

# TOWN OF CASTLE ROCK LAND DEVELOPMENT STUDY SESSION

JANUARY 12, 2021

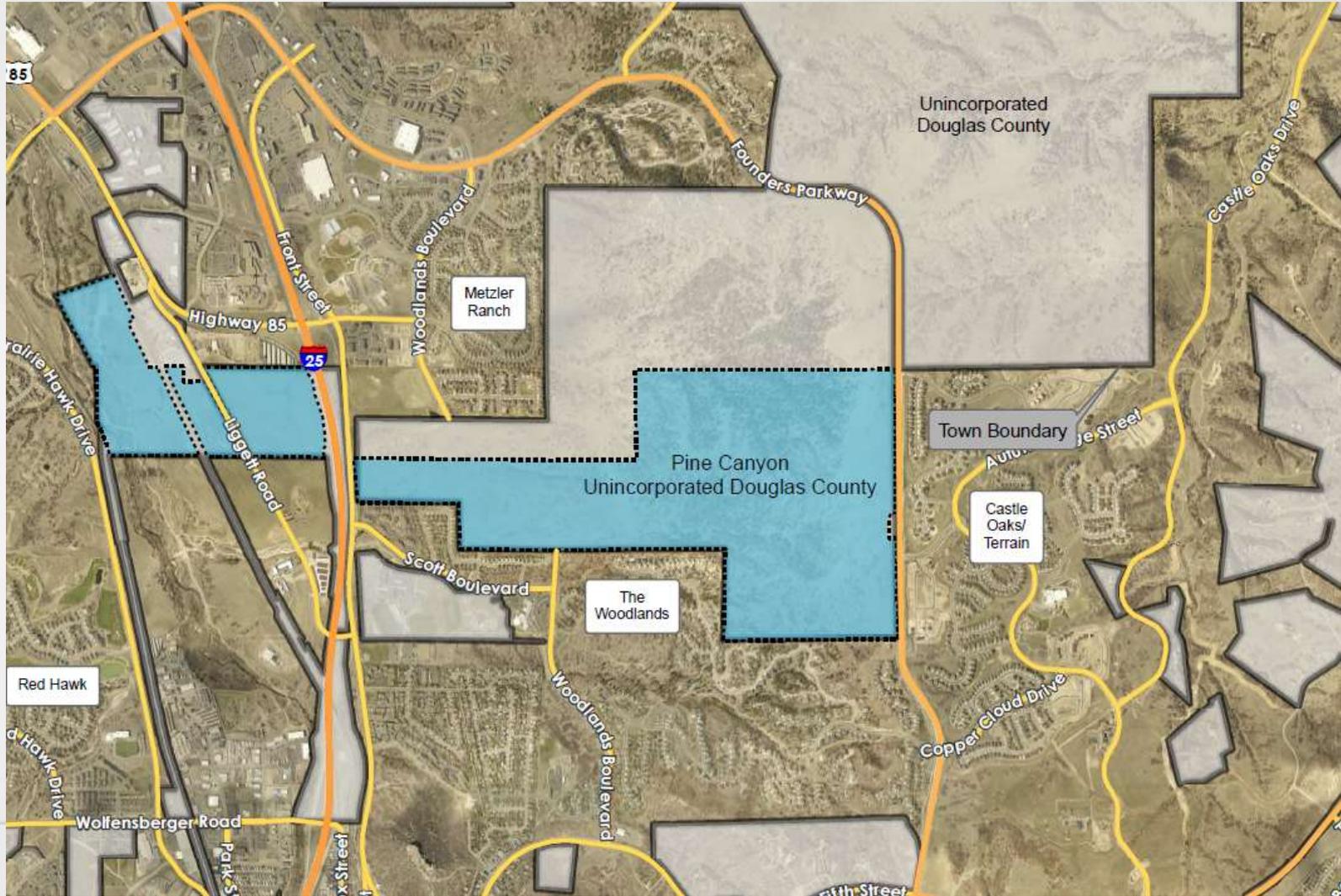


# AGENDA

- Pine Canyon Overview (Douglas County project)
- 1041 Regulations
- Castle Rock Land Use Process
  - Staff involved
  - Process
  - Project Example
- Open Discussion on Land Use
  - Are we building the community that Town Council wants?

**PINE CANYON  
PLANNED DEVELOPMENT  
UPDATE  
DOUGLAS COUNTY REFERRAL**





85

Unincorporated Douglas County

Metzler Ranch

Pine Canyon  
Unincorporated Douglas County

Town Boundary

Castle Oaks/  
Terrain

The Woodlands

Red Hawk



# TIMELINE

**Dec 2013:** Pine Canyon requested to Annex and Zone in the Town.

- 1,320 units, mix of single family and multifamily
- 815,000 sqft non-residential
- 133 acres (24.6%) open space (11.5% public, 13.1% private)

**2014-2018:** Multiple reviews were conducted, and the applicant made several revisions, remaining comments not addressed regarding:

- Open space disconnected, location, lack of preservation of forested area
- Transportation impacts – not finalized, no clear commitment on how they would be mitigated

**April 2020:** Pine Canyon withdrew Annexation and Zoning applications from the Town.

# TIMELINE

**May 2020:** Pine Canyon submits applications for Planned Development zoning request and Water Appeal to Douglas County and Wastewater facility location application to CDPHE

- 1,800 units, mix of 800 single family and 1,000 multifamily
- 600,000 sqft non-residential
- 174.6 acres (32%) as park and open space (12.1% public, 22% private)
- Water & Sanitation district proposed
  - 100% reliance on groundwater
  - Need to construct Water and Wastewater facilities

**May-Sept 2020:** Douglas County conducts initial reviews, Pine Canyon submits additional information, Town Staff conduct preliminary reviews

