



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Ordinance Amending the Town's Zone District Map by Approving the Auburn Ridge Planned Development Plan No. 1, Amendment 1 and the Auburn Ridge Planned Development Plan No. 1, Amendment 1 Zoning Regulations** [*Auburn Ridge Rezoning, Wolfensberger Road / Auburn Drive*] (Town of Castle Rock Project # COZ14-0001) (Second Reading)

Executive Summary

The zoning ordinance was approved as presented on first reading on August 4, 2015, by a vote of 5 to 0, with no changes.

The second reading was postponed until the details of the Development Agreement could be finalized. The Development Agreement is being presented as a separate agenda item at the September 20, 2016, public hearing.

The purpose of this report is to seek Town Council approval of the proposed amendment to the Auburn Ridge Planned Development (PD) zoning to allow both age-restricted and non-age restricted dwelling units and allow a height increase on a portion of the site (**Attachment A**). The gross density would be reduced.



Vicinity Map

Planning Commission held a public hearing on July 23, 2015 (**Attachment D**). Planning Commission voted 4 to 1 to recommend denial to Town Council.

Key Issues

Several members of the community, all of whom live in the adjacent single family detached homes within Castle Highlands, have expressed concern over this proposal. The concerns are related to:

- Allowing non-age restricted units;
- Increasing the maximum building height to 45' within Planning Area A;
- Anticipated loss of views; and
- The overall density.

Findings

Staff finds that the Auburn Ridge Planned Development Plan No. 1 and Zoning Regulations amendment meet the objectives and criteria of the Town of Castle Rock Vision 2020 and the 2020 Comprehensive Master Plan, and the Municipal Code Chapter 17.36 (PD Plan and PD Zoning Amendments).

Based on the above findings of fact, staff recommends that the Town Council approve the proposed Auburn Ridge Planned Development Plan No. 1, Amendment 1 and associated PD Zoning Regulations on second reading. The Planning Commission recommends denial.

Past Town Council and Planning Commission Action

Town Council

Town Council approved this zoning amendment on first reading on August 4, 2015, by a vote of 5-0. Council members Ford and Valentine were not present. The draft Development Agreement was presented at that time as a discussion item only. The second reading was postponed while the performance details of the Development Agreement were finalized.

Planning Commission

On July 23, 2015, the Planning Commission reviewed this application. Seven residents of the adjacent single family neighborhood in Castle Highlands, expressed concern over this proposal. The majority of the objections related to allowing non-age restricted units, increased maximum building height in Planning Area A, expected loss of views, and the overall density. Planning Commission voted 4 to 1 to recommend denial to Town Council.

Proposal and Discussion

Current Zoning

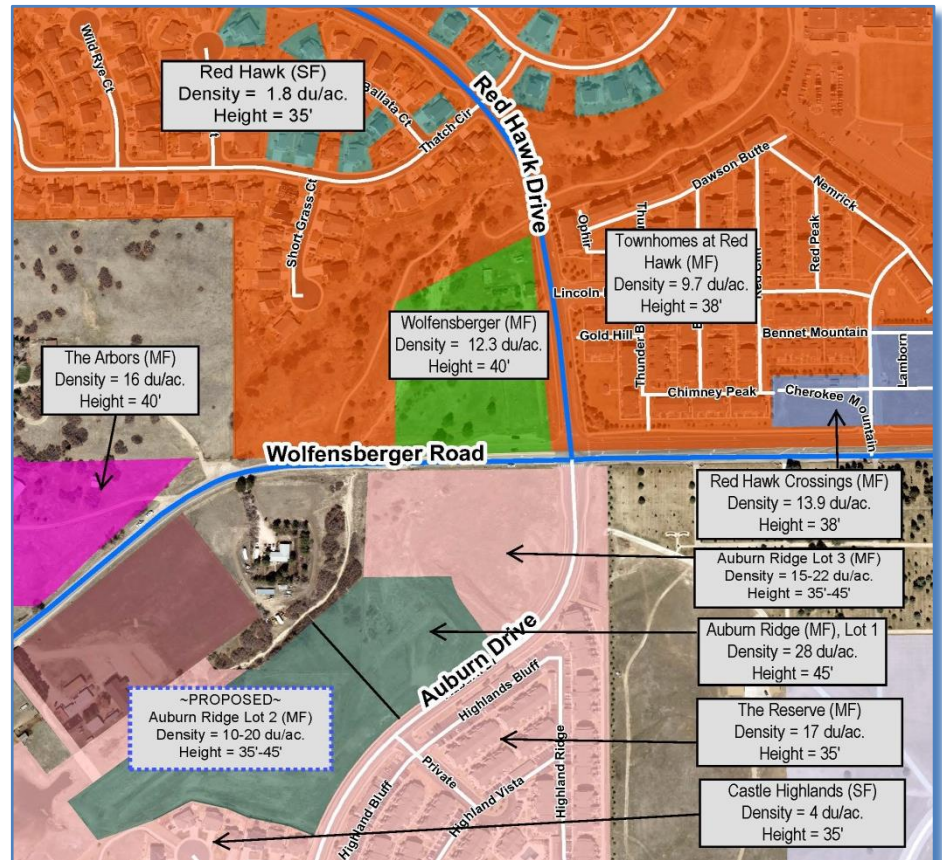
The site is currently zoned MF2, Multi-Family Use Area, as part of the Auburn Ridge Planned Development. The permitted uses include age-restricted multi-family dwellings, such as apartments, condominiums and townhomes.

