all relevant site layout requirements outlined in the governing zoning and the regulations in the Town's Municipal Code.

C. Circulation and Connectivity

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets these criteria. The SDP provides a vehicular entrance into the site and vehicular circulation within the site. The plan also provides pedestrian walkways which connect the multi-family buildings to the clubhouse, to the sidewalk along the main private drive and to sidewalks the greater Promenade shopping center.

D. Services Phasing and Off-site Impact

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets these criteria. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and necessary ingress and egress improvements.

E. Open Space, Public Lands and Recreation Amenities

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any identified negative impacts.

Analysis: The proposed SDP meets these criteria. The SDP provides 32% open space, a clubhouse with a pool, and a dog park for residents.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes similar to other townhome development.

Findings

All staff review comments and external referral comments have been addressed. As such, Town staff finds the Alana at Castle Rock Site Development Plan:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan; and
- Meets the zoning requirements of the Promenade at Castle Rock PDP, Amendment No. 1; and
- Meets the review and approval criteria of the Municipal Code, Chapter 17.38 and 17.50.

Recommendation

Staff recommends that Planning Commission recommend approval of the Alana at Castle Rock Site Development Plan to Town Council.

Proposed Motion

“I move to recommend approval of the Alana at Castle Rock Site Development Plan to Town Council.”

Attachments

Attachment A: Site Development Plan
Attachment B: Traffic Impact Analysis
Attachment C: Summary of Neighborhood Meeting 1-27-2021
Attachment D: Summary of Neighborhood Meeting 3-24-2021
Attachment E: Parking Study