

PLUM CREEK 3RD AMENDMENT TO THE PLANNED DEVELOPMENT PLAN AND ZONING

PLANNING COMMISSION
FEBRUARY 23, 2023



VICINITY MAP

- 1.5-acres
- SW corner of Plum Creek PD
- West of Mount Royal Drive and West Prestwick Way
- North of Heckendorf Ranch PD
- Adjacent to Plum Creek golf course and railroad tracks



HISTORY OF ENTITLEMENTS

Plum Creek PD

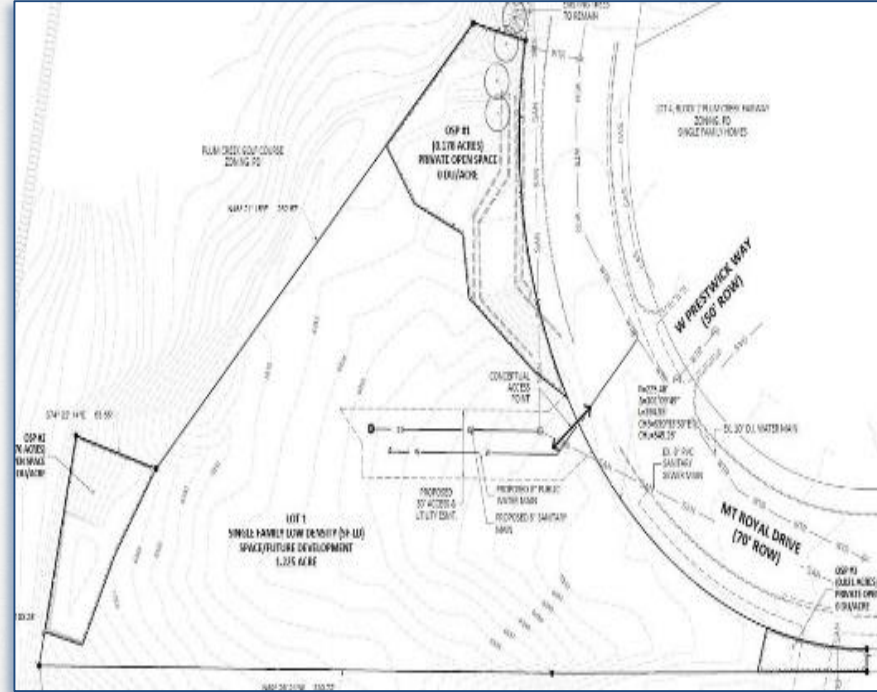
- Annexed and Zoned in 1982
- 3,025 dwelling units
- 185 acres Open Space

Last residential neighborhood completed 2004

- 1,750 dwelling units
- 205 acres Open Space

Improvements made on subject property

- Tee Box built on SW corner
- Bathroom and drainage improvements on Northern corner
- Pedestrian access on SE corner



ZONING COMPARISON CHART

	Plum Creek PD	Currently Built	Mt Royal 3 rd Amendment
Residential Units allowed maximum	3025 units	1750 units	$1750 + 3 = 1753$ units
Open Space required minimum	185 acres	205 acres	$205 - 1.27 = 203.73$ acres remaining

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings are required
- 3 hybrid neighborhood meetings were held.

Community Concerns

- Impact existing home values
- Noise impacts from the railroad
- Obstruction of views
- Number of driveways
- Removal of all vegetation

Neighborhood Meetings		
Date	Format	Attendance
Nov. 30, 2021	Hybrid	5
Sept. 15, 2022	Hybrid	1
Feb. 16, 2023	Hybrid	1

CRITERIA AND ANALYSIS

Planned Development Plan CRMC 17.34.030

- Community Vision / Land Use Entitlements
- Relationship to Surrounding Area
- Circulation and Connectivity
- Service, Phasing and Off-Site Impacts
- Open Space, Public Lands and Recreation Amenities
- Preservation of Natural Features

Technical Criteria

- Utilities: Water/Sanitary Sewer
- Stormwater: Drainage
- Transportation: Roadways/Traffic

RECOMMENDATION

Staff finds that the Plum Creek Planned Development Amendment

- The Planned Development Plan amendment supports the objectives of the Town's Vision and the Comprehensive Master Plan,
- The Planned Development Plan amendment complies with the review and approval criteria of the Municipal Code, Chapter 17.36, and
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property if the amendment to the use areas is approved.

Staff recommends that Planning Commission recommend approval of the Plum Creek PD to Town Council, as proposed.

PROPOSED MOTIONS

Option 1: Approval

“I move to recommend approval of the Plum Creek Planned Development Plan, Amendment No. 3, to Town Council.”

Option 2: Approval with Conditions

“I move to recommend approval of the Plum Creek Planned Development Plan, Amendment No. 3, 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 Planning Commission meeting on [date], 2022, at [time].”

QUESTIONS?



TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4 OF SECTIONS 22 AND 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- | | |
|-------|--------|
| _____ | ◆ 姓名 |
| _____ | ◆ 性别 |
| _____ | ◆ 年龄 |
| _____ | ◆ 职业 |
| _____ | ◆ 学历 |
| _____ | ◆ 婚姻状况 |
| _____ | ◆ 子女情况 |
| _____ | ◆ 兴趣爱好 |
| _____ | ◆ 自我评价 |
| _____ | ◆ 其他事项 |

1. STATE TO WHOM THE DEEDS OF THE DECEASED
WAS BEING MADE

[illegible]

THIS SALE-LEASE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING AGREEMENTS AND CONDITIONS, WHICH SHALL BE A PART OF THIS SALE-LEASE AGREEMENT.



PLUM CREEK PLANNED DEVELOPMENT PLAN 3RD AMENDMENT

TABLE 1. *Continued*

UNITED STATES OF AMERICA

[illegible]

811

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ROOF LINE EXHIBIT

- Proposed section shows a conceptual layout of the proposed homes if they are built to the maximum allowed height in relation to the road grade and neighboring property.
- Neighboring views have existing trees that already screen a majority of the site.
- Average home will be positioned 10-11 feet below road grade.

