



Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200 FAX 720-733-2231

NO. TCV20-0022

DATE 5/28/2020

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT Terrain North Basin - Phase 1 (South) - PA 17, PA18, PA26, PA31
Castle Oaks Drive (South)

LEGAL DESCRIPTION OF SUBJECT PROPERTY

See attached Legal.

VARIANCE REQUESTED:

Code Section(s) Town of Castle Rock Transportation Design Criteria Manual Section: -
2.2.4 - Minor Residential Collector Roadway Section

Describe the Variance Requested

See attached Description

1. Describe the exceptional situation or condition that exists

See the attached text describing existing conditions.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code

See attached description of difficulty.

3. Describe why there would not be any adverse impact on public health, safety and welfare

See attached description of no adverse impacts.

Additional Information:

1. Attach an improvement survey.
2. Attach a drawing showing the intended uses.
3. Provide any other information helpful to discussion.

PROPERTY OWNER

Name: Richard Dean

Address: 8480 E. Orchard Rd. Suite #1100
Greenwood Village, CO 80111

Phone #: (720) 214-5000

Fax #: _____

Signature of Applicant

For Staff Use Only

Staff Recommendation: Approved Yes No

APPLICANT'S REPRESENTATIVE (If applicable)

Name: Kevin Rohrbough

Address: 1950 W Littleton Blvd #109
Littleton, CO 80120

Phone: (303) 730-5960

Fax: _____

**Dan
Sailer**

Digitally signed by Dan Sailer
 DN: cn=Dan Sailer, o=Town of
 Castle Rock, ou=Public Works,
 email=dsailer@crgov.com,
 c=US
 Date: 2020.06.29 09:00:21
 -06'00'

Signature

- Public Works Director
- Director of Castle Rock Water
- Parks & Recreation Director
- Development Services Director

6/22/20

Date

Comments

Staff recommendation of approval is granted on the Castle Oaks collector roadway section request in this TCV regarding removal of landscape and sidewalk on the East side, and re-attaching sidewalk on the West side, provided the applicant shows adherence to official PW plan review comments to allow adequate pedestrian foot-traffic via the necessary path and crossings.

FINAL APPROVAL FOR THE REMOVAL OF THE SIDEWALK IS CONTINGENT UPON TOWN COUNCIL APPROVAL.



Castle Oaks Drive (South)

Variance Requested:

Town of Castle Rock Transportation Design Criteria Manual:
Section 2.2.4 – Minor Residential Collector Roadway Section

Describe Variance Requested

The following variance request is for Castle Oaks Drive (South) which is located within the Terrain North Basin Neighborhood. The limits of this variance are from the southern project boundary (adjacent to PA-31 and PA-26), north to the intersection with Autumn Sage Drive (approximately 4,834 LF).

The variance would modify Section 2.2.4 - Minor Residential Collector Roadway Section as follows:

- Eliminate the Planting Area and 8' sidewalk along the east side of Castle Oaks Drive (South).
- Attached the 8' Sidewalk along the western side of Castle Oaks Drive (South) to minimize grading and vegetation impacts to the Douglas County private property owners and adjacent open space.

Attached is an Exhibit showing the proposed Castle Oaks Drive (South) cross-section sidewalk location, location of the Front Range Trail, which is adjacent to Castle Oaks Drive.

Describe the Exceptional Situation or Condition that Exists

Roadway Section:

Castle Oaks Drive is a unique section of roadway that is situated on the rural interface of the Town and tucked within the naturally beautiful corridor of McMurdo Gulch. This area of the Town serves as a buffer to the adjacent rural Douglas County residents.

