

The Meadows Filing 16, Parcel 6

TOWN COUNCIL HEARING – MARCH 21, 2023



Filing 16, Parcel 6 – Parcel Boundary



APPROVED PD SITE PLAN PARCEL BOUNDARY



2004 APPROVED PD SITE PLAN

Proposed Site Plan Amendment

Proposed Revisions:

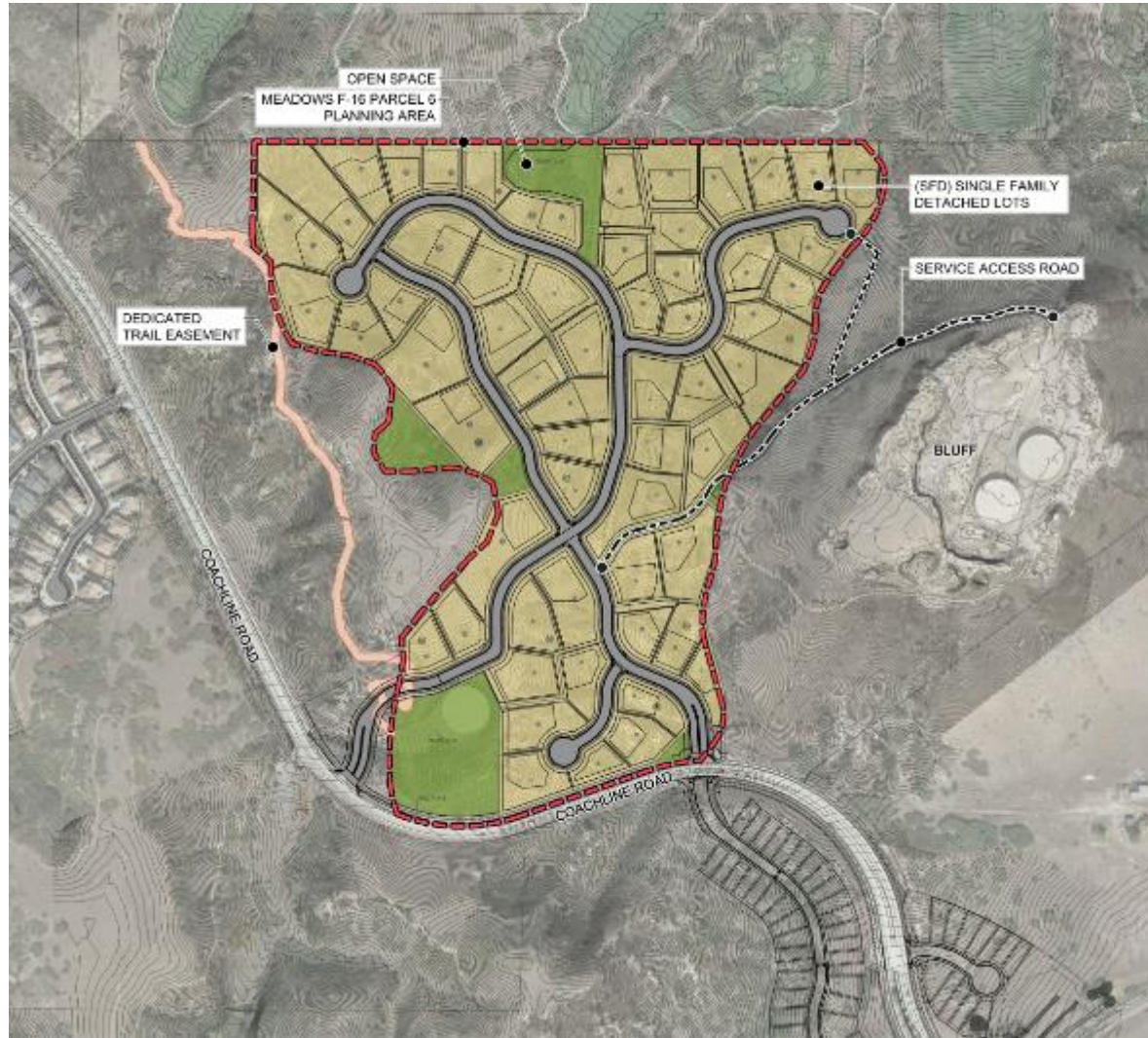
- Adding 18 lots for a total of 77 Single Family Residential Lots
- Increasing open space by 26.8 acres , for a total of 114.1 acres of public and private open space.
- Reducing nominal lot size to 70 x 120 (0.19AC)
- Increasing the buffer between residential development and regional amenities (Red Hawk Golf Course and regional trail).

What is staying the same:

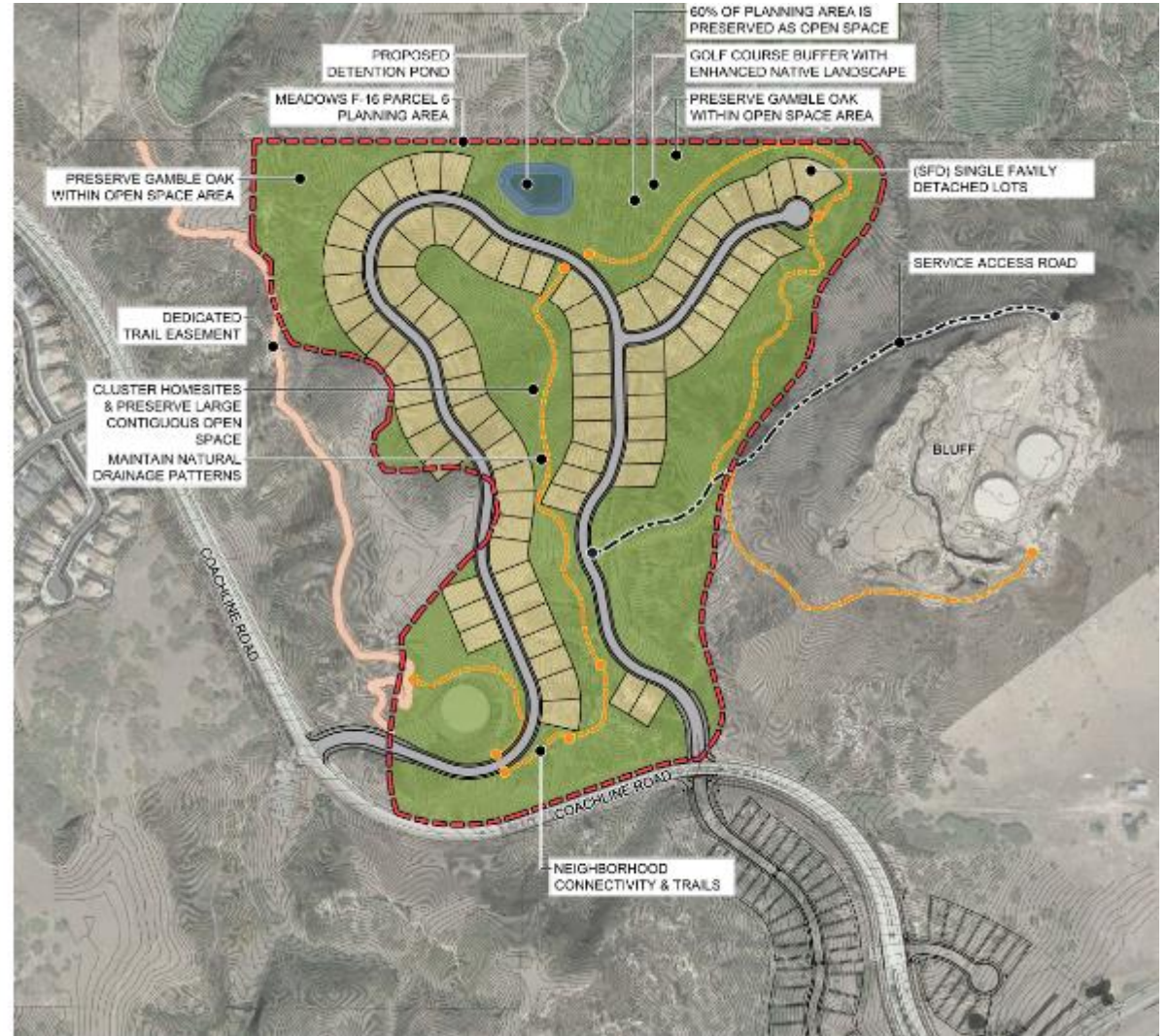
- Zoning remains Residential, Single Family
- Residential development generally stays within footprint of residential lots shown on approved 2004 PD Site Plan.
- Regional Trail will remain in place
- Total residential density for Neighborhood D is still less than allowable maximum.
- Still subject to skyline/ridgeline ordinance.
- Maximum building height remains at 35 feet.



