

## **AGENDA MEMORANDUM**

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

**Through:** David L. Corliss, Town Manager

**From:** Tara Vargish, PE, Director, Development Services Department  
BrieAnna Simon, Senior Planner, Development Services Department

**Title:** **A Resolution Approving The Meadows Filing No. 17, Area No. 3 Site Development Plan [17.36 Acres Senior Multifamily Located South of the Intersection of Regent Street and Meadows Parkway]**

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### **Executive Summary**

Inland Construction is seeking approval of a Site Development Plan for a senior multifamily development. The property is located between the BNSF Railway tracks and Plum Creek along the south side of Meadows Parkway. The property proposed for development consists of three lots and six tracts located south of Regent Street and Meadows Parkway, and is approximately 17.36 acres (Attachment A). The site plan proposes 174 dwelling units within a 255,743 square foot building (Attachment B). The overall site plan proposes two future commercial lots and a new trailhead surface parking lot for the East Plum Creek Trail.



Figure 1: Vicinity Map

Staff finds the SDP meets the criteria of the Meadows Planned Development (PD), 4<sup>th</sup> Amendment as well as the Town's Site Development Plan review and approval criteria. The Planning Commission voted 6-0 to recommend approval of the site development plan to Town Council.

## **Background**

### **Zoning Regulations**

The Meadows is a master planned subdivision located in the northwest portion of the Town of Castle Rock and is zoned for 10,644 dwelling units. To date, approximately 7,800 dwelling units have received a Certificate of Occupancy. The subject property is located in the Commercial, Office, Industrial (C-O-I) Use Area of the Meadows Planned Development, 4th Amendment. The C-O-I Use Area is zoned for mixed-use development, where senior housing and other health care or senior living facilities are a permitted use. The Meadows PD 4th Amendment does not set a maximum number of dwelling units per acre for the C-O-I Use Area.

### **Existing Conditions and Surrounding Uses**

The subject lot is currently part of an undeveloped area within the Meadows C-O-I. The properties to the north contain commercial development including Meadows Express Car Wash, Kum & Go, and US Storage Centers. The property to the east is floodplain and open space with portions being dedicated to the Town of Castle Rock. The surrounding property to the south is a commercial development including the AMC Castle Rock 12 Movie Theater. West of this development is the Centura Castle Rock Adventist Hospital complex.



Figure 2: Surrounding Uses

## **Site Development Plan Discussion**

### **Use**

The subject lot is located in the C-O-I Use Area of the Meadows PD, 4<sup>th</sup> Amendment. A wide range of non-residential uses are permitted including restaurants, retail, office, research facilities and warehouses. Permitted uses also include hospital, nursing homes, assisted living facilities, senior housing and other health care or senior living facilities.

The proposed lot is located on Regent Circle off of Meadows Parkway, where 174 senior living units in a single, 4-story building are proposed. The units will be a combination of one and two

bedrooms. Onsite amenities will include covered parking, theater room, fitness center, game room, pickleball, indoor pool, workshop, and community garden. No commercial uses are proposed on this site.

### Development Standards

The proposed use and number of units complies with the Meadows PD, 4<sup>th</sup> Amendment development standards. Per the zoning, the maximum height allowed is 60 feet and the setbacks are to be established with the site plan. The PD zoning does not establish a maximum density by lot or use.

The site plan complies with the established development standards. The maximum height proposed is 54' 2". The setbacks are being set with the proposed site plan as shown in the table.

The Zoning Comparison Table in Figure 3 lists the standards required by the PD Zoning and demonstrates that the plan complies with all of the standards. This table is also shown on the cover sheet of the Site Development Plan (Attachment B).

The Meadows PD, 4<sup>th</sup> Amendment Zoning Regulations refer the parking regulations for the C-O-I Use Area to the Municipal Code requirements found in Section 17.54. On-site parking for housing of senior citizens within independent living facility for residents owning vehicles requires one space per unit, plus one space per employee on maximum shift. The proposed site is required to have 179 parking spaces on-site, and is providing 262 spaces.

### Lighting Plan

The site lighting will be comprised of parking lot pole fixtures, exterior building wall fixtures, and under-canopy balcony and porch fixtures. The lighting plan meets the Municipal Code requirements for full cut-off fixtures, lumen maximums, and photo-sensor controls for curfew hours.

