

CANVAS AT CASTLE ROCK TOWNHOMES SITE DEVELOPMENT PLAN

PLANNING COMMISSION
JANUARY 28, 2021



CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

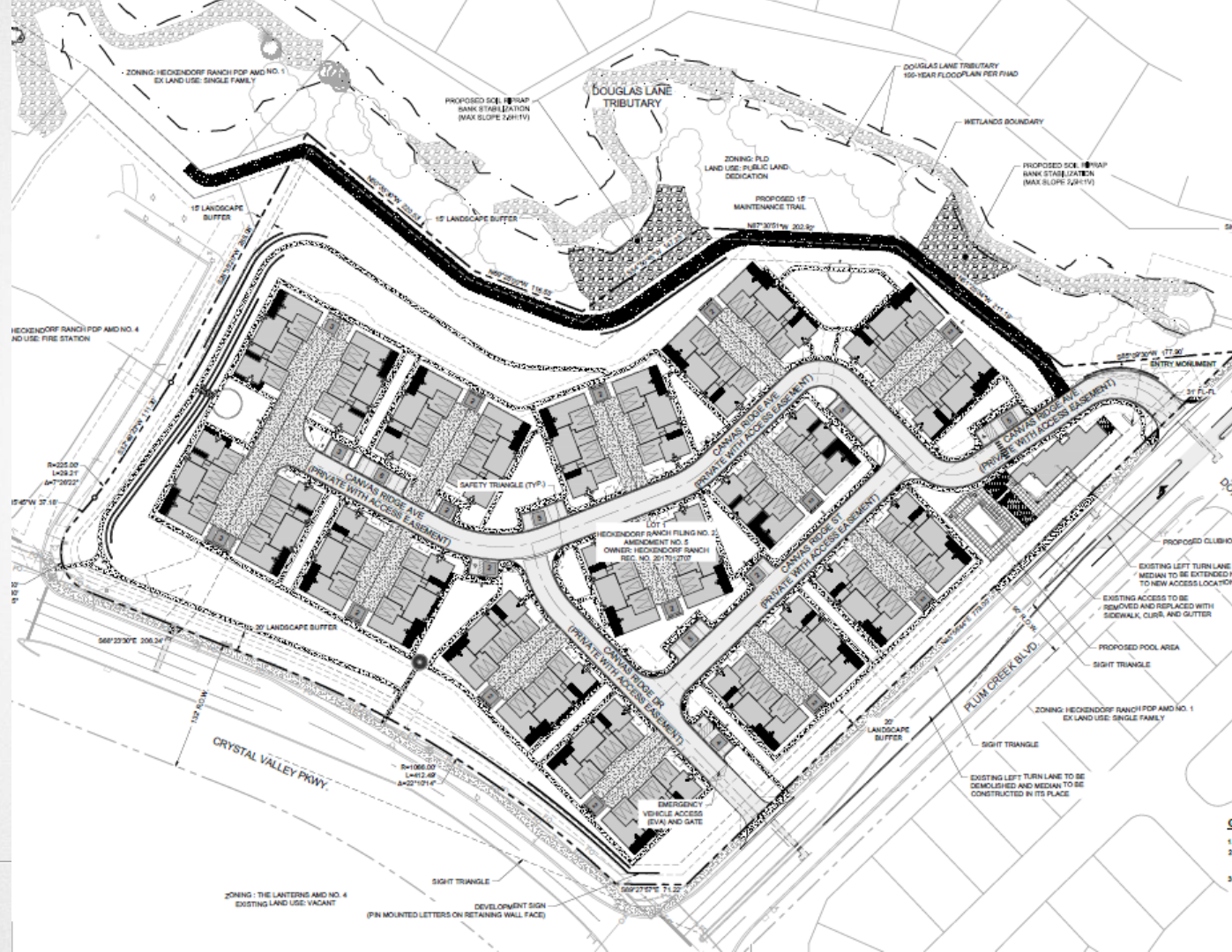
- Compliance with Zoning Requirements
- Site Layout
- Circulation and Connectivity
- Utility Compliance and Off-site Impacts
- Open Space, Public Lands and Recreation Amenities