In addition to a maximum building height of 35 feet, the zoning also requires a 25-foot wide landscape buffer adjacent to the existing single family detached lots. The allowable gross density is currently 17 dwelling units per acre.

The property is surrounded by various multi-family uses and single-family detached homes to the south (**Attachment B**). The illustration below reflects surrounding uses, densities and permitted heights.

Property Description

The 6.13 acre site is located south of Wolfensberger Road and west of Auburn Drive, south of the existing Auburn Ridge age-restricted apartments. Vegetation on the site is characterized by native grasses. The western boundary of the property abuts the Omni Tributary, which is a channel that contains seasonal storm water flows. Steeper slopes are found on the channel embankments, which are beyond the property line of this site.



Surrounding uses, densities, and height maximums

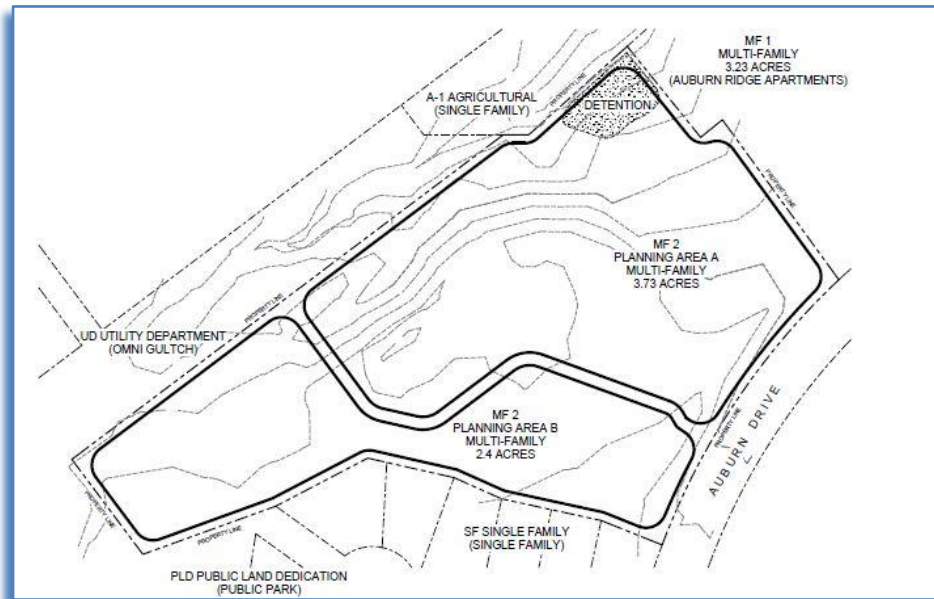
Proposed Planned Development and Planned Development Zoning Regulation

The 9.3-acre Auburn Ridge PD was approved in 2012 and platted into two lots. Auburn Ridge, Lot 1 is designated as the Multi-Family 1 (MF1) use area and Lot 2 is the Multi-Family 2 (MF2) use area. Both MF1 and MF2 are currently zoned for age-restricted multi-family dwellings such as apartments, condominiums and townhomes. Auburn Ridge, Lot 1 has been developed as the Auburn Ridge Senior Apartments at 1101 Auburn Drive. Eighty percent of the 100 dwelling units in the senior apartments are subsidized through state tax credits.

