

## AGENDA MEMORANDUM

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

**Through:** Bill Detweiler, Director, Development Services

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

**Title:** **AN ORDINANCE APPROVING THE RIDGE ESTATES PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS (First Reading)**

### Executive Summary

On May 23, 2019, the Planning Commission voted 5-0 to recommend approval of the Planned Development plan and zoning regulations as presented. There was no public comment on the application.

Maple Grove Land, LP, property owner and applicant, has submitted an application for initial zoning in conjunction with an annexation of a 70-acre property known as Ridge Estates, which is located south of Crystal Valley Ranch, east of Bell Mountain Ranch and north of Sellers Creek Ranch (Figure 1).

The property is currently under consideration for Annexation under a separate application. If the property is approved for annexation, it must subsequently be zoned. This application proposes to establish the initial zoning of the property as the Ridge Estates Planned Development (PD) in order to develop a single-family residential neighborhood consisting of 52 dwelling units.

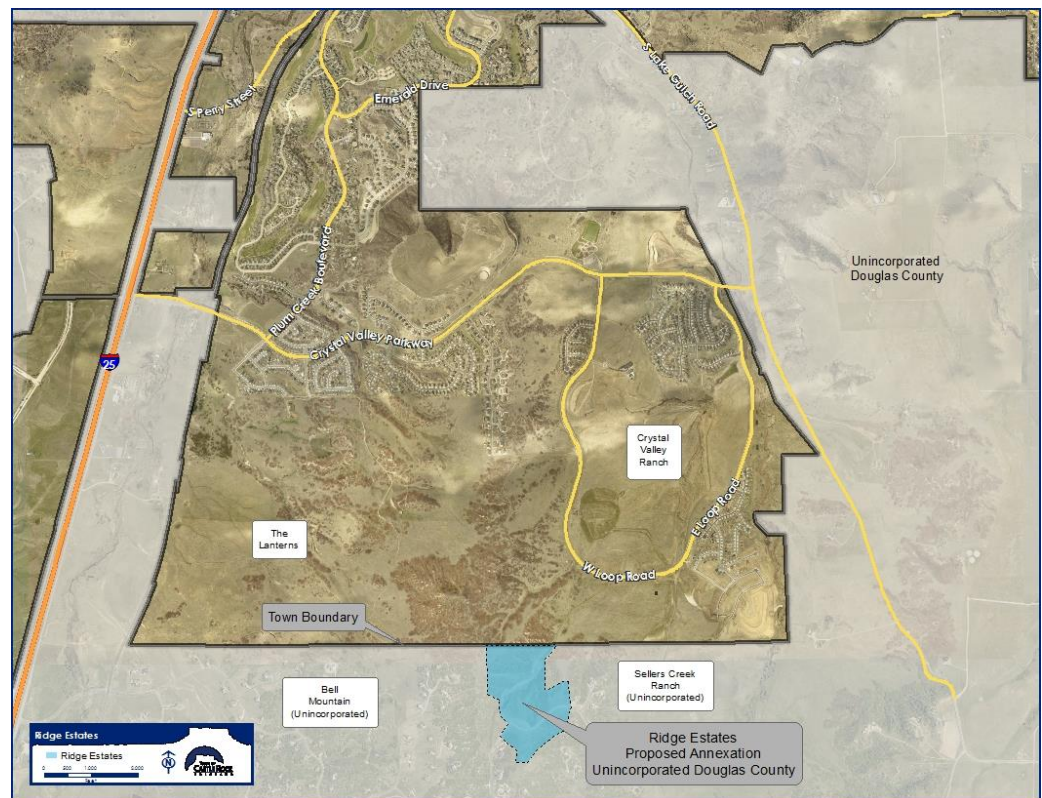


Table 1: Vicinity map.

Applications for zoning require public hearings before Town Council, after review and recommendation by Planning Commission, who shall review and make a decision upon the proposed zoning.