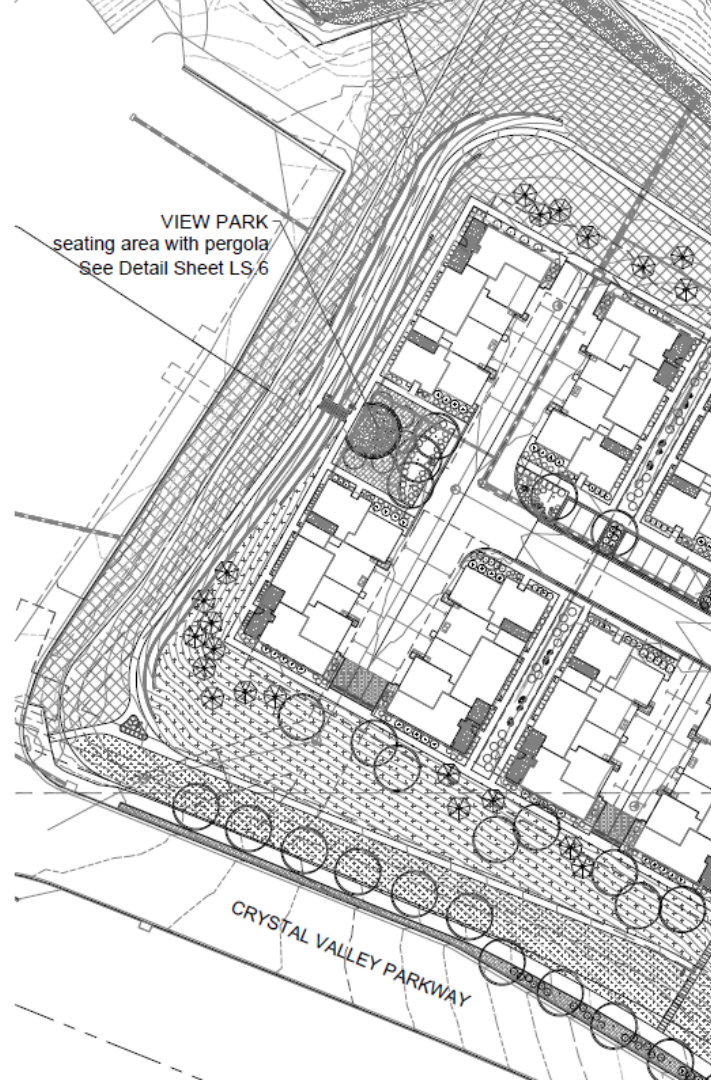
Does not allow adding uses not already authorized by the underlying zoning.

HISTORY OF APPROVALS

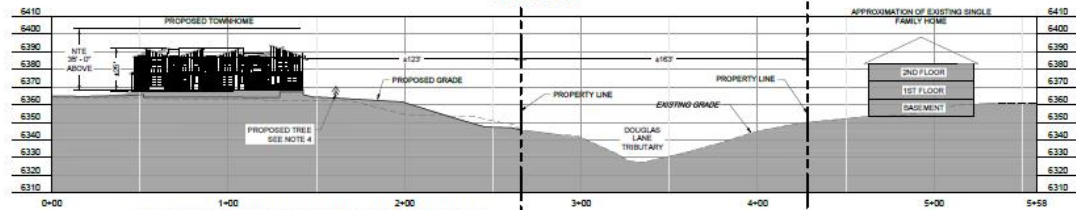
- Annexed and Zoned as Heckendorf Ranch PD in November of 1984.
- Heckendorf Ranch PD amended four times since 1984.
- Current zoning of the property is Heckendorf Ranch PD Amendment No. 4 approved in August of 2016.
- The zoning permits up to 177 multi-family units at 16 DU/Acre.
- SDP previously approved (not built) in September of 2018 for a combination apartment and townhome complex of 155 units at 14.4 DU/Acre.
- Seeking SDP approval for a townhome complex of 102 units at 10.74 DU/Acre.





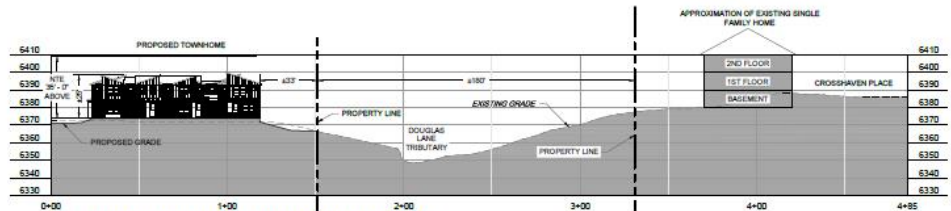


VIEW PARK
seating area with pergola
See Detail Sheet LS.6



1. SITE SECTION THROUGH DOUGLAS LANE TRIBUTARY

1" = 30'



2. SITE SECTION THROUGH DOUGLAS LANE TRIBUTARY

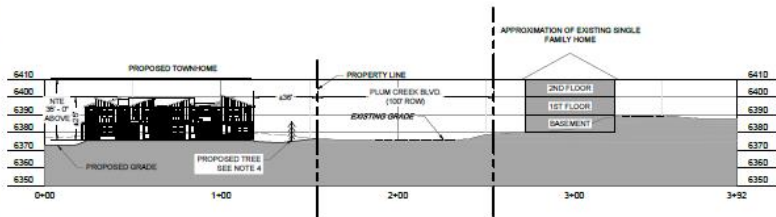
1" = 30'