Site Plan Evolution



2004 Approved PD Site Plan



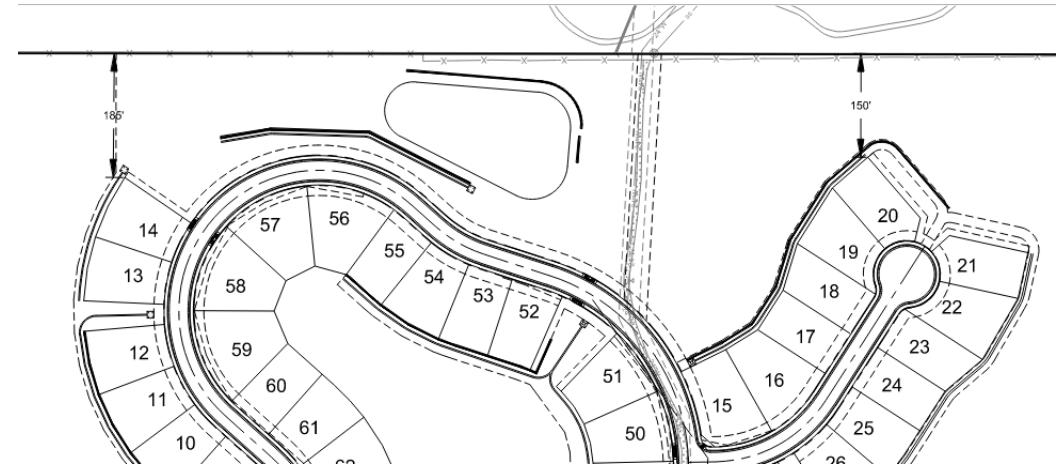
Concept Plan – January 10, 2022

Increased Set Back

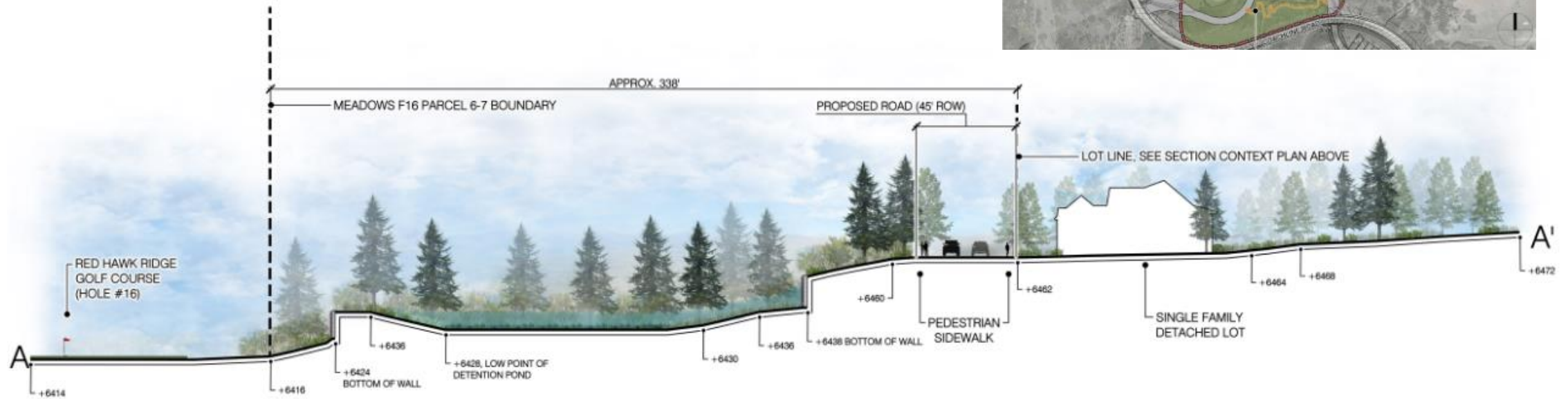
JANUARY 10TH CONCEPT PLAN



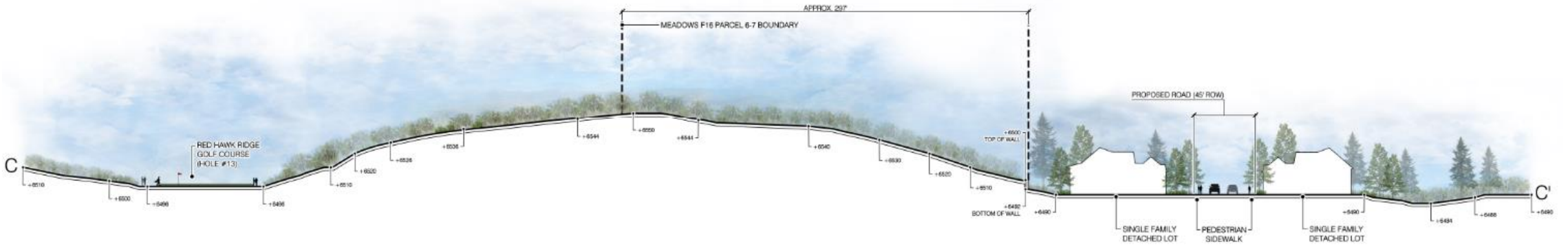
PROPOSED SITE PLAN AMENDMENT



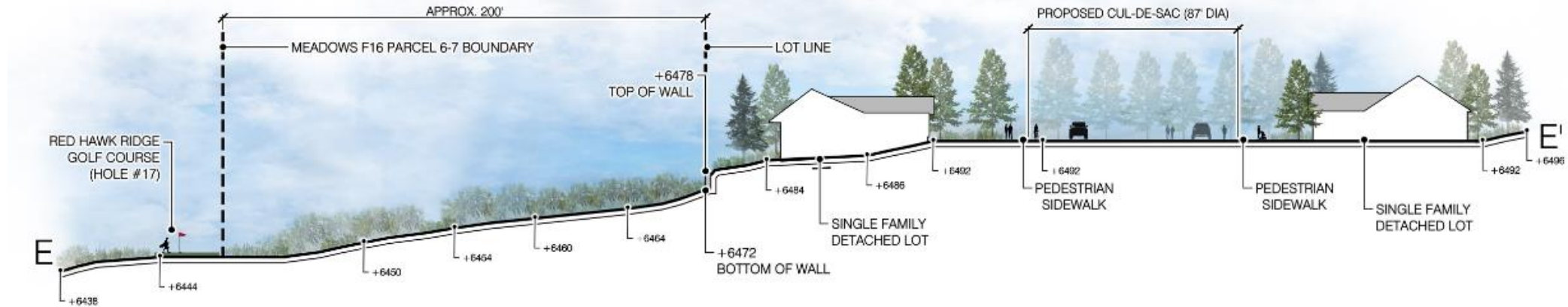
16th Green Cross Section



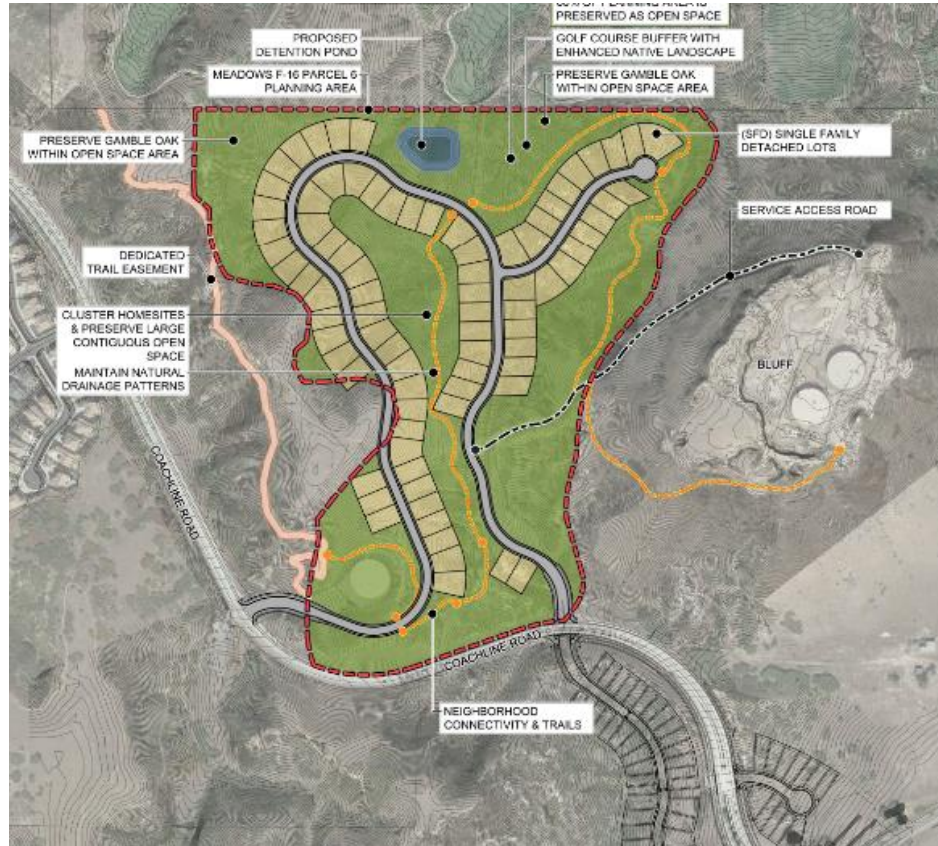
13th Green Cross Section



17th Green Cross Section



Concept Plan/SDP Amendment Comparison



JANUARY 2022 CONCEPT PLAN



2023 PROPOSED SITE PLAN AMENDMENT

Benefits of Proposed Site Plan Amendment

Increases open space area by 26.8 acres.

Development boundary is smaller than approved PD Site Plan

Converts what would be private, residential lots to open space areas.