This proposed amendment reduces the allowable gross density for MF2 from 17 to 16.3 dwelling units per acre. While the age-restricted multi-family use will remain, multi-family dwellings (non- age restricted) will be added. The amendment maintains the existing 25-foot wide landscape buffer requirement along the adjacent single family detached homes to the south.

The proposal divides the MF2 use area into Planning Area A and Planning Area B (**Attachment A, Exhibit 2**). Planning Area A includes the northern portion of the site and is proposed to have a maximum density of 20.4 dwelling units per acre, with a maximum of 76 dwellings. The maximum building height for Planning Area A is 45 feet, which is consistent

with 45 foot height of the existing Auburn Ridge Senior Apartments.



Proposed Planned Development Plan

Adjacent to the existing single-family detached homes to the south, Planning Area B restricts the density to 10 dwelling units per acre with a maximum of 24 dwelling units allowed. The current zoning allows 17 dwelling units per acre adjacent to the single family homes. Additionally, the

maximum building height for Planning Area B remains at 35 feet, which matches the permitted building height of the adjacent single-family neighborhood.

Finally, the proposed PD Zoning regulations contain architectural elevation renderings that are intended to demonstrate the level of quality and design planned for this site (**Attachment A, Exhibit 3**). The renderings are conceptual in nature, but will be used as a guide for future development of the Auburn Ridge PD.

Notification and Outreach Efforts

The proposed zoning amendment was noticed in accordance with the Town of Castle Rock Municipal Code for consideration at first reading. The applicant posted signs on the property and mailed letters to property owners within 300 feet of the site and to surrounding Homeowner Associations (HOA). Mineral estate owners were sent written notice of the proposed rezoning and upcoming public hearings. Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* Map.

Due to the length of time that has elapsed between the first and second readings, the public hearing scheduled for September 20, 2016, has been re-noticed through site posting, mailing and website posting.

Neighborhood Meetings

The applicant held a neighborhood meeting on September 3, 2014. Approximately 45 people attended the meeting. The applicant presented a summary of the proposed amendment. The neighbors asked questions about the traffic impacts and signalization at the intersection of Wolfensberger Road and Auburn Drive. Many raised concerns about current on-street parking conditions and how this rezoning may create more on-street parking. Some voiced concerns about for-lease housing types, such as apartments attracting a transient population.

The applicant hosted an additional neighborhood meeting on April 22, 2015. With approximately 15 residents attending, similar concerns were raised. While the attendees liked the lower density closer to the existing single family detached homes, the proposed 45-foot height maximum in Planning Area A was still a concern.

The developer intends to build and manage the multi-family complex, as they have done with Phase I, the Auburn Ridge senior housing development. A signal is planned for the Wolfensberger Road and Auburn Drive intersection, once the traffic warrants are reached. On-site parking must comply with the Town's parking requirements and will be assessed at the time of the Site Development Plan review. Limits to on-street parking along Auburn Drive will also be considered at the time of the Site Development Plan. The proposed 45-foot height maximum in Planning Area A matches the building height of the existing senior apartments.

Public Comments

Several residents have expressed concerns (**Attachment C**).

External Referrals

External referrals were sent to the various utility service providers, Douglas County School District, Colorado Department of Transportation, Douglas County Government, the Castle Highlands HOA, Townhomes at Red Hawk HOA, Red Hawk HOA and Red Hawk Filing No. 3 HOA. All external agency comments have been addressed. No written comments were received from the surrounding HOAs.

Recommendation

The Auburn Ridge Planned Development Plan No. 1, Amendment 1 and Zoning Regulations comply with the following review and approval criteria:

- Supports the objectives of the Community Vision 2020 and the 2020 Comprehensive Master Plan,
- Meets the PD amendment review and approval criteria of Chapters 17.34 and 17.36 of the Town of Castle Rock Municipal Code.

Staff recommends approval of the proposed Auburn Ridge Planned Development Plan No. 1, Amendment 1. Planning Commission recommends denial.

Proposed Motion

I move to approve the Ordinance as introduced by title.

Attachments

Attachment A: Ordinance - zoning

Exhibit 1: Legal Description

Exhibit 2: PDP

Exhibit 3: Zoning Regulations

Attachment B: Surrounding Uses

Attachment C: Public Comments

Attachment D: PC Minutes