# TIMELINE

**Aug/Sept 2020:** Town Council approves formal Resolutions of Opposition

- Wastewater site location to CDPHE
- Planned Development Zoning to Douglas County
- Water Appeal to Douglas County

**Oct 2020:** Town submits formal referral comments to Douglas County

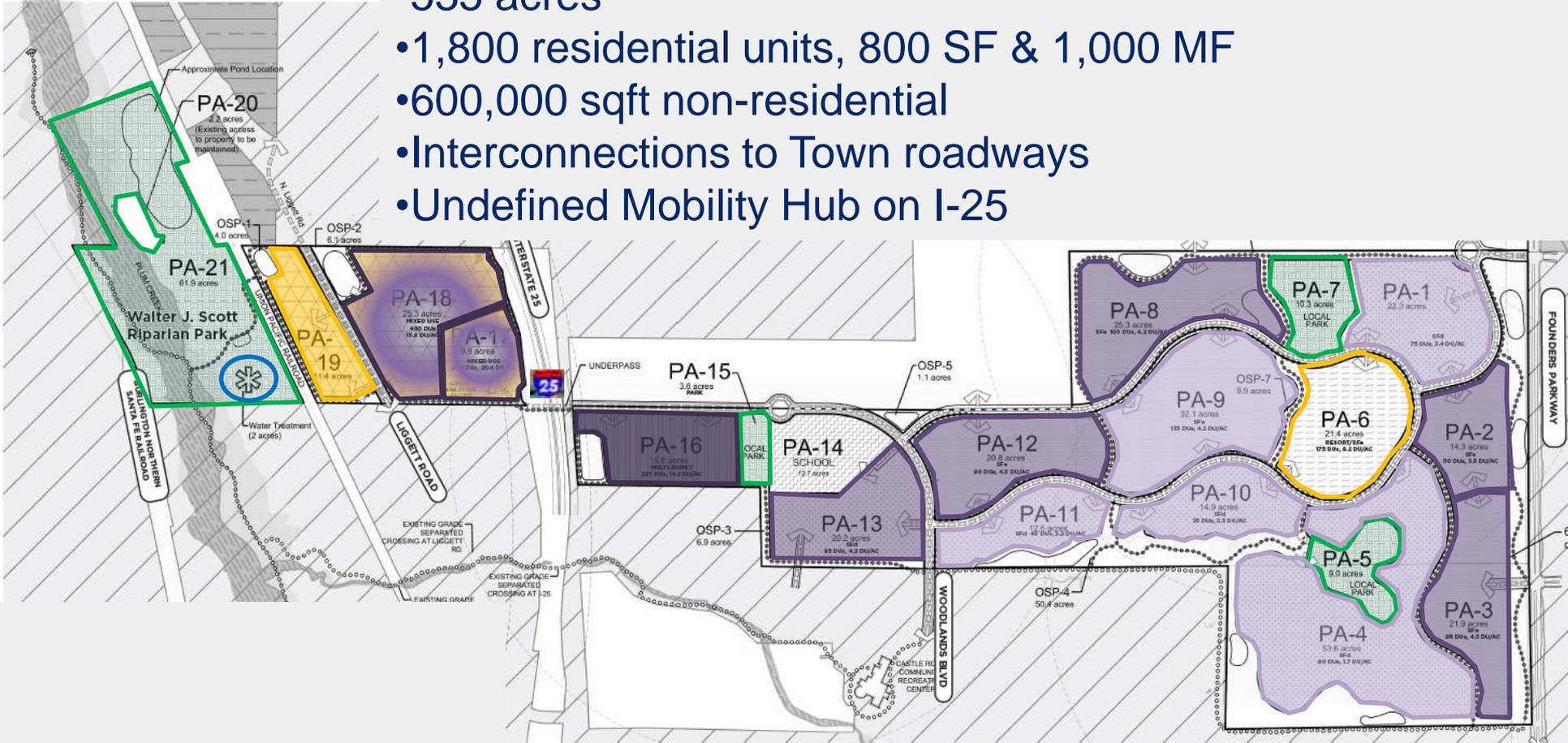
**Nov 2020:** Douglas County sends Applicant overall formal comments, including Town and other referral agency comments

**Currently** waiting for Applicant to outreach further with Town and County to address concerns with application. They have not resubmitted to the County at this time.

# PINE CANYON PROPOSAL

## LAND USE PLAN OVERVIEW

- 535 acres
- 1,800 residential units, 800 SF & 1,000 MF
- 600,000 sqft non-residential
- Interconnections to Town roadways
- Undefined Mobility Hub on I-25



# KEY TOWN CONCERNS

## Urban Level Development

- Surrounded by the Town, Town will have long term impacts from development, without full mitigation
- Not regulated by Town, example will not have Skyline/Ridgeline protection

## Transportation

- Proposal has underestimated traffic volumes and impacts to transportation network
- Commitments for mitigation to Town infrastructure are not complete or specific
- Town controls access to Town streets, developer has not gained approval for access
- Proposed Mobility Hub location does not have sufficient information, is not supported by Town

# KEY ISSUES OF CONCERN

## Water Resources – Applicant's Water Appeal

- Not compliant with DC regs for groundwater – proposing ½ the required acre feet of groundwater needed
- Non-renewable groundwater alone cannot sustain the long term water needs
- Proposed wells will impact Town's deep wells (and water rights), and ability of Town to utilize aquifer storage and recovery
- Goes against more than a decade of County and regional water policies to transition to renewable water resources
- Development lies within Town's water service area and Town has planned accordingly

# KEY ISSUES OF CONCERN

## Wastewater

- Construction of Water Reclamation Facility within the Town's Watershed District & discharge upstream of Town Water supply locations
- Proposed sanitation district has an inadequate financial plan to construct and operate facility
- Location of wastewater treatment facility not compliant, due to proximity to trails
- Proposed facility does not have phosphorus wasteload allocation in Chatfield Watershed