The following outlines the situation and existing conditions to support a reduced roadway section:

- By eliminating the sidewalk along the east side and attaching the sidewalk on the west side, the roadway footprint would significantly reduce the grading impacts to the natural slopes and vegetation adjacent to Castle Oaks Drive and reduce the impacts to the three (3) Douglas County properties that reside on Castle Oaks Drive.
- Due to the remote proximity of Castle Oaks Drive, it is anticipated that a minimal number of pedestrians will utilize this corridor. Adequate pedestrian crossings and access have been proposed for each planning area to the proposed sidewalk along the west side of Castle Oaks Drive. Furthermore, the Front Range Trail, a regional planned trail, will be located directly adjacent to Castle Oaks Drive and will provide a secondary or alternate pedestrian pathway along Castle Oaks Drive. Thus, the combination of the single sidewalk along Castle Oaks and the Front Range Trail will provide adequate pedestrian connectivity for the area.
- The Castle Rock Transportation Master Plan currently identifies this section of Castle Oaks Drive as a Collector; however, due to the reconfiguration of the roadway network within Terrain and

Castle Oaks Estates to the west, this section of Castle Oaks will no longer be utilized by residents coming from the north to access Founders Parkway or Highway 86. These residents will now turn west onto Autumn Sage Drive to travel through the development to the populated and commercial areas to the west. Based on the recent traffic study it has been determined that the projected average traffic volume of this section of Castle Oaks will be below 1,500 vehicles per day meeting the classification of local residential street. Also, note that the natural horizontal and vertical curves through this corridor will promote lower speeds and provide a traffic calming effect on this stretch of roadway.

Describe the difficulty or hardship that would be created by strict enforcement of the code

Strict enforcement of the code would have several negative impacts on the Terrain North Basin Development as follows:

- A wider roadway would significantly increase the disturbance area and vegetation loss of the natural beauty within the McMurdo Gulch corridor.
- Existing driveways for Douglas County Residence properties will no longer work. The driveways are currently very steep and grading revisions will significantly impact their access to Castle Oaks Drive.





- Construction and permanent slope easements would be needed to construct improvements on Douglas County residence properties.
- Construction of two (2) sidewalks along Castle Oaks Drive along with the adjacent Front Range Trail will provide unnecessary redundancy of pedestrian connections.

Describe why there would not be any adverse impact on public health, safety, and welfare

There is no adverse impact to the health, safety, and welfare as a result of the proposed variance to Castle Oak Drive. Based on the recent traffic study this section of Castle Oaks Drive will have much less traffic than was originally planned, as traffic will now be routed to the west via Autumn Sage Drive. The horizontal and vertical curvature of Castle Oaks Drive will mitigate speeds and will provide traffic calming. A sidewalk on west side will provide pedestrian connectivity and provide a safe place for pedestrians to travel. In addition, the Front Range Trail will provide an alternate path for both pedestrians and bicycles to travel through this corridor.

TERRAIN NORTH BASIN LEGAL

LOTS 10 THROUGH 15, BLOCK 2, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN RECEPTION NO. 2003168481 AND RECEPTION NO. 2007020436, SAID DOUGLAS COUNTY RECORDS;

LOT 11, BLOCK 3, CASTLE OAKS;

