

## AGENDA MEMORANDUM

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

**From:** Sandy Vossler, Senior Planner, Development Services Department

**Title:** **Resolution: A Resolution Approving Lot 3, Auburn Ridge, Amendment No. 1 Site Development Plan** [*Multi-family, Wolfensberger Road / Auburn Drive*]

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### Executive Summary

The Auburn Ridge development established a new and much needed housing alternative in Castle Rock. The existing senior multi-family development provides housing for individuals with needs different than those commonly found in single family detached housing neighborhoods. The development plan under consideration expands and continues the multi-family theme initiated by the Auburn Ridge development team. Staff offers that this for-lease, market rate development is consistent with surrounding neighborhood character and provides good access to adjoining uses and the P.S. Miller Regional Park (**Attachment A**).



Illustration 1: Vicinity Map

**Planning Commission will consider the proposed Site Development Plan on Thursday, January 28<sup>th</sup>. A written summary of the Commission's recommendation will be provided Council on January 29<sup>th</sup> (Attachment C).**

### Key Characteristics

Approval of the Site Development Plan will allow the construction of:

- 96 multi-family dwelling units in 8 buildings,
- A private clubhouse and pool,
- Surface parking and enclosed garages totaling 202 parking spaces,
- Two points of access,
- Curb, gutter and sidewalk along the Wolfensberger Road frontage, and
- Four-sided architecture on all of the buildings.

## Findings

Staff finds the SDP meets the provisions of the Auburn Ridge PDP No. 1 and Auburn Ridge Planned Development Plan No. 1 Zoning Regulations. Additionally, the site plan meets the objectives and criteria of the Town of Castle Rock Vision 2020, Comprehensive Master Plan, and the Municipal Code Chapter 17.10 (Design Principles) and Section 17.38.040 (Site Development Plan). Staff recommends approval.

## Notification and Public Outreach

Public hearing notice signs were posted on the property and letters were mailed 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 *Development Activity* map. At the writing of this staff report, no comments have been received by the Town.

External referrals were sent to service providers, Douglas County Schools, Douglas County Planning, and surrounding Homeowner Associations. IREA provided standard comments about the size and location of utility easements, which have been addressed by the site plan. No other comments were received.

A neighborhood meeting held in September 2014 covered both the rezoning and planned development of the property. Approximately 45 people attended the meeting. Questions were asked about traffic impacts and signalization of the Wolfensberger Road/Auburn Drive intersection. Concerns were raised about on-street parking condition and some voiced opposition to for-lease housing types such as apartments. Traffic generated by multi-family development is lower than traffic volumes associated with the previous commercial zoning. A traffic signal is planned for Wolfensberger Road/Auburn Drive intersection, once the traffic warrants are reached.

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

Planning Commission will consider this SDP amendment on January 28<sup>th</sup>. A summary of the public comment and the Commission's action will be provided to the Council on January 29<sup>th</sup>, and will be included in the staff presentation at the February 2<sup>nd</sup> Town Council public hearing.

## Discussion

### Auburn Ridge Zoning

This property was rezoned in August 2015 from commercial to multi-family uses, to include apartments, condominiums, or townhomes. Private recreational facilities are also permitted under the new zoning. The development standards allow a maximum 40% building coverage and an average gross density of 20.1 dwelling units per acre (du/ac). Architectural renderings are included as part of the zoning to establish a level of quality and design expectations for the development.

## Proposed Site Development Plan

This Site Development Plan (SDP) proposal is for a new 96 unit multi-family market-rate apartment development with a private clubhouse, surface parking and enclosed garages on approximately 4.8 acres (**Attachment B**). The SDP complies with the Auburn Ridge Planned Development Plan No. 1 (PDP) and Zoning Regulations as approved by Town Council in August 2015.

The property is located on the southwest corner of Wolfensberger Road and Auburn Drive (**Attachment A**). Surrounding uses include multi-family to the north and south, Douglas County Agricultural-1 and Cedar Hill Cemetery to the west and east, respectively. Development of the apartment complex is consistent with the Town's stated goal of providing a variety of housing types to satisfy a range of housing needs. The project will be developed in a single phase and will include one, two and three bedroom apartment units offered at market-rates.

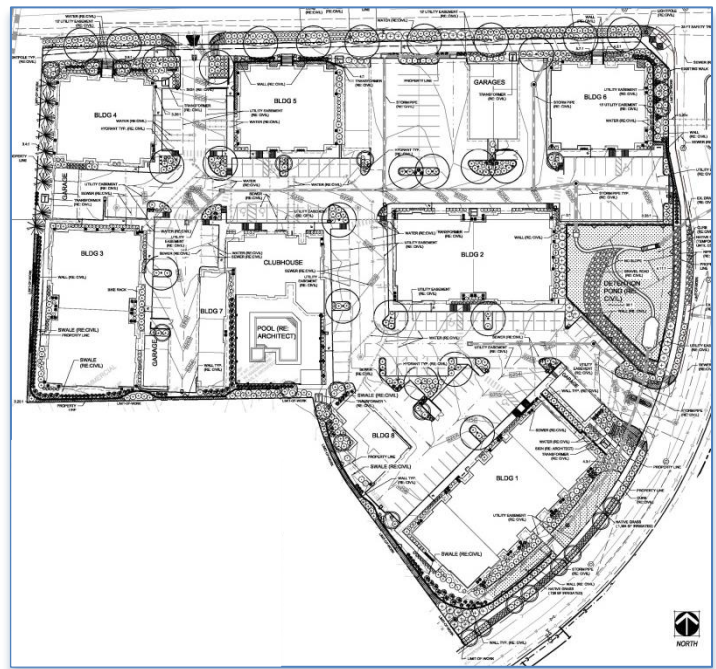


Illustration 2: Proposed Site Plan with Landscaping

Some of the design elements of the buildings include open breezeways, private entrances, attached and detached enclosed garages. Four-sided architectures is provided and the exterior materials include stone, lap siding and stucco. The on-site parking provisions exceed the amount required by the Town.

## Review and Approval Criteria

Staff analyzed the proposed site plan amendment according to the requisite review criteria and found that the proposed SDP complies with the applicable provisions and criteria of the (hyperlinks to the review criteria provided):



Illustration 3: Proposed Building Elevation - Color Rendering

- Town of Castle Rock Vision 2020/Comprehensive Master Plan (<http://crgov.com/DocumentCenter/View/278> and <http://crgov.com/DocumentCenter/View/238>)
- Municipal Code Chapter 17.10 (Design Principles) ([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))
- Municipal Code, Section 17.38.040 (Site Development Plan) ([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 Site Development Plan will generate review and impact fees, along with use taxes. Other ongoing costs to serve the neighborhood, in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other multi-family residential developments in Castle Rock.

### **Recommendation**

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

### **Proposed Motion**

I move to approve the Resolution approving the Site Development Plan for Lot 3, Auburn Ridge Amendment No. 1, as introduced by title.

### **Attachments**

- Attachment A: Vicinity Map
- Attachment B: Resolution
- Attachment B: Exhibit 1: Site Development Plan
- Attachment C: Summary of Planning Commission Action – Placeholder