## Open Space/Parks

- Disconnected, does not preserve large areas of forest
- No viable access over railroad tracks to regional park

# KEY ISSUES OF CONCERN

## Stormwater/Floodplain

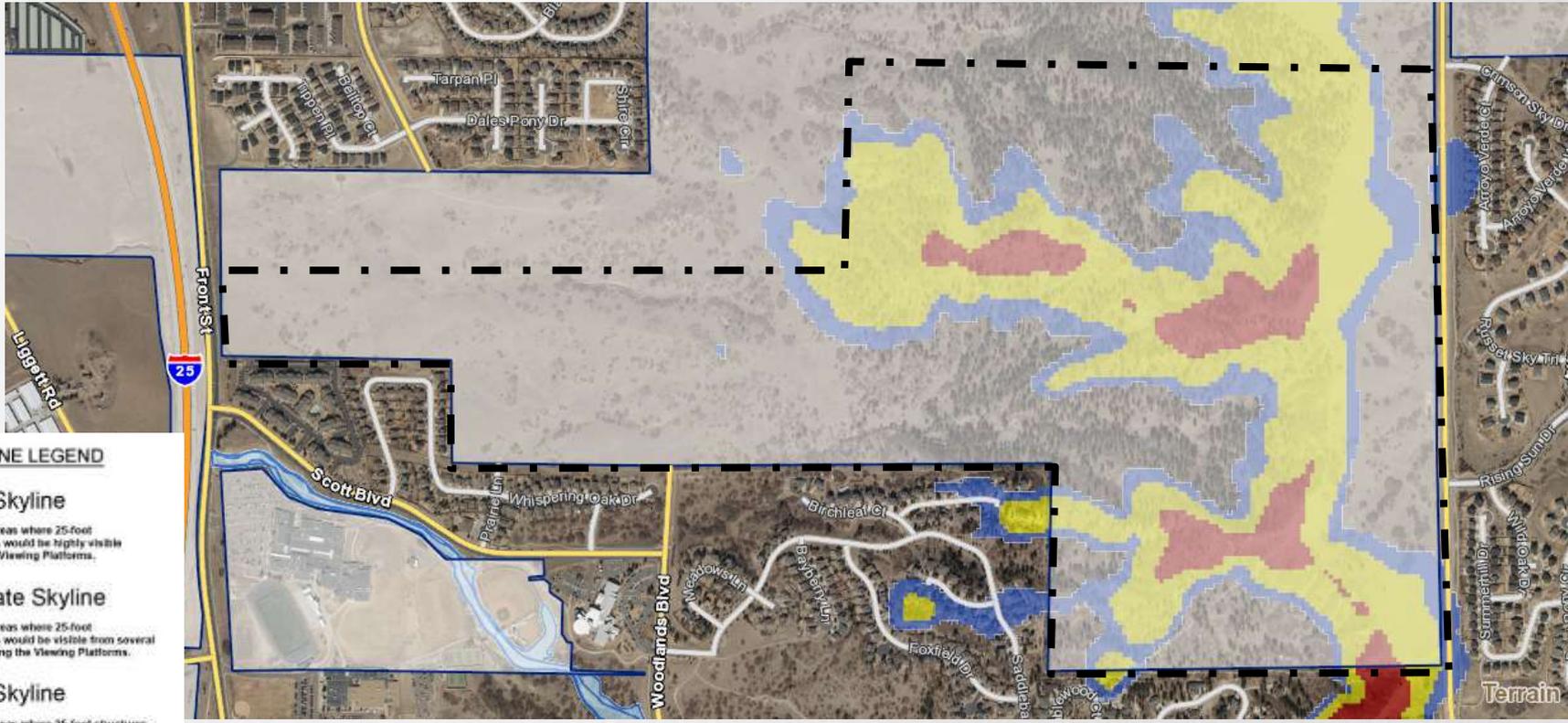
- Stream stabilization measures are not identified or clear in developer commitment of obligations,
- Unknown downstream impacts are not identified or clear in developer commitment of obligations at this time.

## Fire Response

- Lack of reliable water source for long term fire protection,
  - Reliance on DC Sheriff needed for Fire Code enforcement in this urban development in unincorporated DC,
  - Developer must address funding plan and feasibility study for facilities, equipment, staffing for plan review and fire inspections.
-

# COORDINATION WITH TOWN

- Douglas County request they look at compatibility & buffering on edges,
- Consider following Town's Skyline/Ridgeline



# NEIGHBORHOOD OUTREACH

- Douglas County Staff strongly **recommended** robust community outreach with abutting property owners and the public throughout this process.
- Douglas County states this proposal will impact existing Town of Castle Rock infrastructure, services and facilities and will require considerable effort and coordination to address these concerns on the part of the applicant.

# NEXT STEPS

- Douglas County sent packet of redlines and comments to Pine Canyon in Nov 2020.
- Douglas County is awaiting Applicant's revisions and resubmittal.
- Applicant has not set up additional meetings with Town or Douglas County to coordinate on the November 2020 comments at this time.



# QUESTIONS/DISCUSSION

# 1041 REGULATIONS

- Colorado law allows for the adoption of a regulatory framework, so-called “1041 regulations” and watershed protection regulations.
- These regulations can be used to protect Town water, watershed, wastewater and transportation infrastructure for projects outside of the Town.
- Would require a Town permit for certain development proposals having an impact on Town water, watershed, wastewater and transportation facilities.
- Town permit would require the proposed development demonstrate appropriate and reasonable mitigation efforts – if necessary to protect Town infrastructure and environmental features – prior to the development proceeding.

# 1041 REGULATIONS

- These types of regulations are used by a number of Colorado local governments to protect cities, towns and counties from negative development proposals outside their immediate jurisdiction but still impacting the municipality.
- Town staff plans to conduct public participation opportunities with community members and the development community prior to placing these regulations on a Council agenda for consideration in a public hearing.



