



Meeting Date: January 5, 2015

AGENDA MEMORANDUM

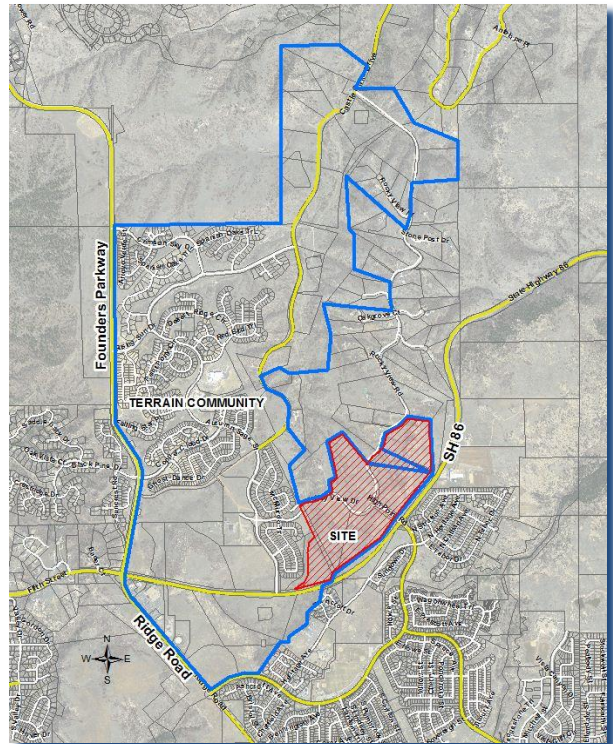
To: Honorable Mayor and Members of Town Council

From: Julie Kirkpatrick, PLA, ASLA, Planner II, Development Services

Title: A Resolution Approving the Site Development Plan for the Proposed Terrain Filing No. 1
(Project #SDP15-0008)

Executive Summary

The Starwood Development team is rapidly expanding their vision of the Terrain community and the latest development application includes a single family detached housing product adjacent to State Highway 86. The proposed development will be visible from areas north and south of this critical eastern entry road into Castle Rock. Staff recommends approval of the application, which includes a request from the applicant to remove both sidewalks and streetlights along Rocky View Road, north of the intersection with the proposed Coulee Trail, for a length of approximately 1,575 linear feet. Staff supports this request of the applicant as long as the applicant provides cash-in-lieu for one sidewalk and all streetlights. The applicant is agreeable to the cash-in-lieu, details of which will be determined with the Subdivision Improvement Agreement (SIA). Removal of the sidewalks require Town Council approval.



**Property Location Shown in Red Hatch
"Ravenwood Village" in Terrain**

On December 10, 2015, the Planning Commission voted 6-0-1 to recommend approval of the Site Development Plan and to recommend approval of the variances requested by the developer to not improve a portion of Rocky View Road, nor add street lighting, or sidewalks on both sides. The road section in question is the Town-owned right-of-way of Rocky View Road just north of the proposed Coulee Trail as it transitions to

unincorporated Douglas County. Please see sheets 4-7 of the proposed Site Development Plan, Attachment A, Exhibit 1. The Commissioners' discussion prior to the vote indicated that they were acknowledging the five Douglas County residents who spoke in favor of having no streets lights or sidewalks along that portion of Rocky View Road that is in the Town of Castle Rock and transitions to Douglas County ownership. The Commissioners were in favor of moving the project forward to Town Council with the intention that Town Council could take into consideration additional staff comments, particularly from Public Works, who were not in attendance at the Planning Commission meeting. At that meeting, the cash-in-lieu option (mentioned above) was not before the Commission.

Findings

The Planning Commission found that the SDP met the objectives and criteria of the Terrain Planned Development (PD) Plan, PD Zoning Regulations, the Town of Castle Rock Vision 2020 and Comprehensive Master Plan and the Municipal Code.

Discussion

Existing Conditions

The area of this proposal is currently vacant land with existing vegetation consisting of native grasses, shrubs, and scrub oak. The Department of Fish and Wildlife agrees with the applicant's ecological report that a population of Preble's Meadow Jumping Mouse is likely not present.