Lot 3 - Affinity at Castle Rock			
Total Dwelling Units	174		
1-Bedroom Units	67		
2-Bedroom Units	97		
Studios	10		
	PD Requirement	Provided (This SDP)	
Permitted Uses	Senior housing and other health care of senior living facilities	Senior Housing	
Building Square Footage Total	-	255,743 SF (100% senior living)	
Density		30.25 units per acre	
Maximum Floor Area Ratio	N/A residential in COI	N/A	
Maximum Building Coverage	60%	30.66%	
		To Prop Line	To Acc.Esmt
Minimum Setback North	0'	23.62'	5.12'
Minimum Setback East	0'	38.0'	N/A
Minimum Setback West	0'	115.48	N/A
Minimum Setback South	0'	25.44'	N/A
Maximum Building Height	60'	54'-2"	
Monument Sign (From back of sidewalk)	10'	10'	
Minimum Parking	1 per unit plus 1 per employee at max. shift (174 units + 5 employees at max. shift = 179 spaces min.)	Total Spaces Provided = 262	
		Garage Spaces Provided = 175	
		Surface Spaces Provided = 87	
Minimum ADA Parking	2% + 1 per Type A Unit	ADA Spaces Required = 14	
		ADA Spaces Provided = 15	
		Total Lot Spaces (for ADA Calculation) = 262	
Site Utilization Table			
Land Use	Area (AC)	Area (SF)	Percentage
Lot Coverage			
Buildings	1.76	76,830	30.66%
Internal Drives, Parking, Sidewalks	1.53	66,750	26.64%
Common Access Drives (Private)	0.12	5,095	2.03%
ROW Coverage	0.00	0	0.00%
Landscape/Open Space Coverage	2.34	101,906	40.67%
Other Coverage	0.00	0	0.00%
Future SDP	0.00	0	0.00%
Total	5.75	250,581	100.00%

Figure 3: Zoning Comparison Table

### Landscaping

Multifamily developments are required to landscape 20% of the site; parking lots must provide landscaping for 10% of the lot and streetscape is required along the street frontages. The proposed lot meets the Town's landscape requirements.

### Architectural Design

The community will consist of a single, 4-story building. The architectural design of the building includes 360-degree architecture, a similar color palette to the area, exterior stone veneer, covered entryways and varied rooflines. Balconies have been incorporated into the apartment building design.

### Interface Regulations

The Residential/Non-Residential Interface Regulations and the Dissimilar Residential Interface Regulations are not applicable to the development.

### Skyline and Ridgeline Protections

The lot proposed for development in this site plan is not located within the Skyline/Ridgeline Protection Area.

### Open Space and Public Land Dedication

The open space and public land dedications for the Meadows C-O-I have already been satisfied with the dedications identified at the time of the Meadows PD, 4<sup>th</sup> Amendment approval in 2003. As part of the overall development, a 0.192 acre trailhead parking lot area will be dedicated. No additional dedications are required with this Site Development Plan.

### Traffic Impact Analysis and Mitigation

A transportation impact analysis (TIA) for Meadows 17 Area No. 3 was submitted on July 5, 2022. This analysis evaluated the proposed senior housing development. The evaluation of the commercial uses is not part of this analysis but consistent with previous analysis efforts.

The Arterial Street Access Plan Addendum approved by the Town of Castle Rock in June 2018, identifies connections off Meadows Parkway at both Regent Street and Lombard Street.

*Meadows Parkway at Regent Street – Traffic Signal:* This will be the primary access to the area once completed. The new signal will serve Meadows 17 Area No. 3, North of Meadows Parkway and Area No. 4, South of Meadows Parkway.

*Meadows Parkway at Lombard Street:* This will be the secondary access to the proposed development. This access will be limited to a  $\frac{3}{4}$  movement intersection which will allow left and right turns from Meadows Parkway. Left turns from the development at this location onto Meadows Parkway will not be allowed due to projected traffic volumes.

Public Works is in agreement the conformance letter and the proposed use is consistent with the master study. The proposed Regent Circle private drive will support the proposed traffic volumes to be generated by this proposed use.

### Utilities

The applicant was required to submit a Phase II Drainage Report and a Preliminary Utility Report with this site plan application. Castle Rock Water staff has reviewed and accepted both reports and concurs that adequate water, wastewater, and storm sewer infrastructure exists, or is proposed with this project, to serve the property.

### **Notification and Outreach**

#### Public Notice

The public noticing requirements for this proposal have been satisfied. Public hearing notice signs for the Planning Commission public hearing were posted on the property on Monday, July 10, 2023. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the Planning Commission public hearing. Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

#### Neighborhood Meetings

The applicant held neighborhood meetings as required by the Municipal Code. The first neighborhood meeting was held on March 7, 2022, prior to the submittal of the SDP land use application. The meeting was conducted in a hybrid format. One member of the public attended the meeting in person and two attended virtually. General questions on traffic impacts, the proposed signalization at the intersection, tree conservation, and trailhead parking were asked.