# QUESTIONS/DISCUSSION

# TOWN OF CASTLE ROCK LAND DEVELOPMENT PROCESS



# LAND USE PROJECT REVIEW TEAM

## Staff Review of Land Use Projects

The Town's review staff is made up of a large team of professionals with expertise in:

- Urban Planning
- Civil Engineering
- Transportation Engineering
- Construction Management
- Construction Inspection
- Land Surveying
- Landscape Architecture
- Water Conservation

# LAND USE PROJECT REVIEW TEAM

**DS Director** – Tara Vargish, PE

**Assistant Director DS** – Tony Felts, AICP

## Planning

- Planning Manager – Kevin Wrede
- Long Range Planner – Julie Kirkpatrick, PLA
- Senior Planner – Sandy Vossler
- Senior Planner – Donna Ferguson
- Planner II – Brad Boland, AICP
- Planner I – Pam Hall



## Development Review

- Development Review Manager – TJ Kucewesky
- Project Coordinator – Dena Paulin
- Project Coordinator – Larry Hearold
- Project Coordinator – Sean Madden

# LAND USE PROJECT REVIEW TEAM

## Public Works

- Development Manager – Keith Johnston, PLS
- Plan Review Engineer - Michael Kopek
- Plan Review Engineer - Vacant

## Castle Rock Water

- Plan Review Supervisor – Tina Close, PE
- Plan Review Engineer – Kevin Buffington
- Plan Review Engineer – Ken Torres, PE
- Water Conservation – Ruth Stadler

## Castle Rock Fire

- Division Chief/Fire Marshal – Brian Dimock
- Deputy Fire Marshal– Rick Young



## Parks and Recreation

- Park Planning & Construction Manager – Brian Peterson

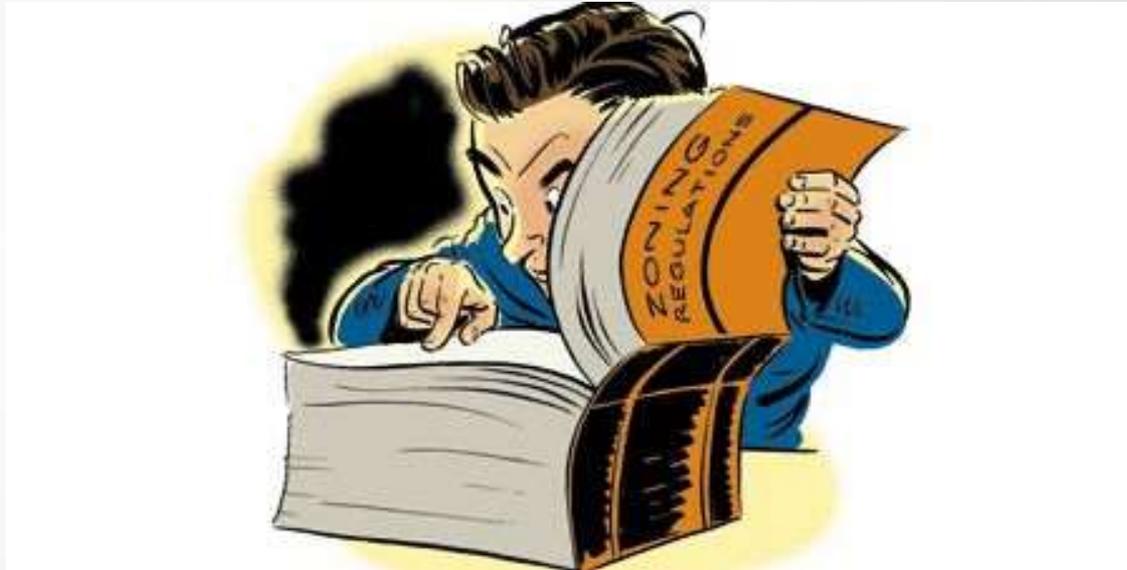
# LAND USE PROJECT REVIEW TEAM

## Development and ROW Inspectors

- PW Inspection Supervisor – Austin Payne
- Construction Inspector – Bob Barron
- Construction Inspector – Chad Huber
- Construction Inspector – Nick Zoller
- Construction Inspector – Ross Stanley
- Construction Inspector – vacant
- ROW Inspector – Alex Morrow
- ROW Inspector – Matthew Anderson



# LAND USE PROCESS



# PROJECT REVIEW PROCESS

## 1 Inquiries and PreApplication

Staff receives many inquiries and requests for Pre-applications each year. Most do not result in a project.

## 2 Formal Submittals

Staff meets with applicant to submit Formal Applications for completeness and routes the projects once accepted.

## 3 Staff Review

Professional staff review applications multiple times to ensure compliance with Town Codes. Different levels of details depending on type of application.

## 4 Planning Commission/ Design Review Board/ Historic Preservation

When required, Town staff will schedule each application for the applicable public hearing.

## 5 Town Council

For most applications, Town Council will have the final public hearings and decision making authority, following Planning Commission recommendation.

# PROJECT REVIEW PROCESS



- Required for all Quasi-Judicial Projects within the Town of Castle Rock
- 3 meetings required for each Quasi-Judicial Project.
  1. Prior to Submittal
  2. After Submittal
  3. Prior to Public HearingSome are waived for non-controversial projects
- Project Applicants are required to manage all required meetings prior to public hearings with the Planning Commission and Town Council

# PROJECT REVIEW PROCESS



## Historic Preservation Board

- Meets 1<sup>st</sup> Wednesday of each month
- Reviews and approves/denies new construction and design renovations requests in the Craig and Gould neighborhood, local HP grant matching, recommendation body for new downtown historic preservation grant program.

