



## **AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**From:** Donna Ferguson, Planner II, Development Services

**Title:** A RESOLUTION APPROVING THE HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

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### **Executive Summary**

On September 8, 2016, the Planning Commission voted 6-1 to recommend that Town Council approve the Hillside/Arbors Site Development Plan with the following condition: The proposed 20-foot IREA easement and the proposed 20-foot Access & Utility easement from the site to Coachline Road are obtained or an alternative utility plan is demonstrated prior to Construction Document approval.

Planning Commission heard 15 public comments from neighbors residing in the Castle Highlands and the Red Hawk neighborhoods as well as from the church residing across the street and to the south. Concerns regarding traffic, circulation into and out of the development from Wolfensberger, the future improvements of Wolfensberger and the future improvements for the intersection of Wolfensberger and Coachline Road were expressed.

It was explained that a Traffic Impact Analysis for the proposed development was reviewed and concurred by the Town's Public Works Division. Full movement from both the proposed entrances from the development to Wolfensberger would be permitted. In addition, improvements to Wolfensberger such as widening would take place as warranted and that intersection improvements at Wolfensberger Road and Coachline, such as signalization or a roundabout, would also occur as warranted. However, the details and the timing of the improvements were not known.

The Hillside at Castle Rock and Arbors Planned Developments are located in northwest Castle Rock and nestled below the butte of the old Santa Fe Quarry where West Wolfensberger Road dips down and out of Castle Rock into the agricultural lands of the County (Figure 1).

Wolfensberger Property Group, LLC, is proposing a Site Development Plan (SDP) for a 120-unit gated, residential community for seniors 55 and older. If approved, the residential community will provide additional housing choices for the senior residents of Castle Rock. SDPs for residential use must be reviewed and approved by Town Council.

### **SDP Discussion**

The Site Development Plan (SDP) incorporates two different Planned Development (PD) zone districts: the Hillside at Castle Rock Planned Development and the Arbors Planned Development. The SDP is proposed to be developed in phases and consists of a total of 120 residential units, an internal road network, dedicated public lands, neighborhood open space, a trail system, landscaping and outlines for a future recreation center and a future multi-family or assisted-living development area (Figure 2).



Figure 1: Location Map

The residential units are made up of a combination of single-family detached and single-family attached homes (aka duplex or paired homes) which are laid out in either a four-unit lot or single-unit lot arrangement. The four-unit lot is square shaped and consists of two single-family homes which are separated by a private drive that leads to a single-family attached unit in the rear. The single-unit lot is a typical rectangular lot which can accommodate a single-family detached or single-family attached home. Each unit will contain its own two-car garage.

The proposed SDP shows an internal roadway network with two access points off of Wolfensberger Road which serpentine across both Planned Developments and is gated at each end of the residential community.

## **Analysis**

### **Existing Conditions**

The site is located at the northeast intersection of Wolfensberger Road and Coachline Road. To the north resides the butte of the historic Santa Fe Quarry; to the east lies a single-family home on property zoned for agricultural use under the jurisdiction of Douglas County; to the south and across Wolfensberger Road lies a church, a single-family home and an open space tract; to the west resides Coachline Road and vacant land which is zoned for single-family residential use under the jurisdiction of the Town.

### **Site Circulation and Parking**

The SDP shows that each lot will have access to the internal street network via a private or shared driveway. The internal street network will have two access points to Wolfensberger Road with full movement potential out of the neighborhood. A sidewalk will be installed along the internal street network as well as along the portion of Wolfensberger Road which abuts the property. The sidewalk systems will help fill in the sidewalk gaps which exist along Wolfensberger Road and provide safer pedestrian access to both the Ridgeline Trail system located to the west and to P.S. Miller Park located to the south. Parking will not be permitted within the shared drives but will be permitted on the local street.

### Traffic and Access / Right-of-Way

A traffic impact analysis (TIA) was undertaken as part of the SDP application. The report focused on the project's traffic generation and impacts to Wolfensberger Road and the intersections at Coachline Road, Red Hawk Drive and the proposed access points. The report included the following information.

Currently the intersection of Wolfensberger Rd and Coachline Rd operates as a stop control intersection. To address future traffic conditions the intersection is planned to be reconstructed into a signalized intersection or roundabout. However, the Town will determine when the improvements are needed and constructed. The Hillside project will contribute its required amount to the intersection improvements.