Increases separation between lots and regional amenities in the area; trail and Red Hawk Golf Course.

Reduced lot size and increased open space reduce future irrigation demands.

All lots back to open space, requiring homes to have enhanced rear elevation architectural details and no two identical rear elevations can be adjacent to each other.

Preserves existing vegetation along golf course and below bluff.



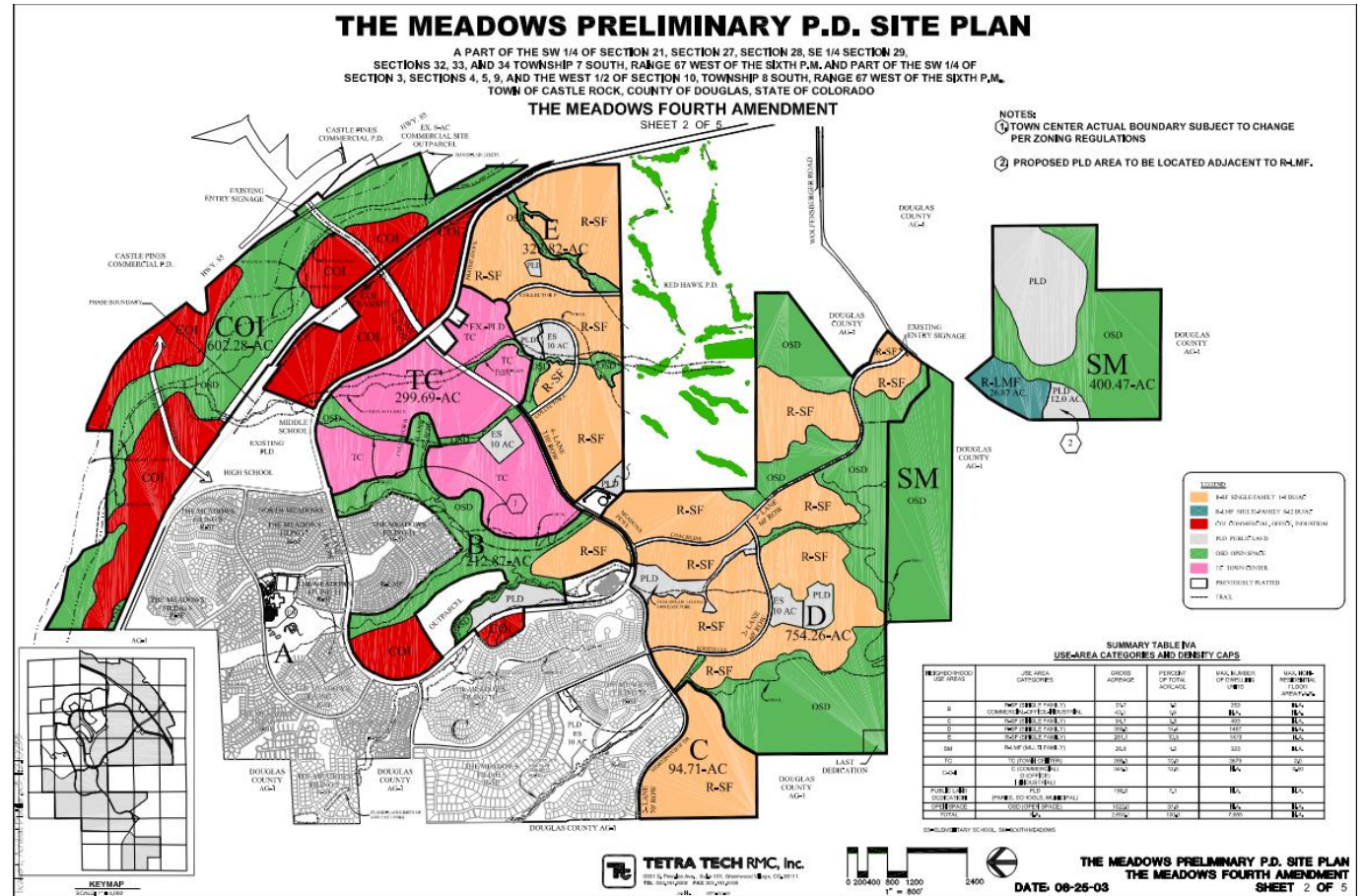
2004 APPROVED PD SITE PLAN



2023 PROPOSED SITE PLAN AMENDMENT

Reference Slides – Not a part of presentation

**Public Land and Open Space
dedication requirement = 1,212.4 AC**



Neighborhood D Characteristics

Zoning Designations Include:

- Residential Single Family
- Open Space Dedication
- Public Land Dedication

Neighborhood Names:

- Weathervane
- Morning View
- Fuller Bluff
- Hawthorn (under construction)