## Design Review Board

- Meets 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month
- Reviews and approves/denies downtown Site Development Plans

# PROJECT REVIEW PROCESS



## Planning Commission

- Meets on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month
- Is the recommending body on all Quasi-Judicial applications, decision maker on Skyline/Ridgeline variances and tenant Use By Special Reviews (UBSRs)

## Town Council

- Meets on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month
- Approves or denies most Quasi-Judicial applications
- Appeal body for PC, HP and DRB

# LAND DEVELOPMENT PROCESS



**Build  
Neighborhood**

**Construction Design  
& Creating Lots**

**Site Development**

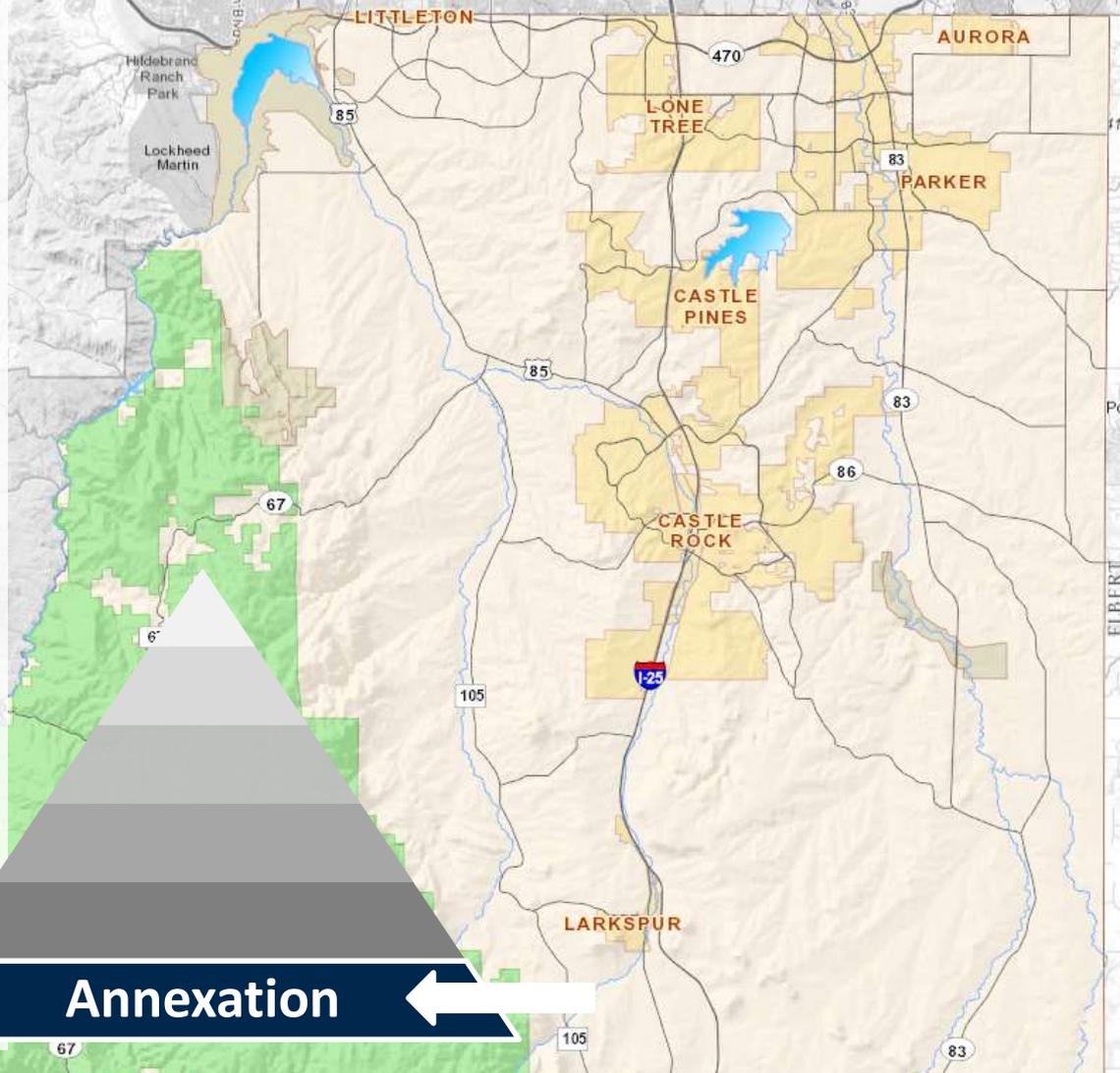
**Zoning**

**Annexation**



# ANNEXATION

- The legal process where property changes jurisdiction from Douglas County to the Town of Castle Rock.
- Town benefits by shaping/regulating the development.
- Owner benefits by have access to Town services



