



Meeting Date: February 16, 2016

AGENDA MEMORANDUM

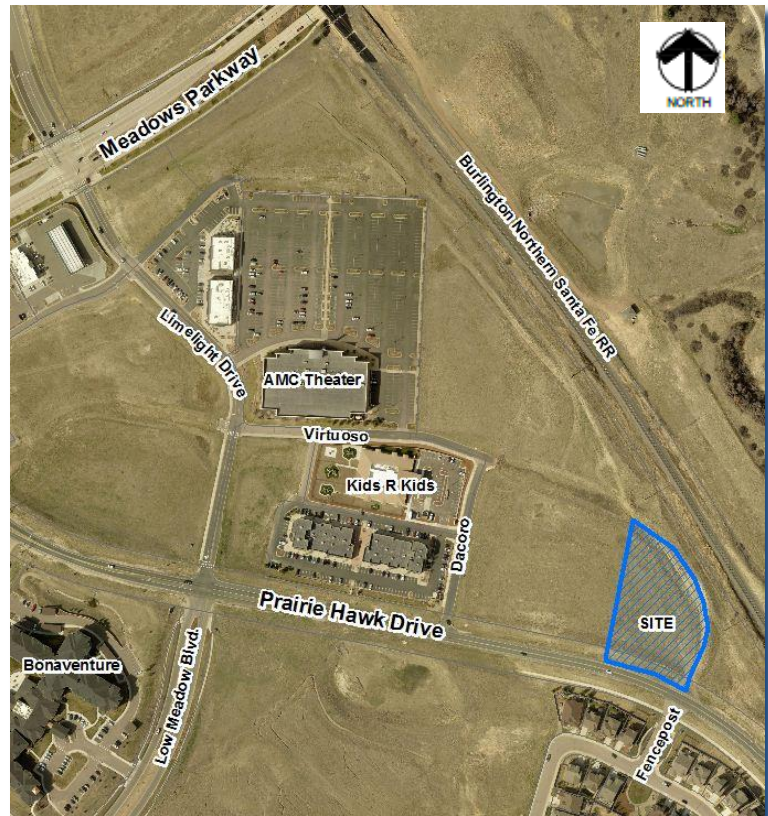
To: Honorable Mayor and Members of Town Council

From: Julie Kirkpatrick, PLA, ASLA, Planner II, Development Services

Title: A Resolution Approving the Site Development Plan for the Proposed The Meadows Filing No. 17, Area 4, Amendment No. 10, Lot 6E
[Vet Clinic north of Prairie Hawk Drive and Fence Post Drive]

Executive Summary

Since opening in 2006, the existing Brooklyn Veterinary Clinic on N. Industrial Way has outgrown their current location and is looking to relocate to the Meadows. Dr. Deb Patterson and her vet team would like to build a new 8,247 square foot general practice animal hospital in the vicinity of Prairie Hawk and Fence Post Drive, on the north side of Prairie Hawk Drive. Virtuoso Drive will be extended from Dacoro to Prairie Hawk, and the clinic will access the new section of Virtuoso Drive. The new, locally owned and operated facility will include seven exam rooms, treatment center, surgery suite, dental facility, and a boarding/pet daycare facility. This clinic will provide a needed veterinary service to our community, particularly to the Meadows and surrounding neighborhoods. Because the site is located across the street from existing homes, the Residential/Nonresidential Interface Regulations apply and require public hearings for approval.



Site Location
North of Prairie Hawk Drive and Fence Post Drive

Findings

The **Planning Commission found that the SDP meets the objectives and criteria of** The Meadows Planned Development (PD) Plan, PD Zoning Regulations, the Town of Castle Rock Vision 2020 and Comprehensive Master Plan and the Municipal Code.

