



Meeting Date: April 14, 2022

AGENDA MEMORANDUM

To: Planning Commission
From: Donna Ferguson, AICP, Senior Planner, Development Services
Title: Bella Mesa Pond Relocation

Executive Summary

Redland, on behalf of the property owner, Fourth Investments USA, LLC, has submitted an application for a site development plan (SDP) to relocate an existing detention pond/dam on property known as Bella Mesa. The property is approximately 197 acres in size and located north of Castlewood Ranch and east of Founders Village.

In order to prepare the site for residential development by DR Horton, Fourth Investments USA, LLC has agreed to relocate the existing detention to the northwest of its current location. No other development is proposed by Fourth Investments USA, LLC. Separately, DR Horton has submitted an application for a residential development for the same property, known as Sunset Point, which is currently under review by Town staff. Sunset Point will be presented to Planning Commission at a later date for review and a recommendation. SDPs for residential use require a public hearing before Planning Commission who shall review the proposal and provide a recommendation to Town Council, for a public hearing and final decision.

Background

Existing Conditions and Surrounding Uses

The property is approximately 197 acres in size and generally located north of Castlewood Ranch and east of Founders Village. Other than the detention pond and a temporary west-east road along the southern perimeter, the property is undeveloped. Of the total 197 acres the detention pond relocation impacts 28 acres.

To the west and northwest of the property is Mitchell Gulch. To the west, across Mitchell Gulch, are single-family homes within the Founders Village neighborhood. To the north is future Town-owned open space, to the east are large lot residential properties within the jurisdiction of Douglas County, to the southeast are single-family homes associated with the Castlewood Ranch neighborhood and to the southwest is Mesa Middle School. The property has steep grades along its northern and eastern perimeter where it drops down, creating its namesake 'mesa' formation.

The property is relatively flat in the center and consists primarily of grasses and small rock outcroppings.

Zoning History

The property was originally annexed and zoned into the Town of Castle Rock in August of 1981 as the Villages at Castle Rock Planned Unit Development. It was then rezoned in August of 1986 to Founders Village Amended Planned Unit Development and rezoned again in January of 2015 to its current zoning, which is Bella Mesa Planned Development Plan (PDP).

Discussion

Use

The permitted uses for the property are outlined in the zoning as Single Family Use Area. The uses described for the area are single-family detached residential structures. The Single Family Use Area also permits accessory uses such as, but not limited to, facilities for the acquisition, treatment, and storage of water, drainage structures, and open spaces and ponds to include storm water drainage detention areas. As such, the proposed detention pond is in conformance with the permitted accessory uses listed for the Single Family Use Area.

Development Standards

Development standards for the detention pond are also described in the zoning. Per the zoning the detention pond is to be removed from its current location. As such, the proposed relocation of the detention pond is in conformance with the development standards of the zoning.

Utilities

Adequate Stormwater and access are proposed with this SDP to serve the detention pond.

Notification and Outreach

Public Notice

The applicant mailed a public hearing notice letter for each required Planning Commission and Town Council public hearing. Each public hearing notice letter was mailed to property owners within 500 feet of the site at least 15 days prior to each public hearing date. In addition, Town staff posted public notice signs on the site, published notice of each public hearing on the Town's website and made the application available for review on the Town's Development Activity Map.

Neighborhood Meetings

The applicant conducted the first neighborhood meeting via a hybrid format on Sept. 20, 2021 and the second neighborhood meeting via a hybrid format on Feb. 28, 2022. The third and final neighborhood meeting is scheduled to take place virtually on April 4, 2022, after the writing of this report. Staff will provide a neighborhood meeting update at the time of the scheduled Town Council hearing on April 19, 2022. Neighborhood meeting discussion topics included detention pond history, routing of water to the proposed detention pond, the status of the temporary west-east road and the status of future residential development.

External Referrals

Requests for comments were sent to various local agencies and utility service providers, including Douglas County Government, Douglas County Schools, Colorado Parks and Wildlife, U.S. Fish and Wildlife Ecological Services, Colorado Geological Survey, Cherry Creek Basin Water Quality Authority, Tri-County Health Department, surrounding HOAs, surrounding Metro Districts, CORE Electric Cooperative, Black Hills Energy, Xcel Energy, Century Link and

Comcast. Comments received from local agencies and utility service providers were technical in nature and reconciled through the SDP review process.

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 entitled 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 these criteria, as applicable to the pond relocation only. It complies with the site's governing zoning which indicates the pond is to be removed from its current location and also conforms to all other relevant design requirements of the Town's Municipal Code.

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 these criteria, as applicable to the pond relocation only. The SDP meets all relevant site layout requirements outlined in the governing zoning and the technical requirements of the Town's Municipal Code.

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 these criteria, as applicable to the pond relocation only. The SDP provides a road to the detention pond for access for maintenance purposes. It also provides a public access easement for the temporary west-east road.

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 these criteria, as applicable to the pond relocation. The SDP provides adequate and efficient plans for stormwater, which considers the governing zoning and the existing conditions of the site.

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 identified negative impacts.

Analysis: The proposed SDP meets these criteria, as applicable to the pond relocation. The SDP works with and preserves the natural features of the land.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes similar to like developments.

Findings

All staff review comments and external referral comments have been addressed. Staff finds the Bella Mesa Pond Relocation Site Development Plan to:

- Generally, conform with the objectives of the Town Vision and the Comprehensive Master Plan; and
- Meet the requirements of the Bella Mesa Planned Development Plan; and
- Meet the review and approval criteria of the Municipal Code, Chapter 17.38 and 17.50.

Recommendation

Staff recommends that Planning Commission recommend approval of the Bella Mesa Pond Relocation Site Development Plan to Town Council.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Site Development Plan to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Site Development Plan to Town Council, 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 meeting on xxxxx, 2022."

Attachments

Attachment A: Site Development Plan