# HISTORY OF CASTLE ROCK ANNEXATIONS

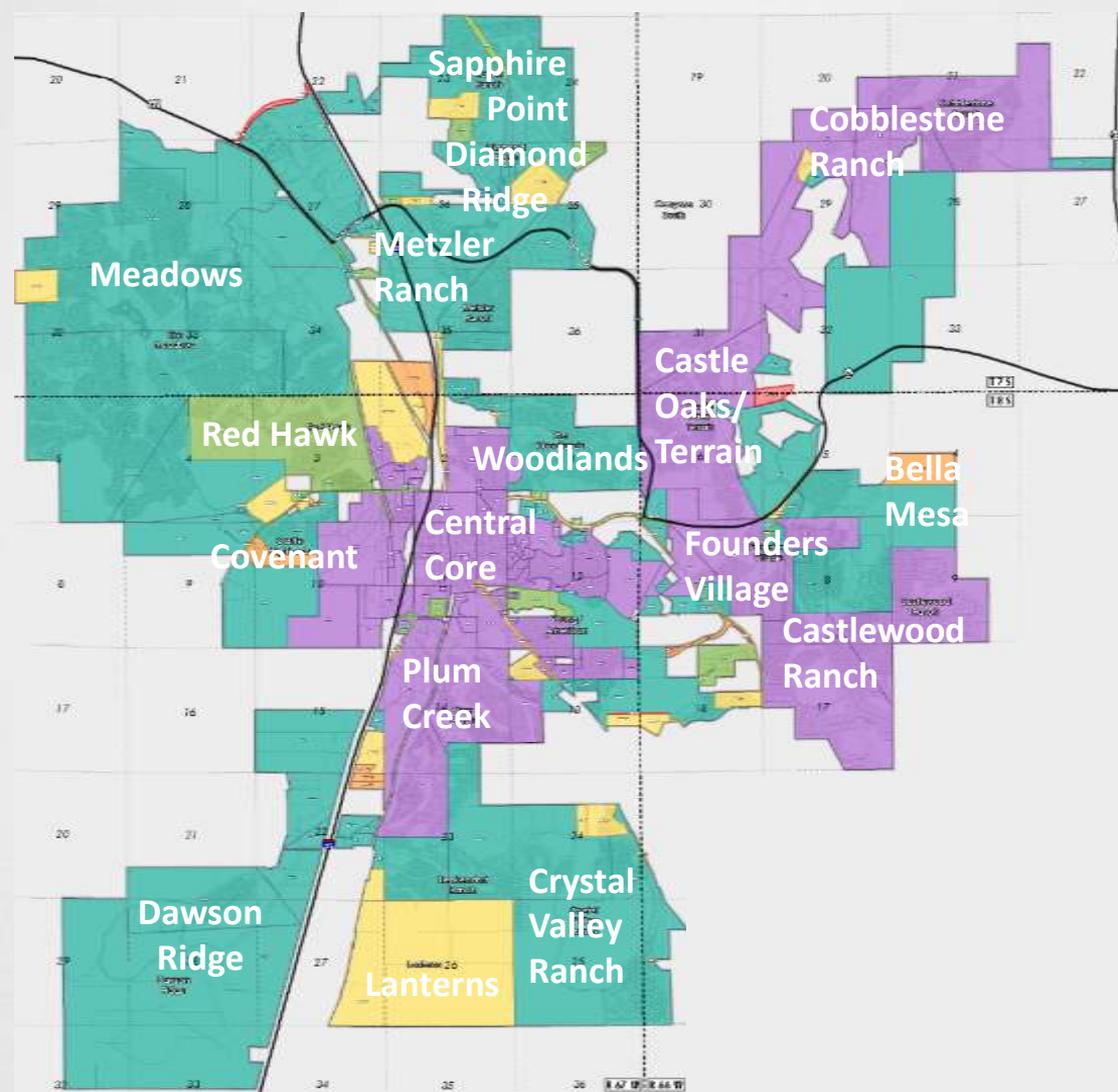
1881-1979: purple

1980's: teal

1990's: green

2000's: yellow

2010's: orange



# ZONING

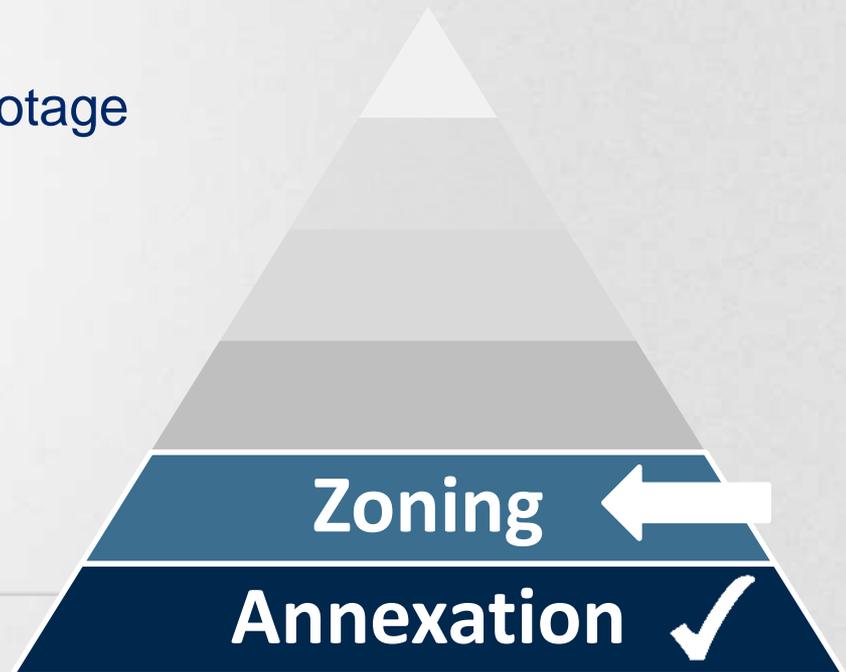
Establishes Legally Binding Requirements for the property:

- Allowable Uses (residential, commercial, industrial, open space, etc..)
- Development Standards, may include:
  - How many homes can be built
  - How much commercial square footage
  - Lot size
  - Setbacks
  - Building Heights

