

# ALEXANDER WAY ANNEXATION, PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

TOWN COUNCIL  
NOVEMBER 7, 2023



# VICINITY MAP

- 73.76 acres to be annexed
- 4.2 acres already in Town, proposed to be included in rezoning
- East of Silver Heights
- North of Alexander Place
- West of Diamond Ridge Estates



# ALEXANDER WAY ANNEXATION PROCESS

- September 16, 2021: Annexation Petition Accepted
- October 19, 2021: Substantial Compliance Hearing
- December 7, 2021: Eligibility Hearing
- October 26, 2023: Planning Commission Annexation and Zoning Hearing

# EXISTING CONDITIONS



- Undeveloped
- County Parcels zoned A-1
- Town Property zoned Maher Ranch PD
- Generally slopes west-northwest
- Steep incline to ridge on east

# PLANNED DEVELOPMENT PLAN

## ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN THE NORTH HALF OF SECTION 26,  
TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO



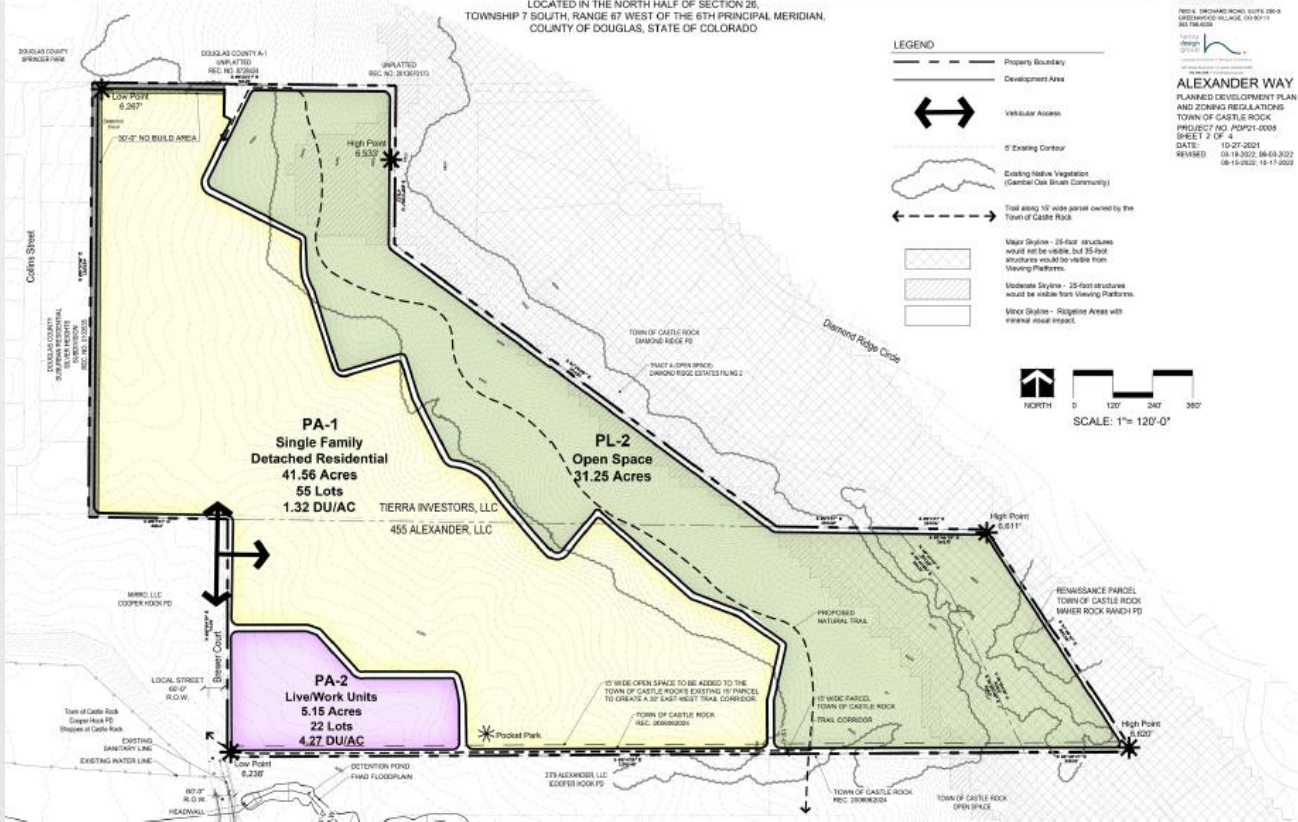
NOTE: ENHANCED ROAD SURVEY 2019  
GEMSTONE ROAD, 08/01/19  
BY IMEG



ALEXANDER WAY  
PLANNED DEVELOPMENT PLAN  
AND ZONING REGULATIONS  
TOWN OF CASTLE ROCK  
PROJECT NO. PDP21-0009  
SHEET 2 OF 4  
DATE: 10-27-2021  
REVISED: 08-18-2022; 08-03-2022  
08-10-2022; 10-11-2022

### LEGEND

- Property Boundary
- Development Area
- Vehicular Access
- 5' Existing Contour
- Existing Native Vegetation (Gambel Quail Scaevola Community)
- Trail along 10' wide parcel owned by the Town of Castle Rock
- Major Skyline - 25-foot structures would not be visible, but 35-foot structures would be visible from Viewing Platforms.
- Moderate Skyline - 25-foot structures would be visible from Viewing Platforms.
- Minor Skyline - Negative Areas with minimal visual impact.



