

1750 WILD RYE COURT USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT

PLANNING COMMISSION
MARCH 25, 2021





Red Hawk Drive

Subject Property

Red Hawk

Town Boundary

Unincorporated
Douglas County

Wolfsberger Road

Unincorporated
Douglas County

Red Hawk Drive

Vicinity Map

1750 Wild Rye Ct.

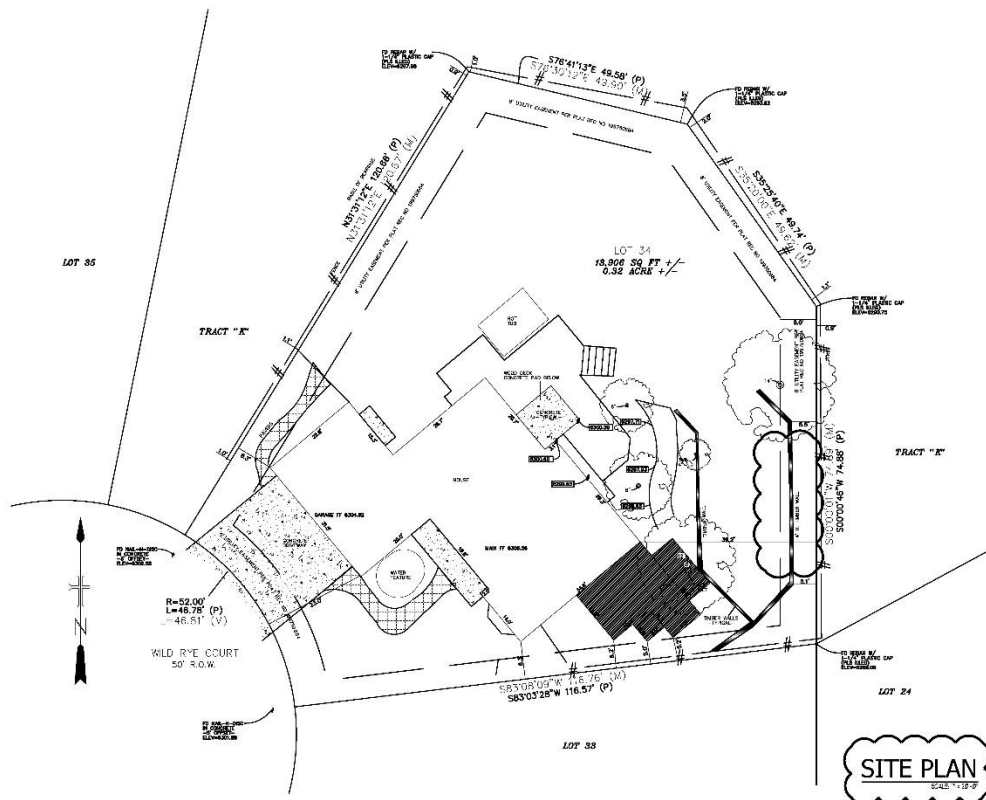
0 100 200 Feet



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





DATE	DESCRIPTION

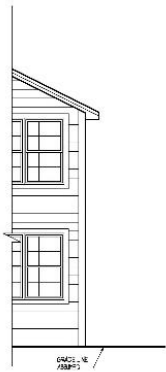
WEYAND RESIDENCE
 1750 WILD RYE CT.
 CASTLE ROCK, CO

+ 624

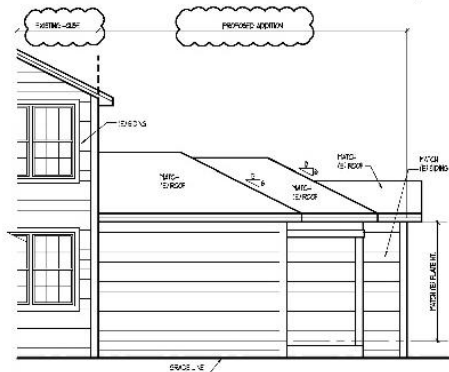
SHEET NO.
 0

0





EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



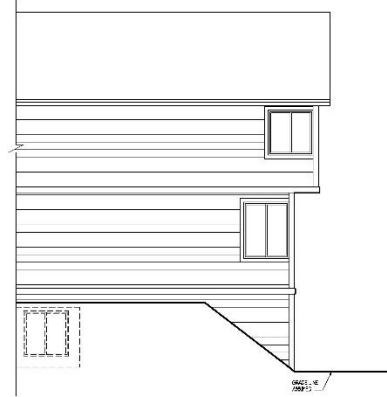
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