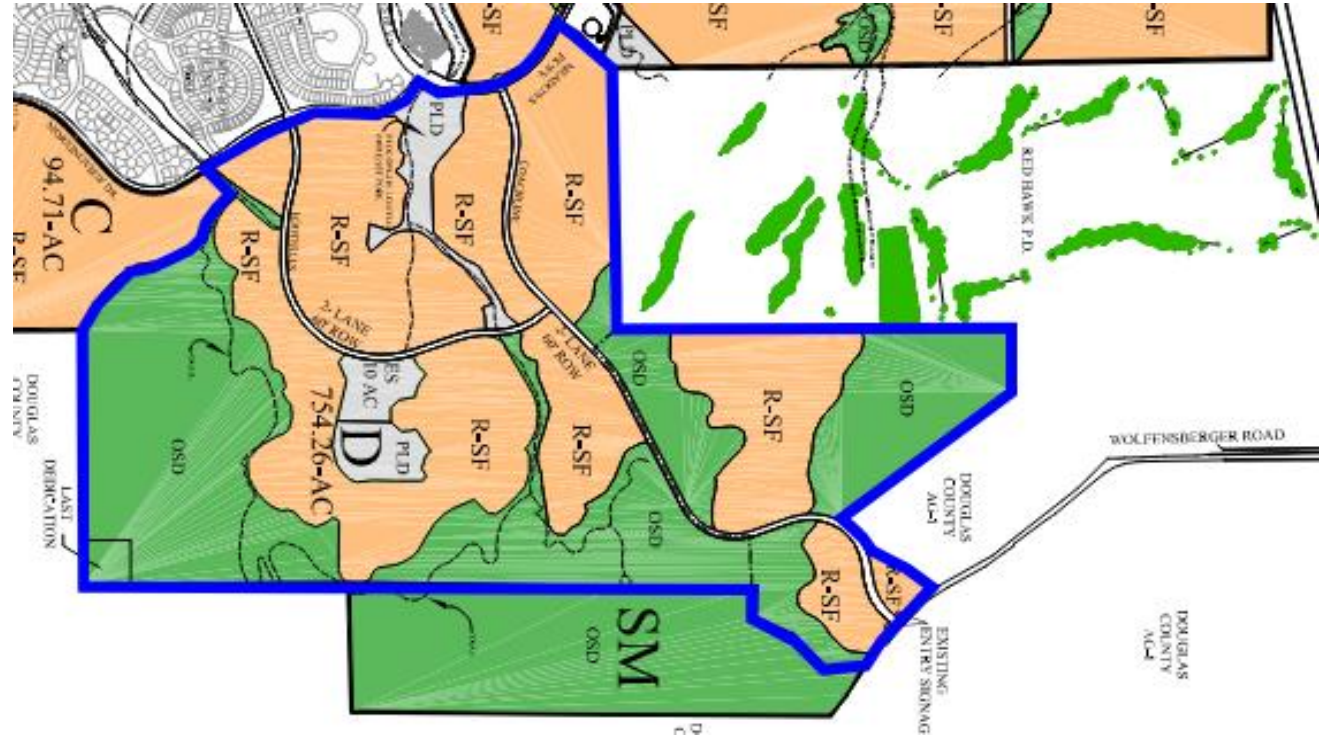
Maximum Dwelling Units = 1,467

Total Approved Dwelling Units = 1,425
(Includes 59 units associated with approved site plan)

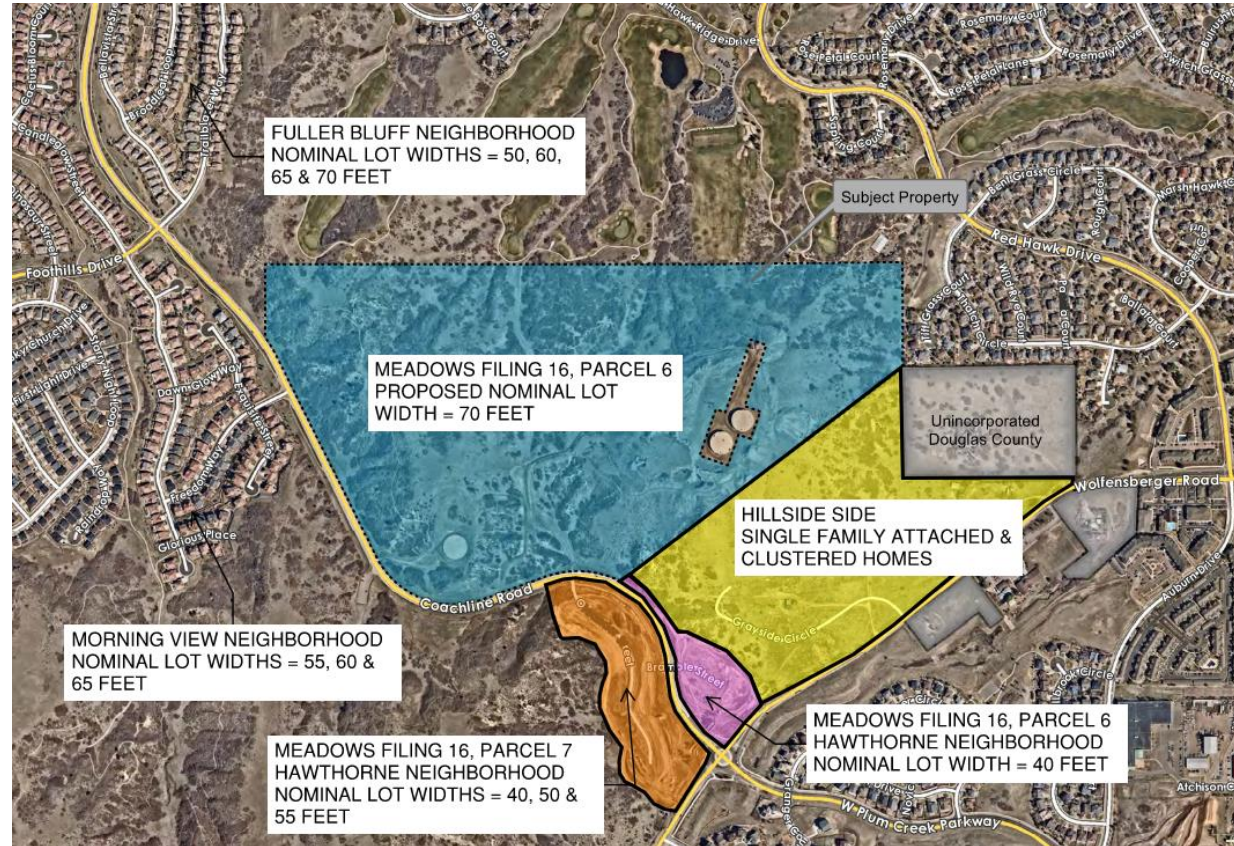
Allowable Additional Dwelling Units in
Neighborhood D = 42