CROSS SECTION NOTES:

1. NTE IS AN ABBREVIATION FOR NOT TO EXCEED. PROPOSED TOWNHOMES ARE NOT TO EXCEED 38 FT IN HEIGHT.
2. SEE ARCHITECTURAL PLANS FOR DETAILED ELEVATIONS OF PROPOSED STRUCTURES.
3. TOPOGRAPHY DERIVED IS BASED ON EXISTING SITE SURVEY INFORMATION AND SUPPLEMENTAL GIS DATA.
4. SEE LANDSCAPE PLANS FOR TREE LOCATIONS AND DETAILS.



SITE KEYMAP

0 100' 200'
1" = 100' (HORIZONTAL)

3. SITE SECTION THROUGH PLUM CREEK BLVD.

1" = 30'



ZONING COMPARISON CHART			
ZONING	MF / VC WITHIN THE HECKENDORF RANCH PLANNED DEVELOPMENT AMENDMENT NO. 4		
USE AREA	USE AREA F		
TOTAL DWELLING UNITS	102		
1-BEDROOM UNITS	24		
2-BEDROOM UNITS	52		
3-BEDROOM UNITS	26		
	PD REQUIREMENT	PROVIDED	
		SDP18-0010 (PREVIOUS SDP)	SDP20-0041 (THIS SDP)
PERMITTED USES	MF - MULTIFAMILY, INCLUDING TOWNHOUSES VC - VILLAGE CENTER	115 APARTMENTS 40 TOWNHOMES	102 TOWNHOUSES
PRIVATE OPEN SPACE	20%	55%	42%
MAXIMUM DWELLING UNITS PER USE AREA	16 DU/ACRE	14.4 DU/ACRE (155 UNITS / 10.74 AC)	9.5 DU/ACRE (102 UNITS / 10.74 AC)
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	25 FT 8 IN
CRYSTAL VALLEY PARKWAY SETBACK (DOUGLAS LANE)	30 FT	30 FT	35 FT
PLUM CREEK BOULEVARD SETBACK	30 FT	30 FT	30.5 FT
PUBLIC LAND DEDICATION SETBACK	20 FT	20 FT	30 FT
COMMERCIAL PROPERTIES SETBACK (WEST)	20 FT	20 FT	52 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	15 FT	NOT INDICATED	24 FT
MINIMUM PARKING	FOR MULTIFAMILY: STUDIO UNIT REQUIRES 1 SPACE ONE BEDROOM UNITS REQUIRE 1.5 SPACES TWO AND THREE BEDROOM UNITS REQUIRE 2 SPACES PLUS 1 SPACE PER FOUR DWELLING UNITS FOR VISITOR PARKING	TOTAL SPACES PROVIDED = 309	TOTAL SPACES PROVIDED = 249
		GARAGE SPACES PROVIDED = 201	GARAGE SPACES PROVIDED = 180
		SURFACE SPACES PROVIDED = 108	SURFACE SPACES PROVIDED = 69
		TOTAL SPACES REQUIRED = 302 SPACES	TOTAL SPACES REQUIRED = 218 SPACES
		9 X 1 = 9 SPACES	N/A
		56 X 1.5 = 84 SPACES	24 X 1.5 = 36 SPACES
		59 X 2 = 118 SPACES	52 X 2 = 104 SPACES
		31 X 2 = 62 SPACES	26 X 2 = 52 SPACES
MINIMUM ADA PARKING	51-75 LOT SPACES REQUIRES 3 ADA SPACES; 101-150 REQUIRES 5 ADA SPACES	ADA SPACES REQUIRED = 5	ADA SPACES REQUIRED = 3
		ADA SPACES PROVIDED = 12	ADA SPACES PROVIDED = 3
		TOTAL LOT SPACES (FOR ADA CALCULATION) = 108	TOTAL LOT SPACES (FOR ADA CALCULATION) = 69

NOTE: DUE TO TOWNHOMES BEING A FOR-RENT PRODUCT, THE REQUIRED PARKING CALCULATION IS BEING BASED ON THE MULTIFAMILY PARKING REQUIREMENT RATHER THAN THE TOWNHOME PARKING REQUIREMENT.

SDP REVIEW AND APPROVAL CRITERIA

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with the Heckendorf Ranch PD Zoning
- Complies CRMC 17.38 Site Development Plan criteria

RECOMMENDATION

- Staff recommends approval of the Canvas at Castle Rock Townhomes Site Development Plan.

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RECOMMENDATION

- Staff recommends approval of the Canvas at Castle Rock Townhomes Site Development Plan.

PROPOSED MOTION

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

QUESTIONS?

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