### Summary:

- 77 Units:
  - 55 Large Lot Single Family Detached
  - 22 Live Work Units
- Density of 0.987 Du/Ac
- 31.25 acres Open Space (40%)
- 1.5 acre neighborhood Park

# PLANNED DEVELOPMENT PLAN



## Single Family Use Area:

- 41.56 acres in size
- 55 Large Lot Single Family Detached
- Minimum Lot size of half acre
- Larger rear setbacks on lots backing up to Silver Heights

# PLANNED DEVELOPMENT PLAN



## Live Work Use Area:

- 5.5 acres
- 22 Live Work Units
- Mixture of attached and detached
- Allows for complementary work uses conducted entirely in home
  - Beauty/nail salon and barbershops with two chair maximum
  - Group classes with maximum of five participants
  - No more than five non-resident employees





# BENEFITS OF ANNEXATON AND ZONING

- Excess groundwater rights
- 40% Open Space with connectivity to adjacent open space areas
- Logical infill property
- Appropriate transition to existing development
- Compatible Housing Type adjacent to Silver Heights and Diamond Ridge
- Unique Housing Type with Live Work Units
- Town control of growth patterns and standards.

# DEVELOPMENT AGREEMENT

## Key Elements:

- Owner shall convey all groundwater rights to the Town
- Owner shall convey additional ground water rights to the Town
- Founders/Allen and Founders/Front Contributions
- Conveyance of 31.25-acres of open space
- Construction and maintenance of a natural surface trail system in open space
- Public Land Dedication contributions to be determined at the time of plat

# COMMUNITY OUTREACH AND FEEDBACK

## Outreach Efforts

- 4 neighborhood meetings held to date

## Summary of Questions/Feedback

- Placement of lots along Silver Heights neighborhood boundary
- Concern about potential trail connection to existing neighborhoods
- Desire for open space to be owned by the Town
- General development concerns

| Neighborhood Meetings |         |            |
|-----------------------|---------|------------|
| Date                  | Format  | Attendance |
| July 13, 2021         | Hybrid  | 45         |
| February 2, 2022      | Virtual | 15         |
| April 12, 2023        | Hybrid  | 5          |
| October 16, 2023      | Virtual | 0          |

# STAFF ANALYSIS

## The proposed Annexation and Planned Development Plan and Zoning Regulations

- Have met State Substantial Compliance and Eligibility requirements,
- Meets the general design principles of land development,
- Exceeds the water dedication regulations,
- Is capable of being integrated into Town systems,
- Provide appropriate infrastructure improvements to mitigate impacts,
- Is compatible with surrounding zoning and land uses, and
- Provides a variety of housing types and lot sizes

# ANNEXATION FINDINGS

## Meets the 2030 Comprehensive Master Plan's Principles

- Master Planned Developments (ID-2.1)
- Protection of the Natural Environment (ID-6.1)
- Parks and Recreation Facilities, Open Space, Trails (ID-7.1, 7.2, 7.3)
- Responsible Growth (RG-2.1, 2.2)
- Annexation of Infill Areas (RG-2.2)
- Mix of Housing Options (R-3.3)
- Parks and Recreation Facilities (EC-1.2)
- Jobs Housing Balance (EC-1.2)

# PD PLAN & ZONING REGULATIONS FINDINGS

Meets the Municipal Code Planned Development Criteria outlined in Section 17.34.030

- A. Community vision/land use entitlements.
- B. Relationship to surrounding area.
- C. Circulation and connectivity.
- D. Service, phasing and off-site impacts.
- E. Open space, public lands and recreation amenities.
- F. Preservation of natural features.

# RECOMMENDATIONS

Planning Commission voted 6-0, to recommend approval of the Alexander Way Annexation to Town Council.

Planning Commission voted 6-0, to recommend approval of the Alexander Way PD and Zoning Regulations to Town Council.

# ANNEXATION PROPOSED MOTIONS

## **Approval:**

*“I move to approve the Annexation ordinance, as introduced by title, on first reading.”*

## **Alternative Motions**

### **Approval with Conditions:**

*“I move to recommend approval of the Alexander Way Annexation to Town Council with the following conditions: (list conditions)”*

### **Continue item to next hearing (need more information to make decision):**

*“I move to continue the Annexation item to the Town Council meeting on [date], 2023, at 6 pm.”*



# PD PLAN AND ZONING REGULATIONS PROPOSED MOTIONS

## **Approval:**

*“I move to approve the Zoning Ordinance, as introduced by Title on first reading.”*

## **Alternative Motions**

### **Approval with Conditions:**

*“I move to approve the Zoning Ordinance, as introduced by Title on first reading with the following conditions: (list conditions)”*

### **Continue item to next hearing (need more information to make decision):**

*“I move to continue this Zoning Ordinance to the Town Council meeting on [date], 2023, at 6 pm.”*



# QUESTIONS & DISCUSSION