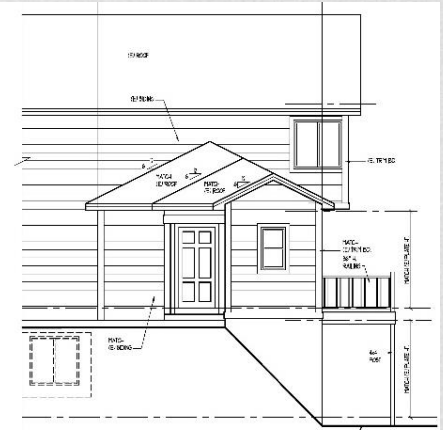
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



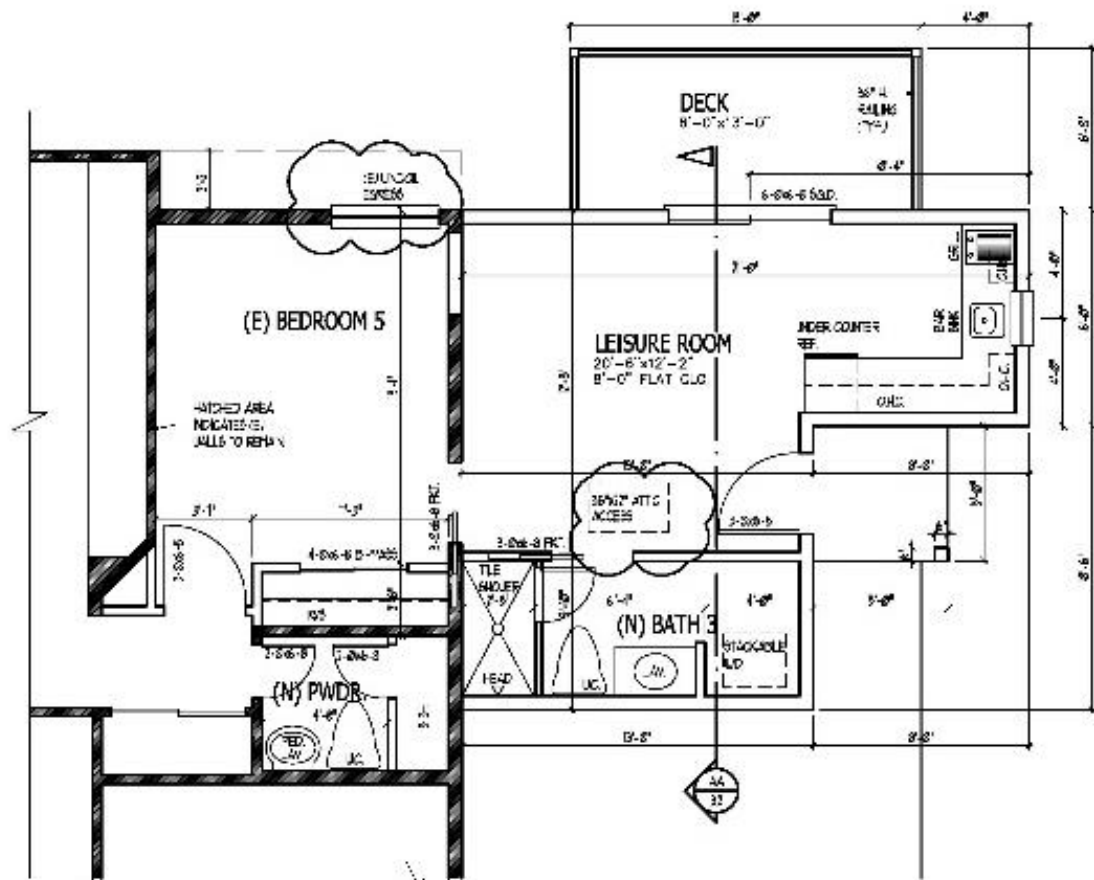
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED MAIN FLOOR PLAN
 + 312 S.F.

BOOK 111 - 100

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 shall not exceed 800 feet
9. Entrance – Only one (1) entrance may be visible from the street

USE BY SPECIAL REVIEW REVIEW AND 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
- Complies with Red Hawk Amendment No. 1 PD Zoning
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

RECOMMENDATION

- Staff recommends approval of the 1750 Wild Rye Court Use by Special Review

PROPOSED MOTION

“I move to recommend approval of the 1750 Use by Special Review to Town Council”

QUESTIONS?

PLANNING COMMISSION
JAN. 28, 2021