**Proposed Zoning**

The Ridge Estates Planned Development plan and zoning regulations (Attachment A) propose to develop a single-family residential neighborhood consisting of 52 dwelling units. The plan outlines five residential planning areas, three open space-private areas, and two public land areas. The residential areas are situated to hug the perimeter of the property and wrap around centralized open space-private areas, which contain a pocket park and neighborhood trail system while the public land areas are spotted on the north and south ends of the property. The Ridge Estates PD also defines development standards for each planning area to effectively create larger lots with deep rear setbacks on the outside of the neighborhood and smaller lots in the interior of the neighborhood.

Ridge Estates PD					
Development Standards by Planning Area (P.A.)					
Development Standard	P.A. 1	P.A. 2	P.A. 3	P.A. 4	P.A. 5
-Permitted use	Single-family	Single-family	Single-family	Single-family	Single-family
-Min. lot size	12,000	10,400	10,400	10,400	12,000
-Min. Rear setback	50-feet	25-feet	25-feet	25-feet	100-feet
-Min. Front setback	20-feet	20-feet	20-feet	20-feet	20-feet
-Min. Side setback	10-feet	10-feet	10-feet	10-feet	10-feet
-Min. Side to street setback	15-feet	15-feet	15-feet	15-feet	15-feet
-Maximum height	35-feet	35-feet	35-feet	35-feet	35-feet

Table 1: Development standards for residential planning areas (P.A.).

**Staff Analysis**

**Annexation Background**

The Ridge Estates annexation petition, formally known as Sellers Creek Ranch Estates, was accepted and filed with the Town Clerk on March 10, 2016. As prescribed by State statute, the petition was then reviewed by Town Council in two separate hearings. The first was a Substantial Compliance hearing on May 3, 2016, at which time TC found the petition to substantially comply with state requirements; the second was an Eligibility hearing on June 21, 2016 at which time Town Council found Ridge Estates to be eligible to be considered for annexation into the Town.

As part of initial discussion to annex Ridge Estates for 52 dwelling units, Town staff requested the applicant formally reduce the permitted dwelling units within Crystal Valley Ranch PA-4 by a corresponding 52 dwelling units. Town Council reviewed and approved this reduction through a rezoning process on September 18, 2018.

**Existing Conditions**

The annexation property is located on the southeast edge of Town and attaches to the southern boundary of Crystal Valley Ranch. It is surrounded on the west, south, and east by County properties; to the west is Bell Mountain Ranch and to the south and east is Sellers Creek Ranch. Both Bell Mountain Ranch and Sellers Creek Ranch are large lot residential neighborhoods with lots

approximately 5 acres in size. To the north is a yet to be developed planning area of Crystal Valley Ranch and single-family homes on lots ranging in size from 6,600 to 8,600 square feet.

Other characteristics of the annexation property include Town identified minor and moderate skyline designated areas along the western perimeter and a winding dirt road, which traverses the property and connects Ridge Estates to Crystal Valley Ranch and to the neighboring County properties to the south and east.

#### Land Suitability

The Land Suitability Analysis Report (LSAR) for the annexation property reviewed slope, soils, vegetation and wildlife habitat. The LSAR indicates that the property is made up of a variety of slopes, which create a series of ridges, valleys and drainage ways with the highest point located at the southern tip of the property. The steepest slopes are dispersed across the property while the flatter slopes are located in two spots along the existing dirt road. The majority of the property contains slopes in the 8% to 12% slope range the property has two general soil types; one laying on the slopes and the other, existing in a linear fashion, on the ridges and steep valley sides. Stands of native gambel oak, varying in size and maturity, are scattered throughout the property and this type of vegetation creates habitat known to provide wildlife with food, water, shelter and space. It is assumed that many wildlife species utilize this habitat such as bird, red fox, coyote, mule deer, bear and mountain lion. No known nationally designated threatened or endangered species have been observed or known to exist within the property boundary. The LSAR indicates that the annexation property will require grading to accommodate development, which will impact existing slopes and wildlife habitat.

#### Service and Infrastructure Capacity

The Concept Utility Letter and Phase I Drainage Report for the site, which were reviewed by staff, indicate that the Town's water, wastewater and storm drain systems can accommodate the proposed use. The property can also be served by the Town's Police and Fire Districts.