The second neighborhood meeting was held on August 22, 2022 in a hybrid format. One member of the public attended the meeting in person. Questions were asked on traffic impacts, tree conservation and trailhead parking.

The third and final neighborhood meeting was held on July 10, 2023 in a virtual format only. Two members of the public attended the meeting. Questions were asked concerning trailhead parking, tree conservation, along with process and timing of the commercial development on adjacent lots. Overall support was shown for the new trailhead parking lot and location.

#### External Referrals

There are no outstanding external referral comments. External referrals were sent to local service providers and Douglas County agencies, as well as the Meadows Community Association. Douglas County Planning and Addressing had minor comments that have been addressed. CORE Electric requested additional easements that will be implemented on the Plat. CORE Electric also provided their standards for placement of transformer boxes and



cabinets that will be implemented on the Construction Drawings. The remainder of the agencies contacted for comments did not respond.

## **Analysis**

This staff analysis takes into account the representations made in the application and attachments submitted to date.

### **SDP Review and Approval Criteria and Analysis 17.38.040**

#### **A. Community Vision/Land Use Entitlements.**

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the CRMC.

*Analysis: The proposed SDP meets this criterion. It generally conforms to the Town's 2030 Vision and Comprehensive Master Plan by adding to the Town's diversified housing types. As detailed in this report, the proposal complies with the use and development standards of the Meadows PD, 4<sup>th</sup> Amendment PD Plan and Zoning Regulations. The architectural design meets the requirements of both the Meadows Zoning Regulations and the goals of the Town's guiding documents. This site plan is not subject to an intergovernmental agreement, the Skyline/Ridgeline Ordinance, the Residential/Non-Residential Interface Regulations or the Dissimilar Residential Regulations. The proposal does comply with all other relevant requirements of the Castle Rock Municipal and technical criteria, as summarized in this report and asserted in the following criteria.*

#### **B. Site Layout.**

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.

5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

*Analysis: The proposed SDP meets this criterion. The SDP meets all relevant site layout requirements outlined in the governing zoning and the Town's Municipal Code. Parking lots are designed for safe vehicle and pedestrian circulation. Castle Rock Fire has reviewed and approved the site design for access and fire safety. Proper screening has been provided for trash enclosures, rooftop mechanical units, and meter gangs.*

**C. Circulation and Connectivity.**

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

*Analysis: The proposed SDP meets this criterion. The SDP provides appropriate vehicular entrances into the property, with interior drive aisles and parking that meet Town standards. Sidewalks will be constructed adjacent to the public right of way, private drive isles and interior walkways will provide additional pedestrian connections to the residential units and on site amenities.*

**D. Services Phasing and Off-site Impact.**

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

*Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and necessary ingress and egress improvements.*

**E. Open Space, Public Lands and Recreation Amenities.**

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

*Analysis: The proposed SDP meets this criterion. No additional land dedications for open space, parks or trails are required with this site plan. As part of the overall development, the*

*applicant is relocating the existing trailhead parking lot to accommodate the new private drive circulation. The trailhead parking lot consists of 16 parking spaces.*

### **Budget Impact**

Development of the property will generate review and impact fees.

### **Findings**

All staff review comments and external referral comments have been addressed. Staff finds that the Site Development Plan, as proposed

- Generally conforms with the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirements of the Meadows Preliminary PD Site Plan and PD Zoning Regulations, Amendment No. 4, and
- Meets the Site Development Plan review and approval criteria of the Municipal Code and the Town's technical criteria.

### **Recommendation**

Planning Commission voted 6 – 0 to recommend to Town Council approval of the Site Development Plan, as proposed on July 27, 2023.

### **Proposed Motions**

#### **Option 1: Approval**

*"I move to approve the resolution, as introduced by title."*

#### **Option 2: Approval with Conditions**

*"I move to approve this resolution as introduced by title with the following conditions:"* (list conditions)

#### **Option 3: Continue item to next hearing (need more information to make decision)**

*"I move to continue this item to the Town Council meeting on [date certain], 2023, at 6 pm."*

### **Attachments**

Attachment A: Resolution  
Attachment B: Vicinity Map  
Attachment C: Site Development Plan  
Attachment D: Colored Elevations  
Attachment E: Public Input