

# **5069 BEAR PAW DR USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT**

TOWN COUNCIL  
JANUARY 18, 2022





# ACCESSORY DWELLING UNIT (ADU)

*Secondary/smaller, independent residential dwelling unit located on the same lot as single-family home.*

ADU may be:

- Internal to the existing home
- Addition to the existing home
- Detached and separate from the existing home

If ADU adds square footage to the home, or a new structure to the lot, it requires a Use by Special Review.

# CONSIDERATION OF APPROVAL USE BY SPECIAL REVIEW

- Compliance with PD Zoning Requirements
- Compliance with Accessory Dwelling Unit Criteria
- Compliance with Use by Special Review Criteria





APR 28 2004



# NORTH ELEVATION



# WEST ELEVATION



**KELLY BASEMENT**  
**5069 BEAR PAW DR**  
**CASTLE ROCK, CO. 80109**

1556d finished wood engineered floor  
 9'1" ceilings

\*lighting and outlet placement are approximate and will be determined after framing.

design by  
MISSION  
BASEMENT  
CO 04/2021

\*Lighting and outlet placement are approximate and will be determined after framing.



# ADU REGULATIONS AND RESTRICTIONS

## Section 17.61.050

- 7. Design – Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
- 8. Size – Shall not exceed fifty percent (50%) of Primary Dwelling Unit and the addition itself cannot exceed 800 feet.
- 9. Entrance – Only one (1) entrance may be visible from the street

# USE BY SPECIAL REVIEW REVIEW & APPROVAL CRITERIA

## Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

# **ANALYSIS AND FINDINGS**

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Meadows Third Amendment Planned Development and Zoning Regulations
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

## **RECOMMENDATION**

- Planning Commission recommends approval of the Use by Special Review

# PROPOSED MOTION

*“I move to approve the Resolution as introduced by Title”*

## ALTERNATIVE MOTIONS

*“I move to move to approve the Resolution as introduced by Title,  
with the following conditions: \_\_\_\_\_”*

*“I move to continue this item to the meeting on \_\_\_\_\_, 2022.”*



# QUESTIONS?