Discussion

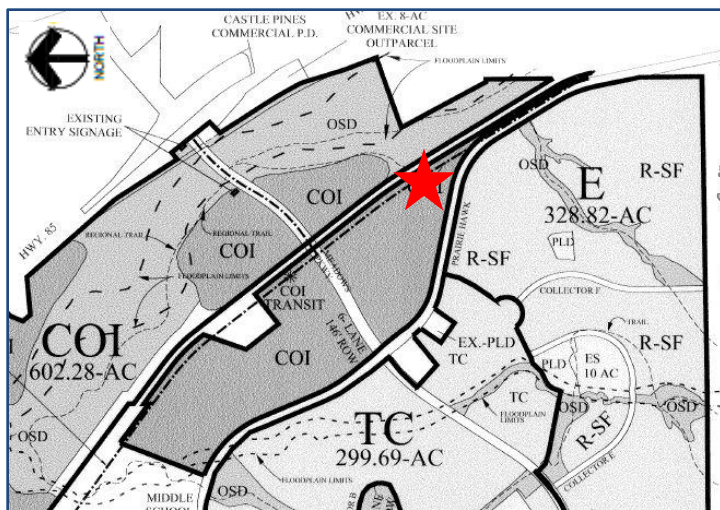
Existing Conditions



Existing View of Site from Fence Post Drive looking Northwest

The site is current vacant land and includes native meadow grasses. The highest point is along Prairie Hawk Drive with the land sloping down towards the existing overhead powerlines and railroad. Development west of the property includes various offices and businesses including Kids R Kids daycare and the AMC Theater. The existing single family detached homes to the south of the site, south of Prairie Hawk, are part of The Meadows community as well.

The Meadows Fourth Amendment PD Zoning



**Meadows 4th Amendment PD
(Site noted with Red Star)**

Zoned Commercial, Office, Industrial (COI) within The Meadows Fourth Amendment PD, veterinarian clinics and kennels are permitted uses. These PD entitlements were approved in 2003. Surrounded mostly by COI, the land adjacent to and south of Prairie Hawk Drive is zoned Residential Single Family (R-SF). Because residential homes exist to the south of the property, the Town's Residential/Nonresidential Interface Regulations apply.

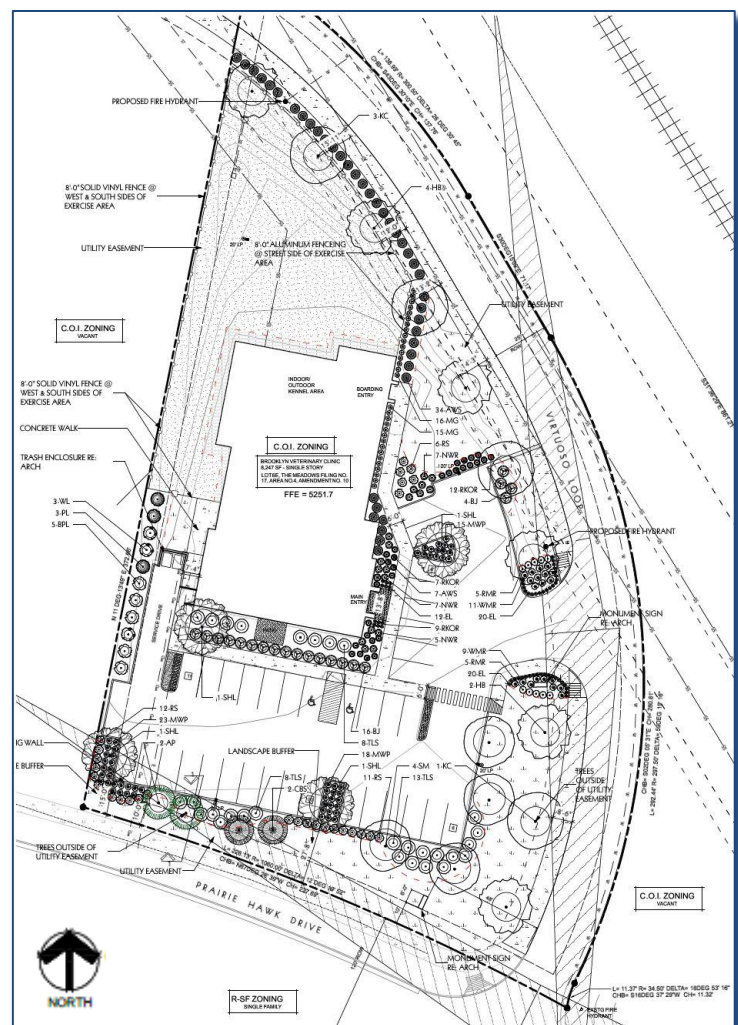
The Residential/Nonresidential Interface Regulations

The purpose of the Residential/Nonresidential Interface Regulations is to mitigate the impacts between residential and nonresidential uses. These regulations require buffers between the two uses. Because the residential homes to the south exist, all of the required buffer must be on the vet clinic's site. The required buffer for a small building (less than 75,000 SF) adjacent to a street (Prairie Hawk Drive) is 15 feet. That buffer needs to provide transitional screening between the existing homes and the proposed clinic. The proposed building, which needs to include well-designed facades and a clearly defined entrance, also needs to be compatible in height and scale to the existing homes. Additionally, all site elements, such as trash enclosures, need to be screened.

