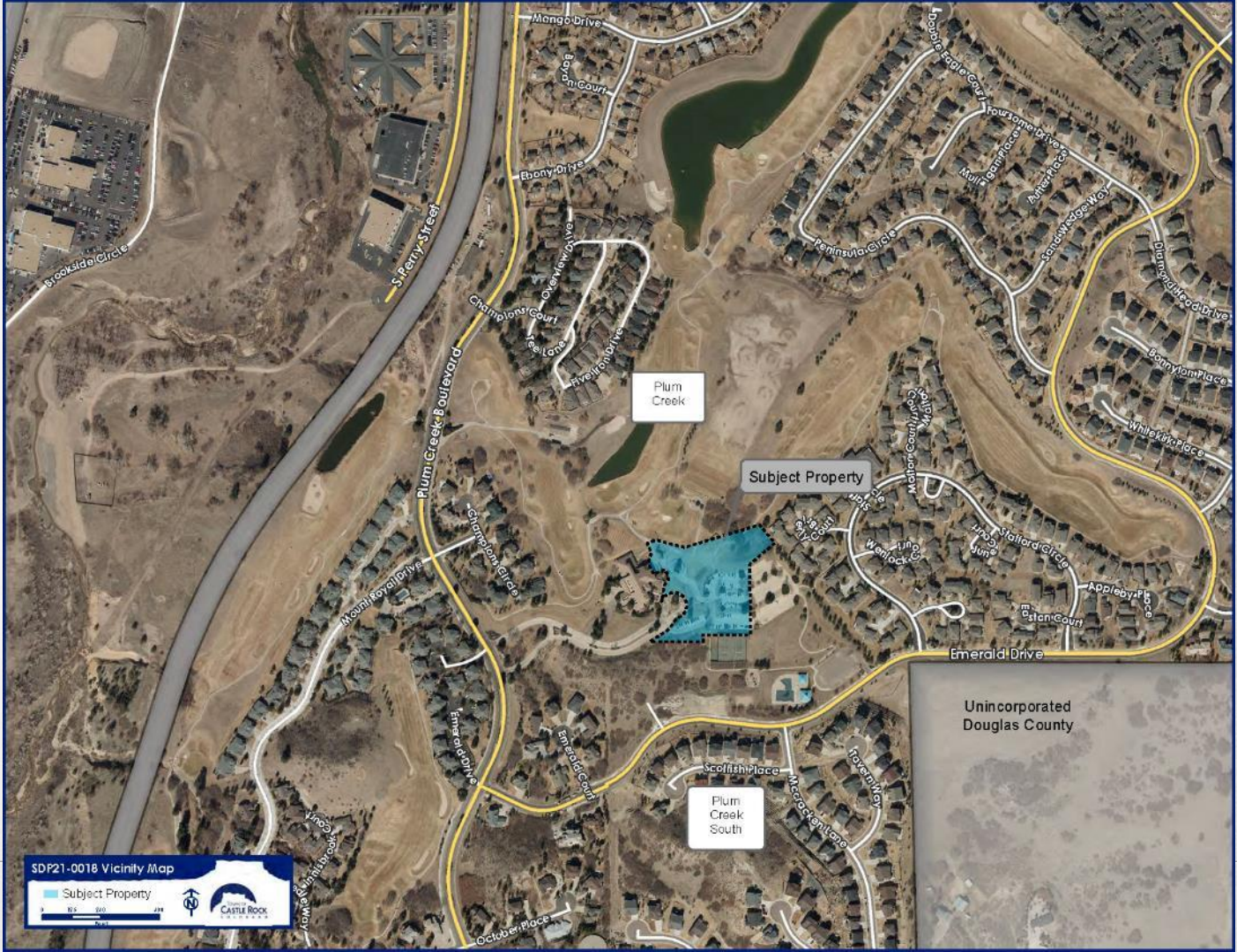


PLUM CREEK GOLF COURSE CLUBHOUSE SITE DEVELOPMENT PLAN

PLANNING COMMISSION
DECEMBER 9, 2021





SDP21-0016 Vicinity Map

Subject Property



0 150 300 450

Plum Creek

Subject Property

Plum Creek South

Unincorporated Douglas County



CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

- Compliance with Zoning Requirements
- Residential/Non-Residential Interface Regulations (CRMC 17.50)
- SDP Review and Approval Criteria and Analysis (CRMC 17.38.040)