Maximum Building Height = 35 Feet

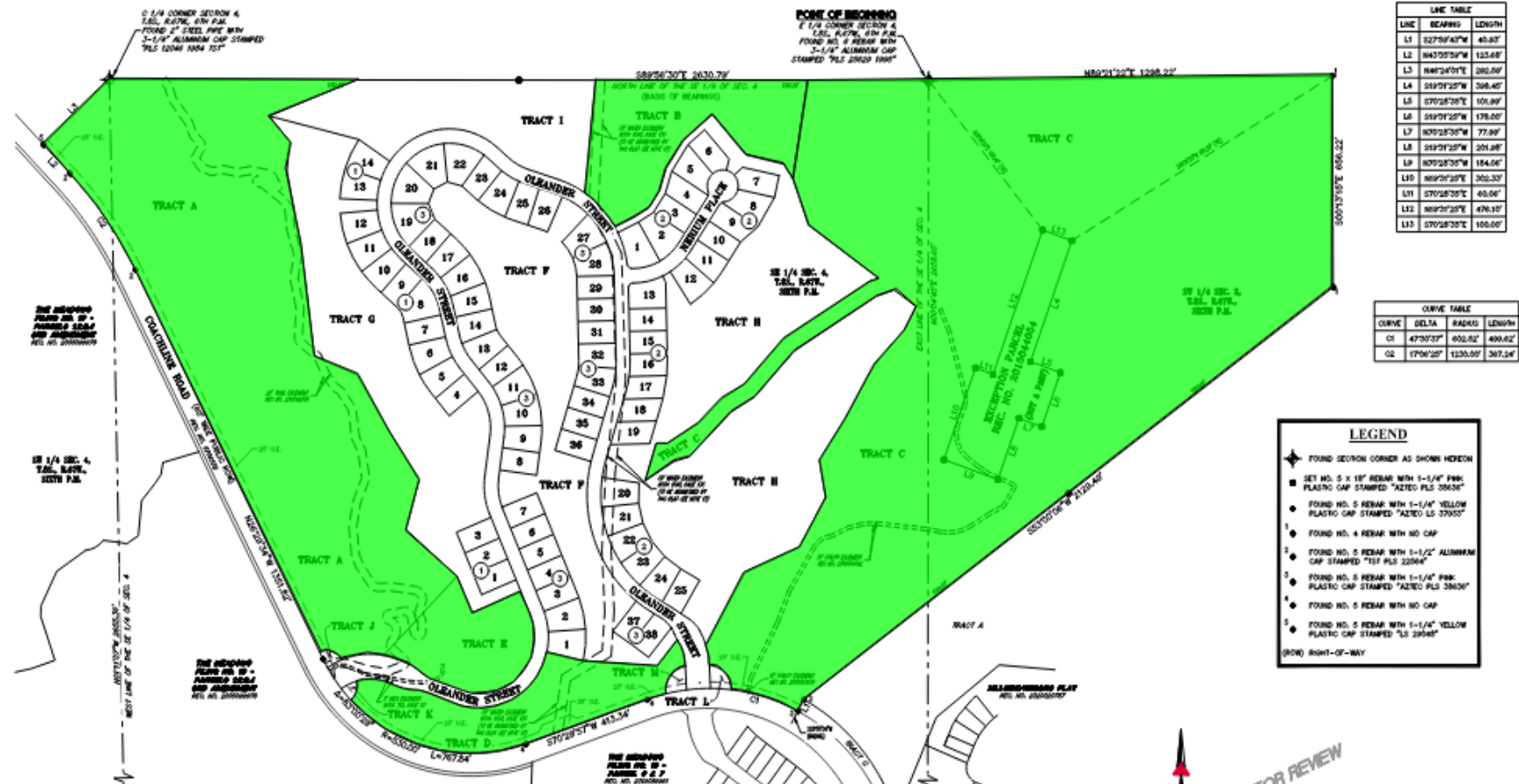
Subject to Skyline-Ridgeline Protective
Ordinance



Filing 16, Parcel 6 – Adjacent Lot Sizes



Filing 16, Parcel 6 – Tract Ownership



Coachline Road Traffic Information

1. Classification for Coachline Road – Major Arterial

- Allowable Daily Traffic = >15,000 Vehicles Per Day (VPD)
- Design Speed = 45 mph
- Posted Speed Limit = 35 – 40 mph