#### Transportation and Traffic

The proposed 70-acre site is located on the south end of Crystal Valley Ranch and south of Loop Road. The major roadways in the site's vicinity include Crystal Valley Parkway, and West and East Loop Road. It is further located adjacent to County properties with Bell Mountain Ranch on its west and Sellers Creek Ranch on its south and east boundary. Loop Road is a collector road and Crystal Valley Parkway is a major arterial.

Nearby planned Town capital improvement program (CIP) projects include Crystal Valley Parkway Interchange improvements at a date to be determined. Nearby development projects include the Lanterns Development to the northwest of the proposed site and Crystal Valley Ranch subdivisions to the immediate north of the site.

The neighborhood streets will access the wider transportation network through two yet to be constructed local streets on its north boundary in Crystal Valley Ranch.

LSC Transportation Consultants (LSC) prepared a project-specific traffic impact study (TIS) in May 2016 in order to estimate project traffic and provide recommendations to mitigate traffic impacts. LSC evaluated traffic impacts by comparing existing traffic to year 2020 and year 2035 projections, both with and without project traffic. The TIS compares different scenarios by estimating the operational level of service (LOS) for each scenario. LOS is a measure of average intersection delay and is reported on a scale of A through F, with A indicating free flow conditions and F representing

congestion conditions. LOS A, B, C are good and mean the network is running smoothly. LOS D means the network is starting to slow down, but for peak hours, LOS D is acceptable. LOS E can be acceptable in certain cases, and LOS F is typically unacceptable.

The TIS studied existing intersection and proposed site accesses. The future signalized intersections of Crystal Valley Parkway with East Loop and West Loop Road are expected to operate at an overall LOS C or better during both morning and afternoon peak-hours through 2035 with or without the addition of site traffic, causing less than a 0.5-second increase in delay at either signalized intersection. All movements at the unsignalized intersections analyzed are expected to operate at LOS D or better through 2035 with or without the addition of site traffic, causing less than a 0.5-second increase in delay at any unsignalized intersection. None of these increases in delay will change the LOS-level for any of the studied intersections.

The planned connections between Crystal Valley Ranch and Crystal Valley Parkway through the Lanterns development is necessary for Ridge Estates to achieve full buildout so as not to overload a few local streets between the site and Loop Road. Because of this, Town staff commissioned a study by FHU Engineering Consultants to determine maximum vehicle trip thresholds on the various street connections, thereby limiting the number of lots developed on the proposed site.

Based on the subsequent FHU engineering analysis, the maximum allowable lot development is shown on the map exhibit and as follows:

1. A total of 26 platted lots is allowed while the sole access to Ridge Estates is provided through Crystal Valley Ranch Filing 12A to Loop Road.
2. A total of 29 platted lots is allowed while accesses to Ridge Estates are provided through Crystal Valley Ranch Filing 12A and Crystal Valley Ranch Filing 13 to Loop Road.
3. A total of 52 platted lots is allowed when access is provided through Crystal Valley Ranch Filing 12A and the Lanterns development to Montaine Circle.

Emergency Vehicle Access (EVA) only is allowed between Ridge Estates and the County via Ranch Gate Trail (south of the site).

Ridge Estates will impact and benefit from the construction of the new I-25 interchange at Crystal Valley Parkway and will therefore financially participate in the interchange cost based on pro rata share based on estimated average daily trips generated from the property of 495 vehicle trips per day.

#### Neighborhood Outreach

There have been numerous neighborhood meeting regarding the proposed annexation of Ridge Estates. The most recent neighborhood meeting was held on January 4, 2018 at which time the applicants, Gregg Brown and Jim Mill representing Maple Grove Land, LP, shared and discussed this latest plan. Seventeen people attended this meeting.

Attendees expressed satisfaction for the proposed lot count of 52 (relative to the previously proposed lot count of 100), the proposed location of the larger lots adjacent to the County properties and the proposed placement of the EVA on the southwest end of the planned road. In addition, residents of the county neighborhood Bell Mountain Ranch expressed appreciation for the proposed location of the water tank infrastructure on the southern tip of the property proximate to their neighborhood as

they view this as a possible water resource should they negotiate a future water service agreement with the Town.