Proposed Site Development Plan

The proposed 1.5 acre site will be the new home for the existing Brooklyn Veterinary Clinic, which is currently located at 3160 N. Industrial Way. The new, one-story building would measure 8,247 square feet and will house seven exam rooms, state of the art treatment center, surgery suite and a dental facility. Additionally, the clinic will also include a pet daycare and boarding facility with 20 dog runs and a dedicated cat room. Operating since 2006, the clinic currently serves approximately 2,300 clients within the Castle Rock community. With this success and growth, the owner, Dr. Deb Patterson, wants to build this new facility to better meet the needs of their current clients and to expand their business within our Town.

The proposed building design will combine wood frame, steel and concrete masonry unit construction. Most of the building will have a hip roof with a flat roof to accommodate the rooftop equipment, which will be screened from view. The one-story height and proposed façade blends nicely with the adjacent residential homes to the



Proposed Site Development Plan

south of Prairie Hawk Drive, which meets the requirements of the Residential/Nonresidential Interface Regulations.



Southeast View from new Virtuoso Drive by Prairie Hawk Drive

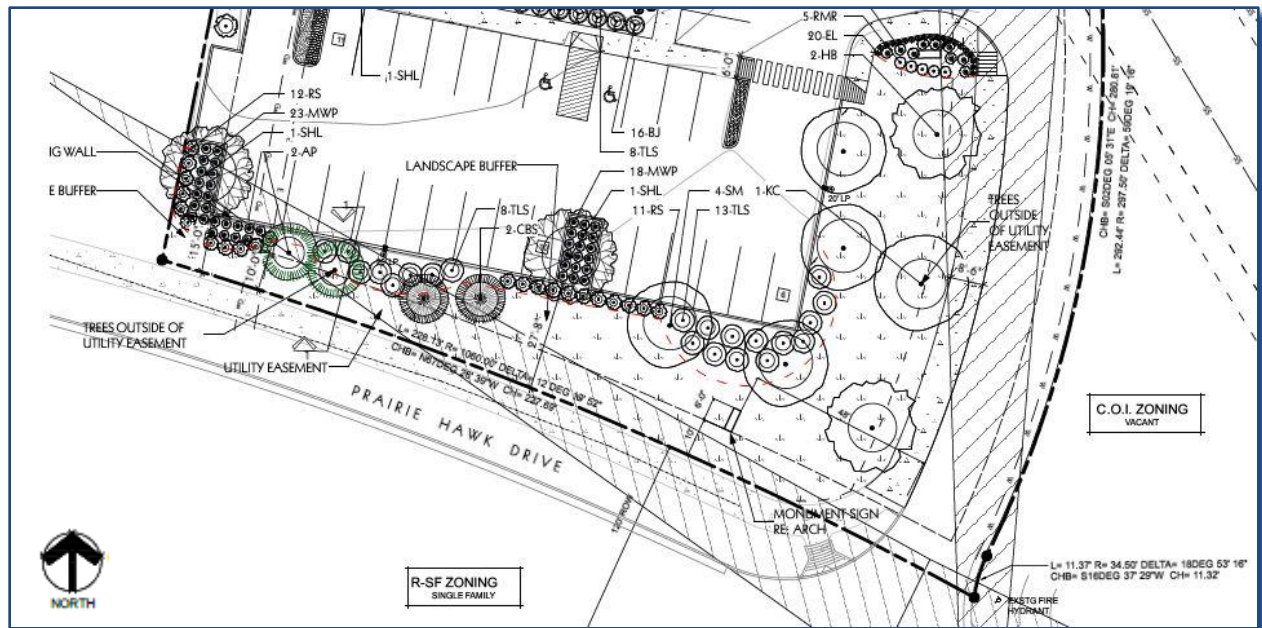


East Elevation – Front Entrance

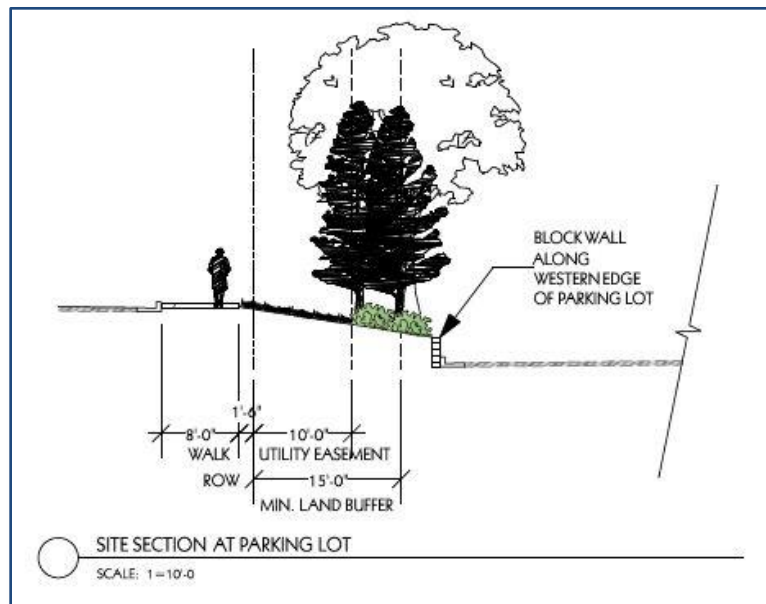


West Elevation – Rear of Building by Dog Runs

The mitigation requirements for the Residential/Nonresidential Interface is also met with the incorporation of the buffering along Prairie Hawk Drive. While the required buffer is 15 feet, the applicant has proposed a buffer ranging from 15 feet at the narrowest to approximately 40 feet at its widest. The buffer includes plantings and a berm. The highest elevation is along Prairie Hawk Drive with the land sloping down towards the proposed parking. Along the proposed parking and planted buffer is a retaining wall, which further lowers the proposed building from view. The plantings proposed include a variety of trees and shrubs, with both deciduous and coniferous plants.



Close-up of Proposed Buffer Design



**Section of Proposed Buffer
Wall Height Varies with a 4' Max. Height**

Public Outreach, Notice and External Referrals

- **Neighborhood Meeting:** The applicant held a neighborhood meeting with CRDC (Castle Rock Development Company, developer of The Meadows) on October 13, 2015, at the Castle Rock Adventist Hospital, Gateway Meeting Room. Jim Riley of CRDC and Dr. Deb Patterson presented at the meeting along with the project manager and architect, Mr. Jeff Keast of 3Ld+architecture. Approximately

16 neighbors attended in addition to the practice's other veterinarians and staff. While attendees raised several questions, particularly relating to noise, building height/views, and traffic concerns, the applicant also answered general questions about the new practice such as maximum number of allowable boarders at one time and possible impacts from passing trains. Some neighbors expressed support of the clinic as well. Through follow-up conversations with the applicant and concerned neighbors, staff feels that the applicant has addressed the community's initial concerns.