View of Site from SH 86 Looking northwest

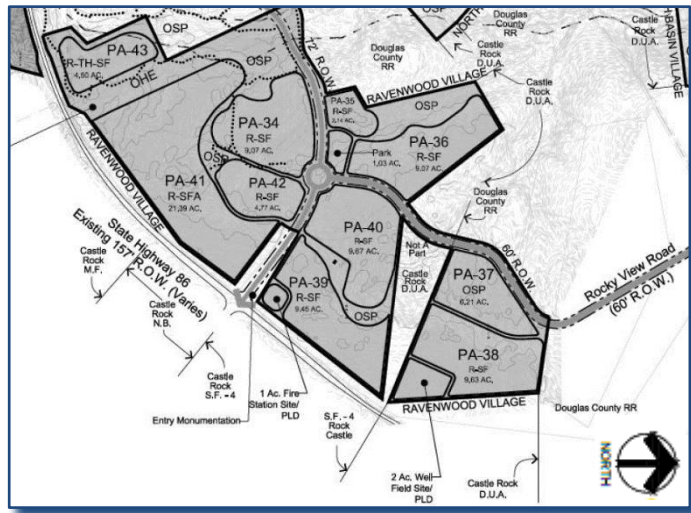
Terrain Zoning

The SDP is located within the Ravenwood Village of the Terrain PDP, specifically Planning Areas (PA) 34 through 43. Single Family Detached homes are an allowable use under the R-SF, R-SFA, and R-TH-SF zoning districts. The zoning allows a maximum of 375 residential units over approximately 87 acres. The zoning permits a

maximum gross density varying from 5 to 8 dwelling units per acre, depending upon the land use designation.

Proposed Site Development Plan

The project proposes 367 single family detached homes over approximately 56 acres, which equates to a gross density of 2.87 dwelling units per acre. The 46 acres of proposed open space would be dedicated to the HOA to own and maintain. Three acres will be Public Land Dedications to accommodate a future well site and a future fire station. The application also includes an 8-foot, concrete trail adjacent to State Highway 86.

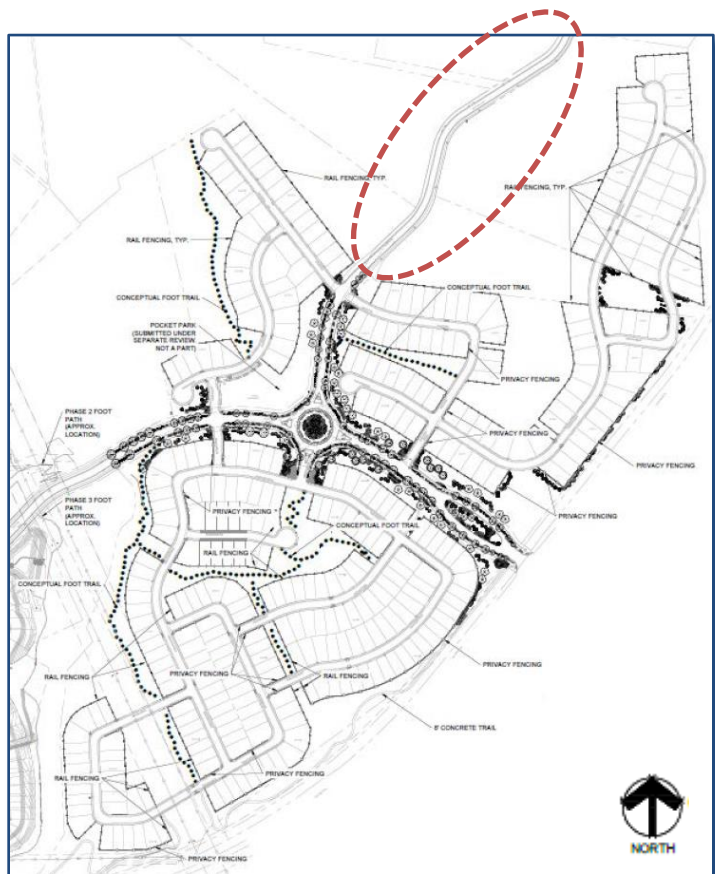


Ravenwood Village, Terrain PDP

In order to transition from the Town-owned portion of Rocky View Road to the County-owned portion, staff supports the applicant’s request to remove one sidewalk on the north-western side of Rocky View Road north of the proposed Coulee Trail intersection. The adjacent land within unincorporated Douglas County is within the Town’s Growth and Annexation Area per the Intergovernmental Agreement with Douglas County.

