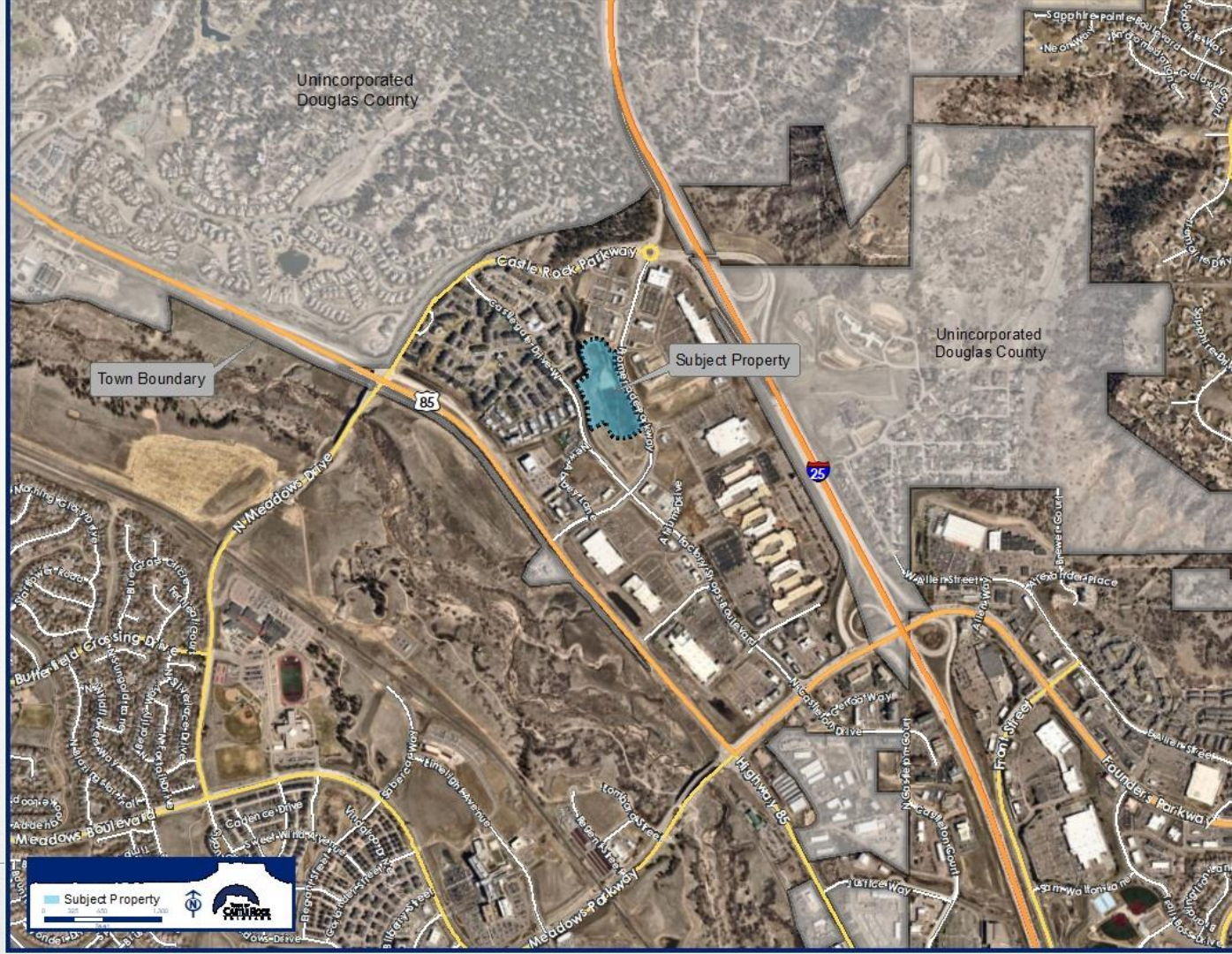


ALANA AT CASTLE ROCK SITE DEVELOPMENT PLAN

PLANNING COMMISSION
JULY 22, 2021





Subject Property

0 100 200 Feet

North Arrow

Scale and Orientation

CONSIDERATION OF APPROVAL

SITE DEVELOPMENT PLAN

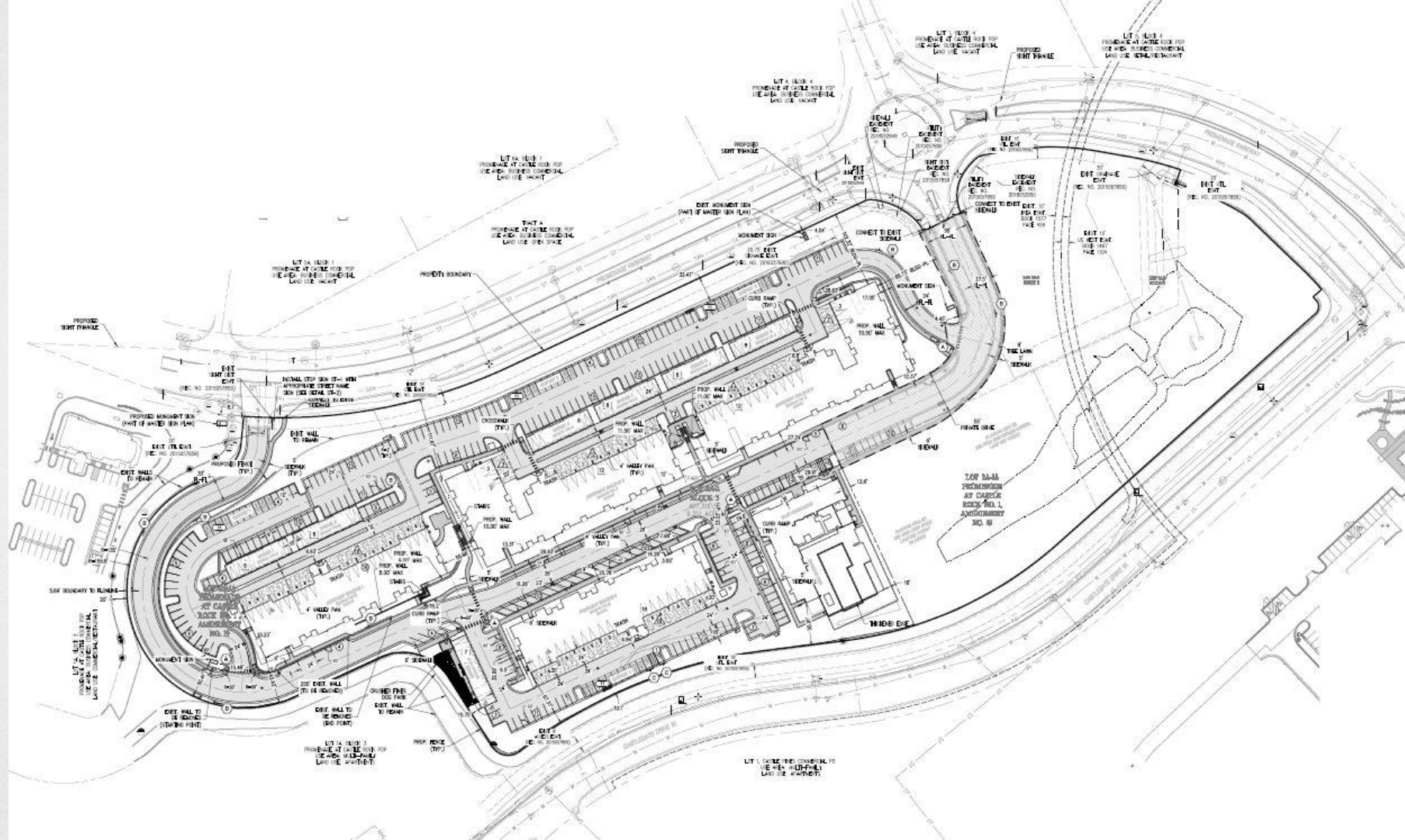
- Compliance with Zoning Requirements
- Site Layout
- Circulation and Connectivity
- Utility Compliance and Off-site Impacts
- Open Space, Public Lands and Recreation Amenities

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

HISTORY OF APPROVALS

- Originally annexed and zoned in January of 1987 as Castle Pines Commercial Planned Development.
- Rezoned in March of 2015 to the Promenade at Castle Rock Planned Development Plan for Business/Commercial.
- Amended in March of 2021 to permit Multi-Family Residential (up to 300 units).
- The current zoning for the site is the Promenade at Castle Rock PDP, Amendment No. 1.





ZONING COMPARISON

ZONING	PROMENADE AT CASTLE ROCK PDP, AMENDMENT NO. 1			
BLOCK	BLOCK 3A			
LOT	2A-1A		2A-2A	
PLANNING AREA	3A		3A, 3B, 3C	
USE AREA	MULTI-FAMILY		MULTI-FAMILY	
	PD REQUIREMENT	PROVIDED (THIS SDP)	PD REQUIREMENT	PROVIDE (THIS SDP)
PERMITTED USES	APARTMENTS, CONDOMINIUMS, TOWNHOMES, CLUBHOUSE, AND RECREATION FACILITY	300 APARTMENTS AND CLUBHOUSE	MULTI-FAMILY BUSINESS/COMMERCIAL OPEN SPACE PRIVATE	PRIVATE DRIVE WITH PARKING. DOES NOT INCLUDE A BUILDING