Must Comply with Town Code and  
Comprehensive Master Plan

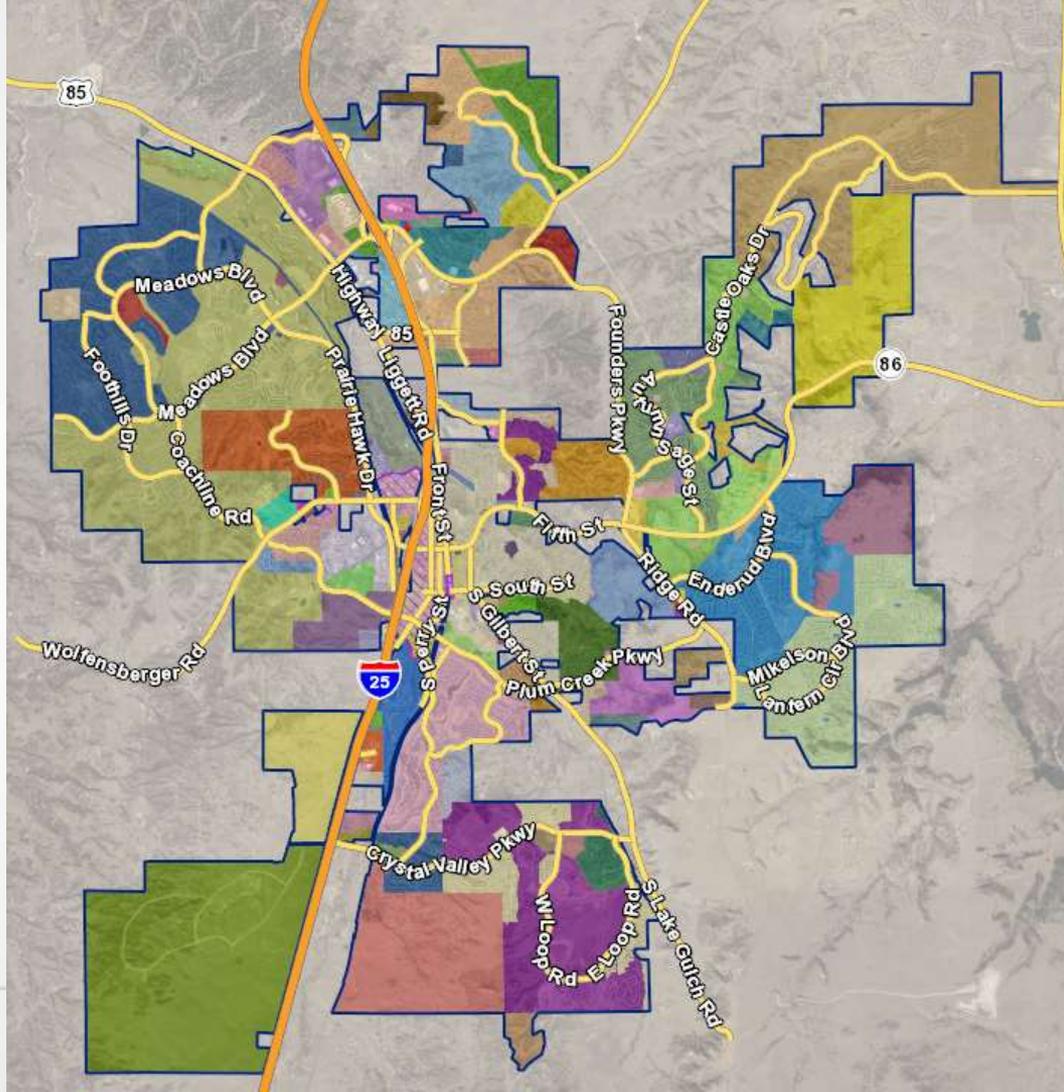
Legal rights of property are established

Contractual Development Agreements



# ZONING MAP

- Available on the Town website
- Each color represents a different zoning
- Over 100 different custom PD zoning documents



# SITE DEVELOPMENT PLAN

Shows layout of neighborhood or commercial use:

- Exact number and layout of lots
- Road network
- Open space area, Trails, Parks
- Buffering
- Landscape Plan
- General Utility Layout
- Detention ponds/access roads
- Large retaining walls
- Parking spaces and more