Currently the intersection of Wolfensberger Rd. and Red Hawk Drive operates as a 2-way stop control intersection. To address future traffic conditions the Town is planning on installing a new traffic signal by the fall of 2017.

Direct access to the project site is by Wolfensberger Road. Currently the access is provided by a private driveway. This driveway will be replaced with two public street intersections. Both

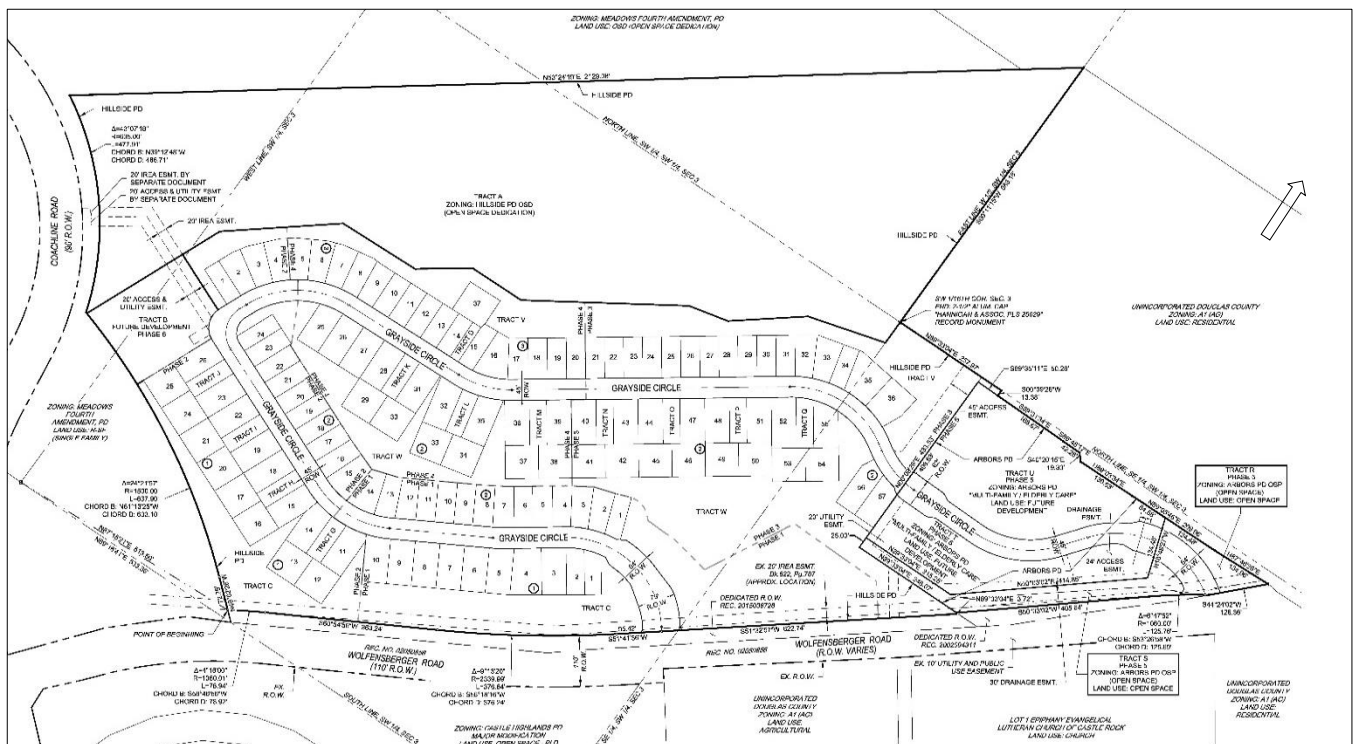


Figure 2: Site Development Plan

intersections will be full movement access points with turn lanes, including left turn lanes on Wolfensberger and a right turn lane at the east intersection.

The Hillside development will also be dedicating additional right-of-way to the Town along Wolfensberger Road for the future widening. According, to the Town's Transportation Master Plan the street is planned to be widened to 4-lanes along the Hillside development. Further, the developer will pay to the Town cash-in-lieu for the design and Wolfensberger Road improvements that are not constructed by the developer.