MINIMUM LOT SIZE	N/A	10.163 ACRES (442,682 SQ. FT.)	N/A	1.972 ACRES (85,903 SQ. FT.)
MAXIMUM DWELLING UNITS (DU)	300	300 (9.92 DU/ACRE)	N/A	N/A
MAX. BUILDING COVERAGE	N/A	N/A	0.25	N/A
MINIMUM SETBACKS* - PRIMARY BUILDING				
FRONT YARD SETBACK	25 FEET	102.3 FEET	N/D	N/A
REAR YARD SETBACK	25 FEET	67.3 FEET	N/D	N/A
SIDE YARD SETBACK	25 FEET	85.7 FEET	N/D	N/A
TO PRIVATE DRIVE	10 FEET	12.3 FEET	N/D	N/A
MIN. DISTANCE BETWEEN BUILDINGS	50 FEET	50 FEET	N/D	N/A
MAXIMUM BUILDING ELEVATION	6,188 FEET	6,185 FEET (47'9")	6,188 FEET	N/A
MINIMUM SETBACKS* - NON PRIMARY BUILDING				
FRONT YARD SETBACK	5 FEET	32.4 FEET	N/D	N/A
REAR YARD SETBACK	5 FEET	10 FEET	N/D	N/A
SIDE YARD SETBACK	5 FEET	13.8 FEET	N/D	N/A
TO PRIVATE DRIVE	5 FEET	16 FEET	N/D	N/A
MIN. DISTANCE BETWEEN BUILDINGS	5 FEET	10 FEET	N/D	N/A
MAXIMUM BUILDING ELEVATION	6,176 FEET	6,152 (34' 0")	6,176 FEET	N/A

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 Promenade at Castle Rock PDP, Amendment No. 1.
- Complies CRMC 17.38 Site Development Plan criteria

RECOMMENDATION

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

PROPOSED MOTION

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

QUESTIONS?

PLANNING COMMISSION
JULY 22, 2021