Staff also supports the applicant’s request to provide cash-in-lieu of constructing the south-eastern sidewalk and streetlights. As noted the cash-in-lieu will be used for the possible future construction of the sidewalk and streetlights in the event of future development of the adjacent land. The cash-in-lieu amount shall be determined and

collected as a condition to recordation of the first plat and SIA for the property subject to this SDP



Proposed Site Development Plan (Rocky View Road section in question highlighted with dashed circle)

Before the Town pursues construction of the one sidewalk and streetlights along this stretch of Rocky View Road, the Town will make its best efforts to seek community input. Per the Transportation Design Criteria Manual, only Town Council can approve removal of sidewalks, as shown below:

TOWN OF CASTLE ROCK TRANSPORTATION DESIGN CRITERIA MANUAL

2.3 DESIGN CRITERIA - SIDEWALKS, CURB RAMPS, AND DRIVEWAYS

2.3.1 Sidewalks

1. Sidewalks or bicycle paths shall be constructed on both sides of all roadways unless specifically deleted by action of the Town Council. Per Table 2.1, some low density residential streets may limit sidewalks to one side of the street if it is demonstrated sidewalks on both sides are unnecessary. The site plan for these low density neighborhoods must be approved by Town Council.

Staff recommends Council approval for the removal of one sidewalk along the north-western edge of Rocky View Road within the Town of Castle Rock from the intersection with the proposed Coulee Trail north to Douglas County and a cash-in-lieu payment to the Town for possible future construction of the sidewalk along the south-eastern edge of Rocky View Road within the Town of Castle Rock from the intersection with the proposed Coulee Trail north to Douglas County.

In the event, of Council approval of the foregoing, then staff recommends Council approval to accept cash-in-lieu payment to the Town for possible future construction of streetlights along Rocky View Road within the Town of Castle Rock from the intersection with the proposed Coulee Trail north to Douglas County.

Public Outreach, Notice and External Referrals

- *Neighborhood Meeting:* The applicant held several neighborhood meetings, particularly with the adjacent Douglas County residents. The most recent meeting was November 19, 2015.
- *Public Notice:* The SDP was noticed in accordance with the Town of Castle Rock Municipal code. The applicant posted public hearing signs on the site facing the adjacent streets. Written notices were mailed to property owners within 300 feet of the property and to surrounding Homeowner Associations (HOA). Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* map.
- *External Referrals:* Requests for external comments were sent to the various utility service providers, Douglas County Government, Colorado Department of

Transportation, and Colorado Division of Wildlife. All comments have been acknowledged and addressed by the applicant.

- *Public Comments:* Please see Attachment C for public comments.

Analysis of Review and Approval Criteria

Staff analyzed the proposed site plan according to the requisite review criteria and made the following findings. The SDP complies with:

- The Vision 2020/Comprehensive Master Plan
- The Terrain PD entitlement documents
- The Land Development and General Design Principles in Chapter 17.10
- The Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B)
- The Circulation and Connectivity (Chapter 17.38.040.C)
- The Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D)
- The Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E)
- Preservation of Natural Features (Chapter 17.38.040.F)

Hyperlinks to the review criteria are provided below.

Vision 2020

<http://www.crgov.com/documentcenter/view/278>

Comprehensive Master Plan

<http://www.crgov.com/DocumentCenter/View/238>

Land Development General Design Principles, Chapter 17.10

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.10LADEENDEPR

Site Development Plan review and approval criteria, Chapter 17.38.040

https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR

Budget Impact

The proposed SPD Plan will generate review and impact fees, along with use taxes. Other ongoing costs to serve neighborhood in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other residential developments in Castle Rock.

Recommendation

Based on the analysis and findings outlined in this report, the Planning Commission recommended approval of this Site Development Plan and supported the applicant's request to not construct the improvements along Rocky View Road related to sidewalks and lighting.

Proposed Motion

I move to approve the Site Development Plan for the proposed Terrain Filing No. 1 subject to the following conditions: (i) removal of the sidewalk and streetlights on the north-western side of Rocky View Road, as depicted on the SDP (ii) Applicant shall be relieved of the requirement to construct the sidewalk and streetlights along the south-eastern side of Rocky View Road as depicted on the SDP, but shall be required to pay cash-in-lieu of construction of such improvements as a condition to recordation of the first plat and SIA on the property subject to the SDP.

Attachments

Attachment A: Resolution

Exhibit 1: Proposed SDP

Attachment B: Public Comment

Attachment C: Planning Commission Minutes

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