### Zoning Regulations

The property is regulated by the Hillside at Castle Rock Planned Development & Zoning Regulations (PDP) as well as the Arbors Planned Development Plan & Zoning Regulations (PDP).

The Hillside at Castle Rock PDP portion permits up to 120 dwelling units - either multi-family or single-family - of which 50% must be one-story. It also limits the maximum height of buildings adjacent to the butte to 33-feet and to 35-feet elsewhere. This Site Development Plan proposes a mix of single-family dwellings (detached and attached) which are no taller than 32-feet of which half are single-story units. This SDP also outlines a future recreation center, all of which is in conformance with the Hillside at Castle Rock PDP.

The Arbors PDP portion of the site development plan permits assisted care facilities, convalescent homes, retirement communities, nursing homes, group homes, multi-family dwellings and single-family detached dwellings. At this time, this SDP proposes only development tracts for future multi-family dwellings or assisted-living dwellings as well as a road, all of which is in conformance with the Arbors PDP.

### Open Space & Trails

A 19-acre tract of land, which contains the southeastern slope of the butte, is outlined to be dedicated to the Town as public lands. This public land dedication represents 41.6% of the Hillside at Castle Rock Planned Development. A public foot trail across the public lands portion of the site which meanders along the base of the butte is also proposed. The foot trail will be accessible to both the residents of the Hillside at Castle Rock and Arbors Planned Developments as well as the public and will connect to both the internal street network and to Coachline Road. The SDP also outlines neighborhood open space tracts for both Planned Developments. Both the public land dedication and the neighborhood open space tracts are in conformance with the site's zoning.

### Development Agreement Obligations

Per the Development Agreement (DA) the Hillside at Castle Rock Planned Development is to be developed as an age restricted community. In addition, it is required to provide access through the site to the property located to the northeast. Lastly, it is required to provide public parking for the public lands portion of the site. This SDP demonstrates that all these obligations are being met by developing a residential community for seniors 55 and older, by providing a 45-foot access easement from the internal street network to the northeast property and by demarcating two on-street parallel parking spaces for public use.

### Condition of Approval

The SDP proposes connecting the site's utilities and the public foot trail to Coachline Road. This connection would require the applicant to obtain a 20-foot IREA easement and a 20-foot access and general utility easement over the private property which lies between the site and Coachline Road. As such, staff recommends that the approval of this Site Development Plan be conditioned upon the applicant obtaining these easements.

### Neighborhood Outreach, External Referrals and Notices

On June 23, 2016, the applicant held a neighborhood meeting on site to discuss the proposed Site Development Plan. Approximately fifteen people from the surrounding neighborhood attended the meeting. There were no concerns expressed regarding this Site Development Plan, however, concerns were expressed regarding future development plans for the Arbors PD portion with regards to the use, density, height and aesthetics.

*...In response, the applicant stated that he is still working on the future plans for the Arbors PD portion, but that at this time he foresees several 50-foot tall assisted-living or multi-family buildings which may or may not be age restricted. The buildings would be designed to match the architecture of the residential neighborhood and be painted in natural colors to match the surrounding landscape. He also added that the 50-foot height was needed in order to provide a parking level at grade for the residents under each building. When asked if the parking could be built underground he answered that this was not feasible due to geotechnical and financial issues. He offered to provide photo-simulations of the proposed buildings on the property once he gets closer to finalizing the plans. [Please note that the future plans expressed in this paragraph are presented for context only and not part of this land use application. Any future plans for the Arbors PD (outside of this land use application) will be reviewed at the time of formal application].*

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

#### **Budget Impact**

The proposed Site Development Plan will generate review and impact fees, along with property taxes.

#### **Staff Findings**

Staff finds that the SDP meets the objectives and criteria of the Hillside Planned Development Plan & Zoning Regulations, the Arbors Planned Development Plan & Zoning Regulations as well as the Town's SDP review and approval criteria.

#### **Recommendation**

On September 8, 2016, the Planning Commission voted 6-1 to recommend that Town Council approve the Hillside/Arbors Site Development Plan with the following condition: The proposed 20-foot IREA easement and the proposed 20-foot Access & Utility easement from the site to Coachline Road are obtained or an alternative utility plan is demonstrated prior to Construction Document approval.

#### **Proposed Motion**

I move to approve the Resolution as introduced by title.

#### **Attachments**

Attachment A: Resolution

Exhibit 1: Site Development Plan