Attendees expressed concerns about the aesthetics of the water tank and stated they would like to see the water tank tucked into the topography and landscaped with berms trees and shrubs to screen the water tank as much as possible. In addition, attendees requested that a clear boundary between Ridge Estates and the nearby Sellers Creek Ranch neighborhood be created by the use of perimeter fencing with “no trespassing” signs. Attendees also requested that the larger lots contain building envelopes or building setbacks to restrict building on the edges of the lots. The applicant subsequently addressed these items in the proposed Ridge Estates PD plan and zoning regulations by locating the water tank in an area that can be tucked in and landscaped, enabling perimeter fencing, and designating larger lots with deep setbacks adjacent to County properties.

#### External Referrals and Notices

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.

#### Staff Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date. Per 17.34.030, the PD plan shall be evaluated under the following criteria:

A. Community vision/land use entitlements.

*The PD plan conforms to the most recent version of the Town’s Vision, the Comprehensive Master Plan and other applicable long range or master plans. In addition, the PD plan meets the general design principles of land development.*

B. Relationship to surrounding area.

*The proposed PD plan provides appropriate residential uses and lot sizes relative to surrounding properties, providing two lot sizes, which are strategically designed to locate larger lots on the perimeter of the development, adjacent to County properties, and smaller lots on the interior of the development close to open space. In addition, the PD plan provides appropriate definitions and buffers to surrounding County properties.*

C. Circulation and connectivity.

*The proposed PD plan provides appropriate internal circulation and suitable connectivity to and from the surrounding properties; the internal road system connects Ridge Estates to Crystal Valley Ranch and to an emergency vehicle access for Sellers Creek Ranch. The PD plan also provides for an internal trail system.*

D. Service, phasing and off-site impacts.

*The PD plan provides adequate municipal services to the property upon development of a new tan zone water system, which Ridge Estates will construct.*

*The proposed PD plan outlines an appropriate phasing plan which ties platting of lots to the construction of certain roads in order to reduce on- and off-site traffic impacts. In addition,*

*Ridge Estates will financially contribute toward the costs of the Crystal Valley Parkway Interchange construction improvement project.*

*Lastly, the PD plan stipulates the dedication of all appurtenant ground water rights to the Town and requires conformance to a water efficiency plan.*

**E. Open space, public lands and recreation amenities**

*The PD plan provides access to private open space and to Town owned open space, which is planned for within the nearby Lanterns community. It also provides public lands for Town water infrastructure and appropriate cash-in-lieu for schools. As a recreation amenity the proposed PD plan supplies a pocket park and neighborhood trail system with a connection to Town owned open space.*

**F. Preservation of natural features**

*The proposed PD plan limits disturbance to the property to the greatest extent possible; the developed areas are planned for on the shallower slopes while the steeper slopes are preserved in open space areas. In addition, the private open space is laid out diagonally across the property adjacent to existing open space allowing for wildlife crossings opportunities.*

**Budget Impact**

The proposed annexation will generate review fees. In addition, impact fees will offset Town costs at time of zoning and site development.

**Findings**

Planning Commission and Staff find that the application and attachments were processed as prescribed in the Zoning process of Section 17.02.060 and the PD review process of Section 17.02.060. In addition, the proposed PD plan was reviewed and evaluated under the PD plan criteria of Section 17.34.030 and the PD zoning regulations were formatted as prescribed in PD zoning regulations criteria of 17.34.040 of the Town’s Municipal Code.

**Recommendation**

Planning Commission and Town staff recommend approval of the proposed Ridge Estates Planned Development plan and zoning regulations as outlined in this report.

**Proposed Motion**

I move to approve the ordinance as introduced by title, first reading.

**Attachments**

- Attachment A: Ordinance
- Exhibit 1: Property description
- Exhibit 2: Planned Development plan and zoning regulations
- Attachment B: TIS by Developer
- Attachment C: TIS by Town of Castle Rock