The applicant also made a brief presentation at the quarterly Meadows Meeting, which included the entire Meadows community, with Jim Riley of CRDC on October 14, 2015. Similar questions and comments were addressed at that meeting.

- *Public Notice:* The SDP was noticed in accordance with the Town of Castle Rock Municipal code. The applicant posted public hearing signs on the site facing the adjacent streets. Written notices were mailed to property owners within 300 feet of the property and to surrounding Homeowner Associations (HOA). Town staff published notice on the Town's website and featured the proposal on the *Development Activity* map.
- *External Referrals:* Requests for external comments were sent to the various utility service providers, Douglas County Government, Metro Districts, and Plum Creek Water Reclamation Authority. All comments have been acknowledged and addressed by the applicant.

Analysis of Review and Approval Criteria

Staff analyzed the proposed site plan according to the requisite review criteria and made the following findings. The SDP complies with:

- The Vision 2020/Comprehensive Master Plan
- The Meadows PD entitlement documents
- The Land Development and General Design Principles in Chapter 17.10
- The Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B)
- The Circulation and Connectivity (Chapter 17.38.040.C)
- The Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D)
- The Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E)
- Preservation of Natural Features (Chapter 17.38.040.F)
- Residential/Nonresidential Interface Regulations (Chapter 17.50)

Hyperlinks to the review criteria are provided below.

Vision 2020

<http://www.crgov.com/documentcenter/view/278>

Comprehensive Master Plan

<http://www.crgov.com/DocumentCenter/View/238>

Land Development General Design Principles, Chapter 17.10

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.10LADEENDEPR

Site Development Plan review and approval criteria, Chapter 17.38.040

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR

Residential/Nonresidential Interface Regulations, Chapter 17.50

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.50RENOINRE

The Meadows Fourth Amendment PD Site Plan and PD Zoning Regulations

https://gis.crgov.com/hyperlinks/external/zoning/Meadows_PD_38.pdf

Budget Impact

The proposed SPD Plan will generate review and impact fees, along with taxes.

Recommendation

Based on the analysis and findings outlined in this report, **Planning Commission recommended approval** of the proposed SDP.

Proposed Motion

I move to approve the Site Development Plan for the proposed The Meadows Filing No. 17, Area 4, Amendment No. 10, Lot 6E.

Attachments

Attachment A: Resolution

Exhibit 1: Site Development Plan (will be updated before posting)

Attachment B: Community Comments

Attachment C: Planning Commission Minutes

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