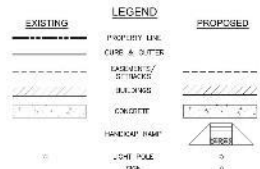
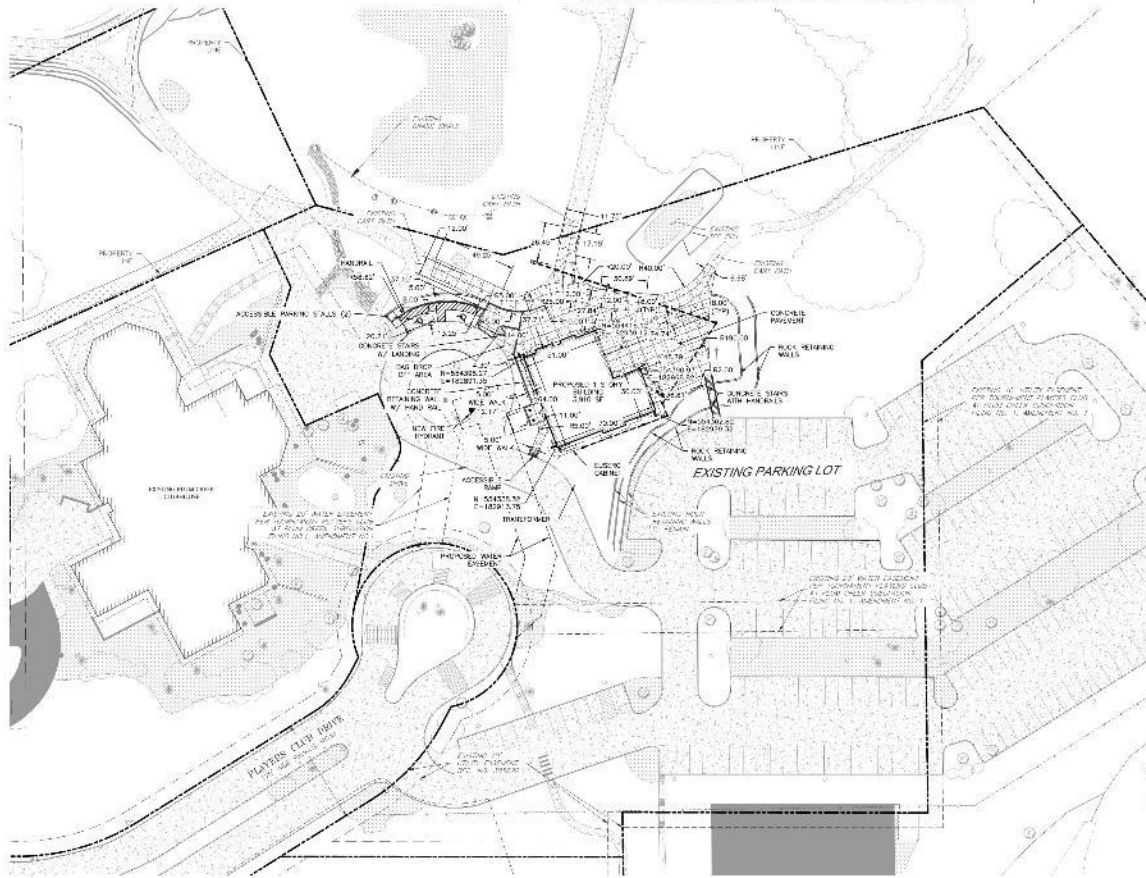
HISTORY OF APPROVALS

- Plum Creek Amended approved in 1982.
- Zoning Amended in 1985 and 1999.
- Original clubhouse approved in 1983, completed in 1984.
- Replat of property in 2018.
- Temporary trailer in 2018.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

THE FIRST AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 392691
 LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 AMENDMENT NO. 1
 LOCATED IN THE QUARTER SE; SECTION 14; TOWNSHIP 8; RANGE E7; TOWN OF CASTLE ROCK, COUNTY OF
 DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



PROJECT DESCRIPTION:
 PARTIAL SITE DEVELOPMENT PLAN AMENDMENT NO. 1 TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1 AMENDMENT NO. 1, LOCATED IN THE QUARTER SE; SECTION 14; TOWNSHIP 8; RANGE E7; TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. PROJECT NO. SDP21-0018.

LOCALITY:
 THE PROJECT IS A LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1 AMENDMENT NO. 1, LOCATED IN THE QUARTER SE; SECTION 14; TOWNSHIP 8; RANGE E7; TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. PROJECT NO. SDP21-0018.

DESIGNER'S LIABILITY:
 THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE PREPARATION OF ANY OTHER DOCUMENTS OR FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO THE CLIENT.

UTILITY NOTES:
 CONTRACTOR SHALL PROVIDE A WRITTEN SEVENTY-TWO (72) HOURS NOTICE TO THE CITY OF CASTLE ROCK, COLORADO, AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ON THE LOT. THE CITY SHALL PROVIDE A WRITTEN SEVENTY-TWO (72) HOURS NOTICE TO THE CONTRACTOR AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ON THE LOT. THE CITY SHALL PROVIDE A WRITTEN SEVENTY-TWO (72) HOURS NOTICE TO THE CONTRACTOR AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ON THE LOT. THE CITY SHALL PROVIDE A WRITTEN SEVENTY-TWO (72) HOURS NOTICE TO THE CONTRACTOR AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ON THE LOT.

DLF Architecture
 331 Players Club Drive
 Castle Rock, CO 80104

NO.	DATE	DESCRIPTION
1	01/15/21	CONCEPT PLAN
2	01/22/21	PRELIMINARY SITE PLAN
3	01/22/21	FINAL SITE PLAN

Project No. 392691
 Date: 04/22/21
 Drawn By: JLS
 Checked By: JLS
 Scale: as shown

Sheet 3 of 11
Site Plan
C2.0
 331 Players Club Drive
 Castle Rock, CO 80104



Subject Property Line

Proposed Location

Open Space Tract

Residential Lots

Emerald Drive



RESIDENTIAL/NON-RESIDENTIAL INTERFACE

1. Minimize the visibility of undesirable, nonresidential uses and activities from residential uses through building orientation.
2. Provide attractive buildings with thoughtful architectural detailing.
3. Create a visually attractive transition between nonresidential and residential uses with the use of walls, fences, berms and/or landscaping.

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 Plum Creek Amended PD
- Complies CRMC 17.50 Residential/Non-Residential Interface
- Complies CRMC 17.38 Site Development Plan criteria

RECOMMENDATION

- Staff recommends approval of the Plum Creek Golf Course Clubhouse Site Development Plan.

PROPOSED MOTION

“I move to recommend approval of the Plum Creek Golf Course Clubhouse Site Development Plan to Town Council.”

ALTERNATIVE MOTIONS

“I move to recommend approval of the Plum Creek Golf Course Clubhouse Site Development Plan to Town Council, with the following conditions: _____”

“I move to continue this item to the meeting on XX/XX, 2022.”

QUESTIONS?

PLANNING COMMISSION
JULY 22, 2021