Must Comply with Zoning and DA

## Public Hearings:

Residential

Commercial

- >10 acres
- >100,000 sq ft

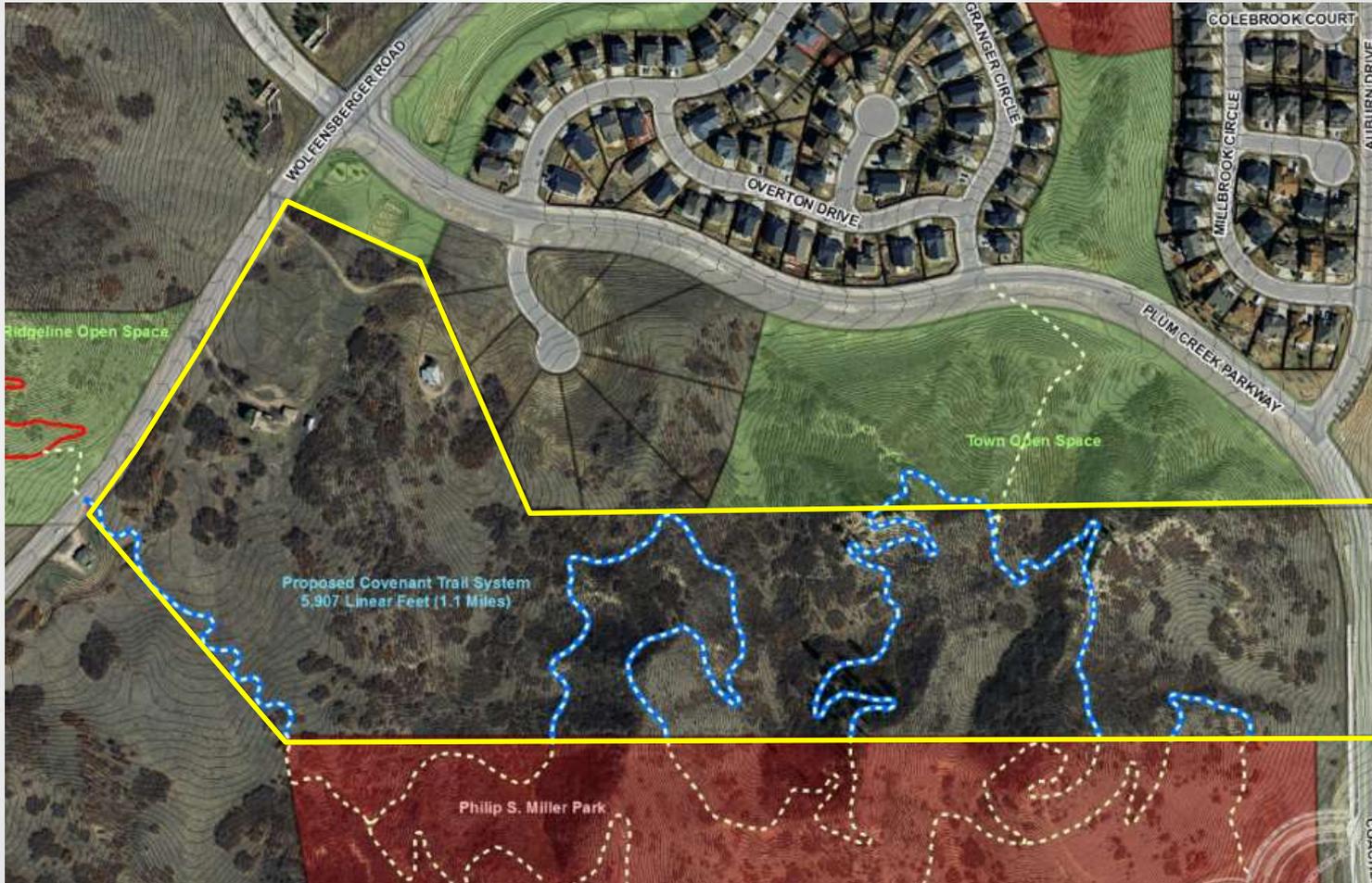
Use by Special Review

Interface Buffering

Accessory Dwelling Units



# EXAMPLE – COVENANT/PARK PRESERVE

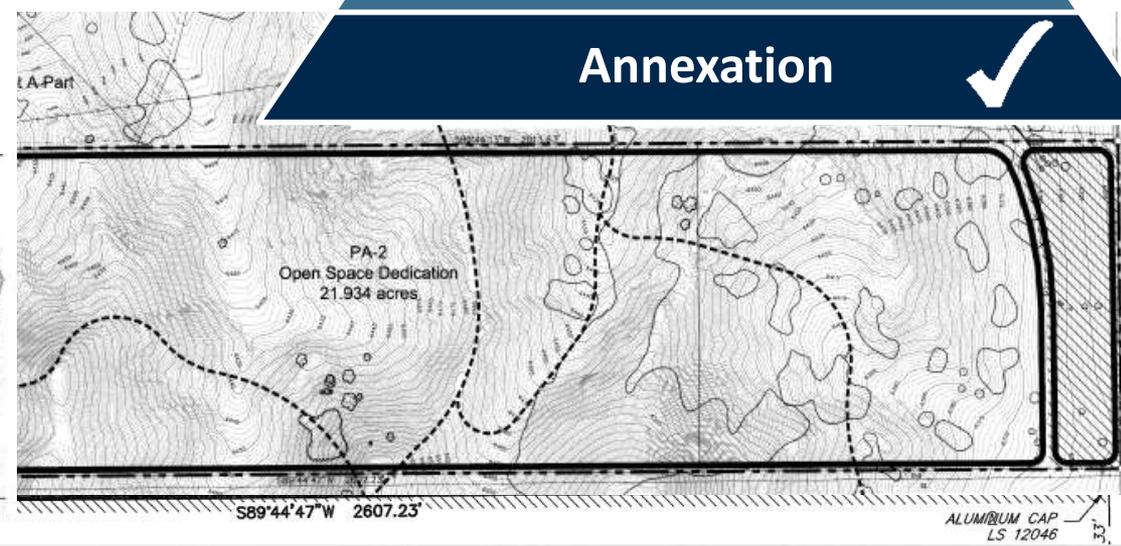


Surrounded by Town

Provide Trail Connectivity

Large Open Space

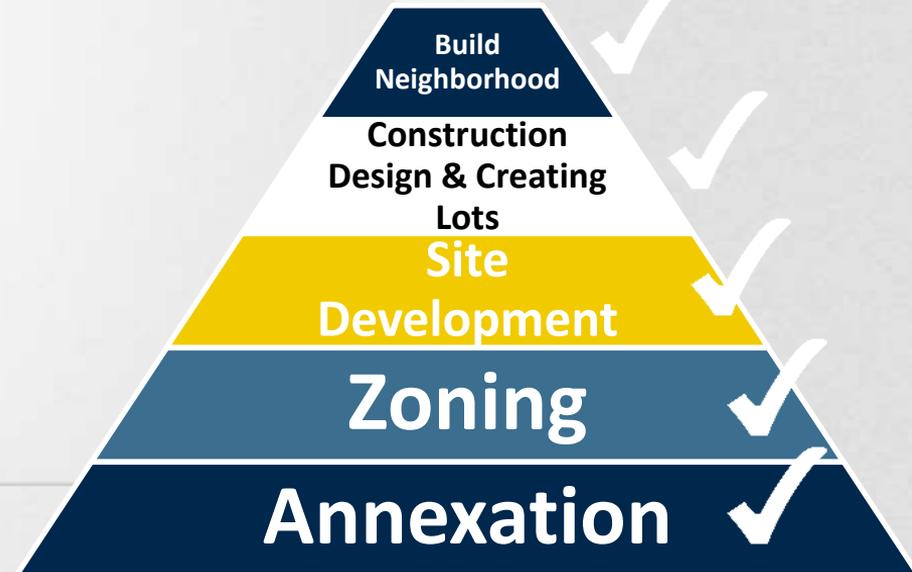
# EXAMPLE – COVENANT/PARK PRESERVE





# CONSTRUCTION

Town Issues Permits  
Developer Constructs  
Town Inspects  
Town Accepts Infrastructure  
Ready for Building Homes





# QUESTIONS/DISCUSSION

Land Development Process