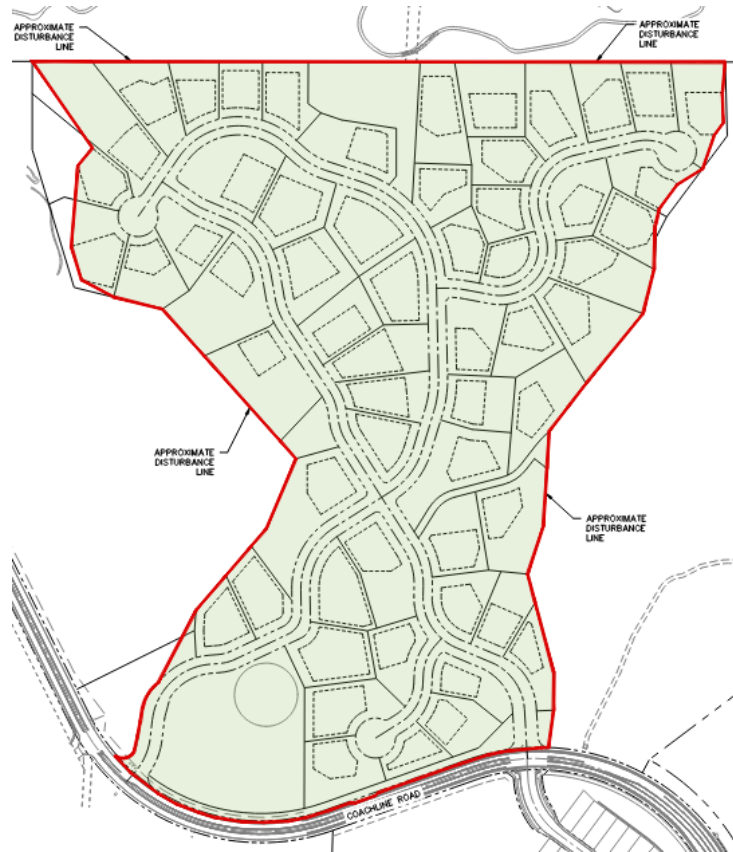
2. Existing Traffic Counts on Coachline Road

- Coachline Near Trailblazer = 6,702 VPD (2020)
 - Source – TOCR Interactive Traffic County Map
- Coachline Near Filing 16-6 = 6,570 VPD (2022)
 - Source – Meadows F16, Parcel 6 TIA – Measured in the Field

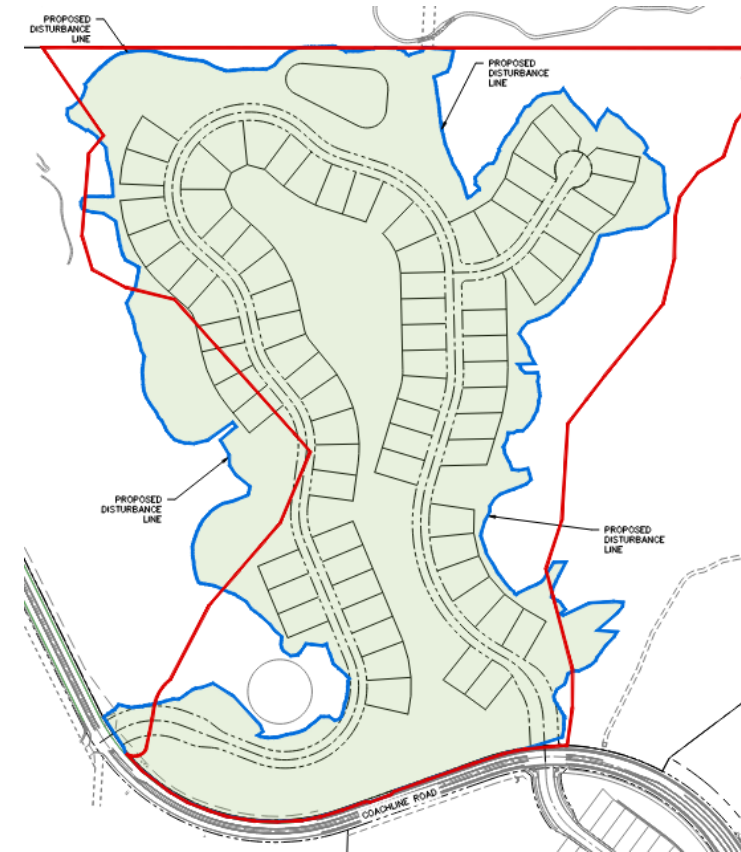
3. Estimated Number of Trips for Filing 16, Parcel 6 at Full Buildout = 794 VPD

4. Projected Traffic Counts for Coachline at Full Buildout of Filing 16, Parcel 6 = 7,800 VPD

Filing 16, Parcel 6 – Grading Impacts



55.7 ACRES OF DISTURBANCE



47.4 ACRES OF DISTURBANCE

Residential Development Standards

RESIDENTIAL DEVELOPMENT STANDARDS:

1. THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - A. BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK, AND UP TO 48" IN ANY FRONT & REAR SETBACKS.
 - B. REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCROACH IN THE REAR SETBACK UP TO 12'.
 - C. REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCROACH 6' INTO THE REAR YARD SETBACK.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - A. FRONT - 15': MAY BE REDUCED TO 10' IF ALL OF THE BUILDING IN THE FRONT 20' OF THE LOT IS SINGLE STORY OR IF THERE IS A SIDE LOADED GARAGE ORIENTATION. AT NO TIME SHALL THE MINIMUM FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
 - B. REAR - 18': IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK FOR THE GARAGE MAY BE REDUCED TO A MINIMUM OF 3' IF AN ALTERNATIVE UTILITY EASEMENT IS PROVIDED.
 - C. SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS. SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
3. ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
 - A. FENCING TO BE PROVIDED AS SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - B. STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
 - C. LOTS DESIGNATED WITH AN 'R' SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ELEVATION ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
 - D. LOTS DESIGNATED WITH A 'C' SYMBOL REPRESENT "CORNER CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED CORNER ARCHITECTURAL DETAILS INCLUDING AN ARCHITECTURAL FEATURE, SUCH AS A WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
 - E. NOT MORE THAN TWO FRONT BUILDING ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER. NO TWO REAR ELEVATIONS MAY BE THE SAME IF SIDE-BY-SIDE AND VISIBLE FROM A COLLECTOR STREET OR OPEN SPACE TRACT.
 - F. IF MASONRY IS PROVIDED ON THE FRONT ELEVATION OF A BUILDING, MASONRY SHALL EXTEND AND WRAP AROUND THE SIDE ELEVATIONS BY AT LEAST 2 FEET.
 - G. HOUSES ADJACENT TO EACH OTHER AND DIRECTLY ACROSS THE STREET FROM EACH OTHER SHALL NOT USE THE SAME COLOR OF PAINT FOR THE BODY OF THE HOUSE.
 - H. NOT MORE THAN THREE ADJACENT HOMES SHALL HAVE THE SAME FRONT SETBACK AND SAID FRONT SETBACK WHERE VARIED, WILL BE VARIED BY AT LEAST 3 FEET.
4. ALL STRUCTURES THAT DO NOT REQUIRE A BUILDING PERMIT, ARE NOT CONSIDERED PART OF THE PRIMARY STRUCTURE AND ARE NOT ATTACHED TO THE PRIMARY STRUCTURE (E.G. DOG HOUSES, PLAY EQUIPMENT, AND STORAGE SHEDS LESS THAN 200S.F.) ARE PERMITTED WITHIN THE REAR AND SIDE SETBACKS AS LONG AS THEY ADHERE TO THE HOA GUIDELINES.

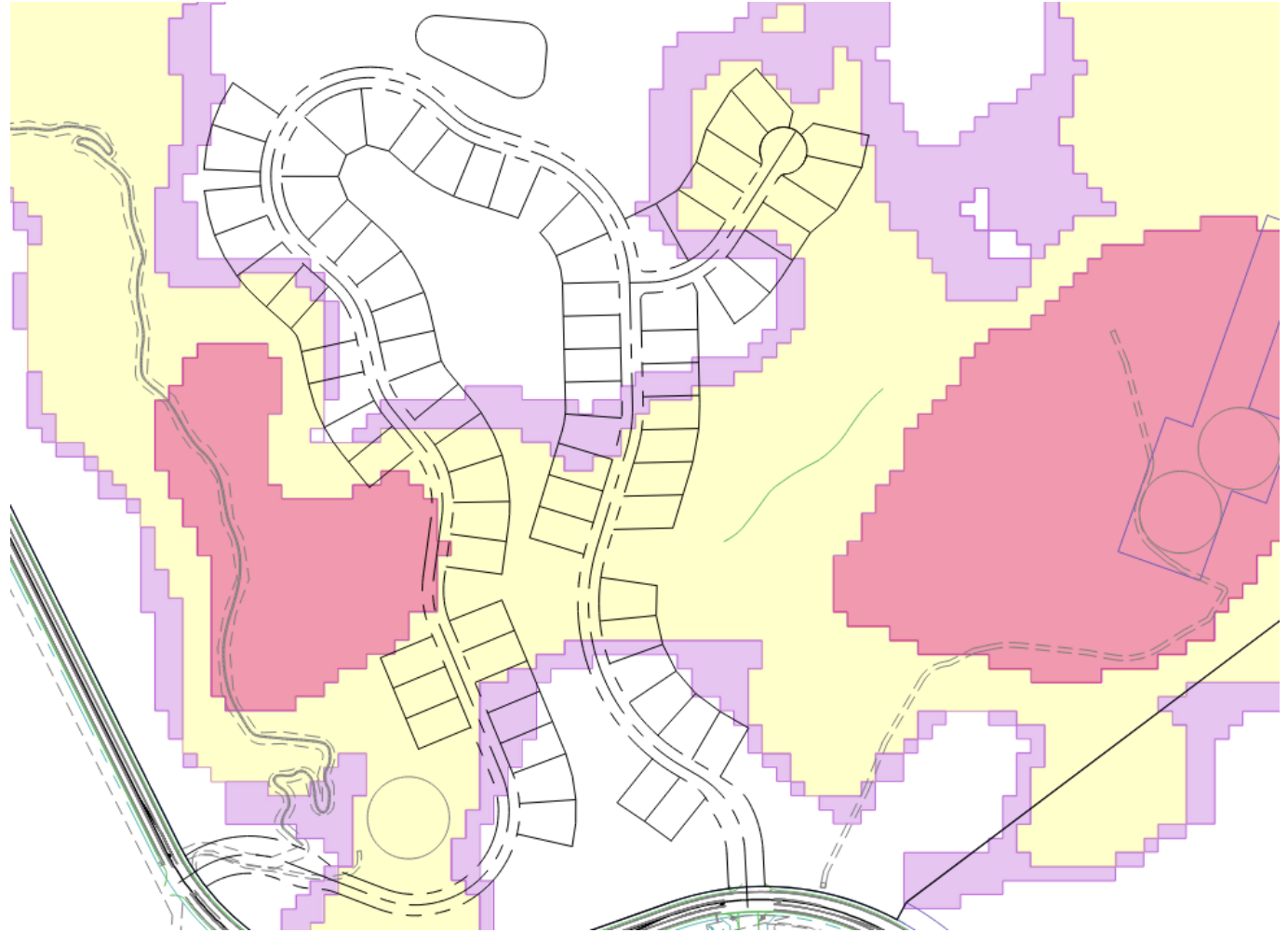
SDP RESIDENTIAL DEVELOPMENT STANDARDS



PROPOSED SITE PLAN AMENDMENT

TOCR Skylines and Ridgelines

- Major Skyline (Red) = No primary or accessory structure shall be constructed.
- Moderate Skyline (Yellow) = No primary or accessory structure with a Building Height greater than 25 feet.
- Minor Skyline (Purple) = No primary or accessory structure with a Building Height greater than 35 feet.
- 32 of the lots within Filing 16, Parcel will be limited to a maximum building height of 25 feet.



Site Cross Sections