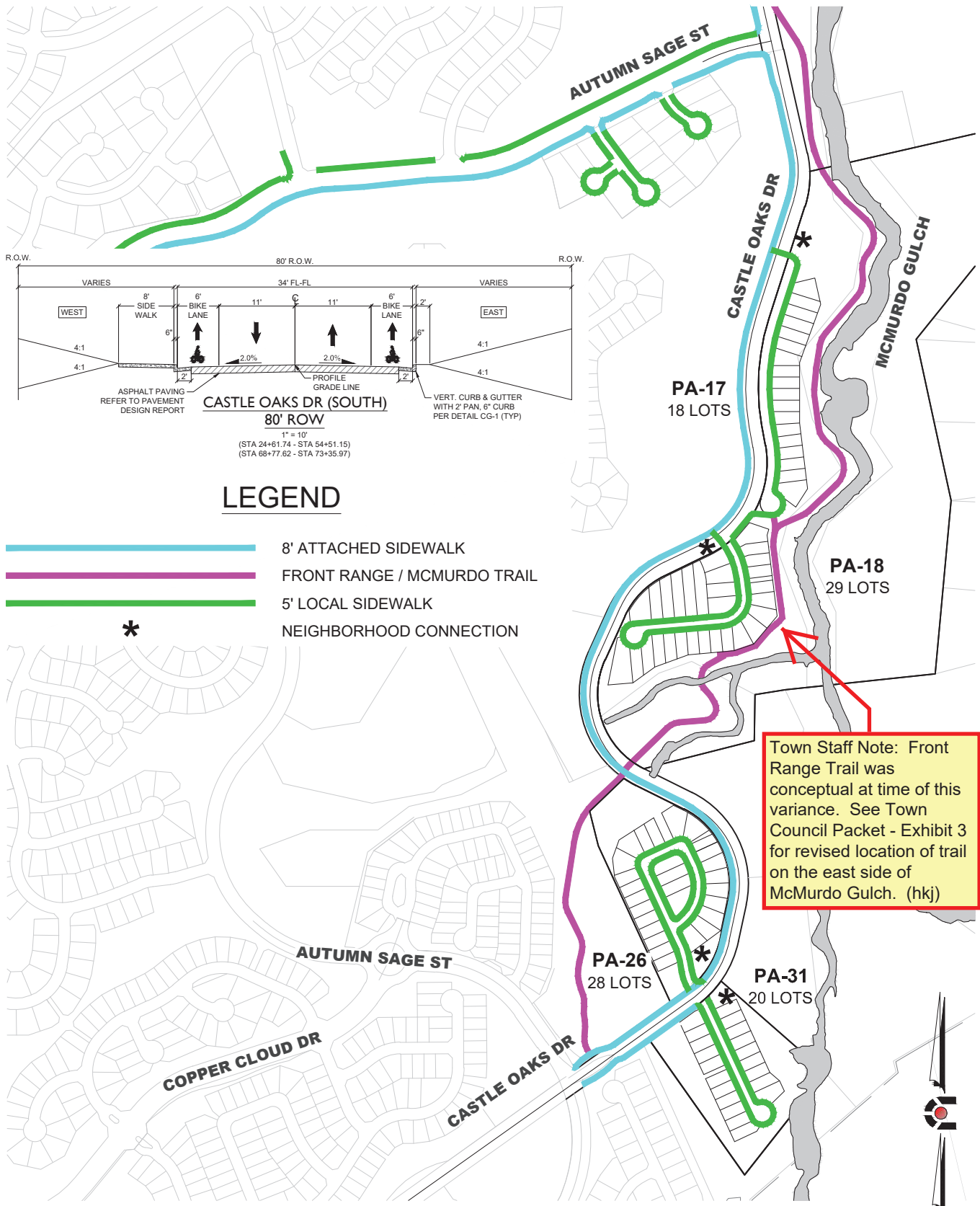
LOT 1, BLOCK 4, CASTLE OAKS;

A PART OF TRACT A, CASTLE OAKS, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832, SAID DOUGLAS COUNTY RECORDS;

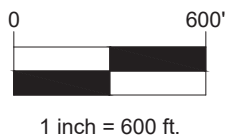
LOTS 4 THROUGH 10, BLOCK 4, CASTLE OAKS, EXCEPTING THEREFROM THE CASTLE OAKS NO. 6 WELL FIELD AND CASTLE OAKS NO. 7 WELL FIELD, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, RECEPTION NO. 2010034832, SAID DOUGLAS COUNTY RECORDS;

LOT 11, BLOCK 5, CASTLE OAKS;

LOTS 10 AND 11, BLOCK 6, CASTLE OAKS



5/12/2020 2:25 PM \\CORE\2017-FILED\PROJECTS\14-01 NORTH BASIN\CAD\DWG\BITS\200264-VARIANCES\NORTH BASIN - CASTLE OAKS SECTION VARIANCE.DWG



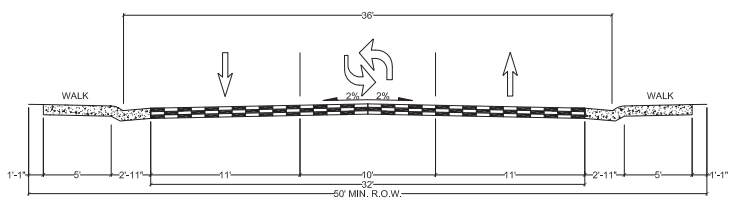
**NORTH BASIN
 CASTLE OAKS DR SOUTH
 VARIANCE**

CREATED BY: JRF

DATE: 02/04/2020

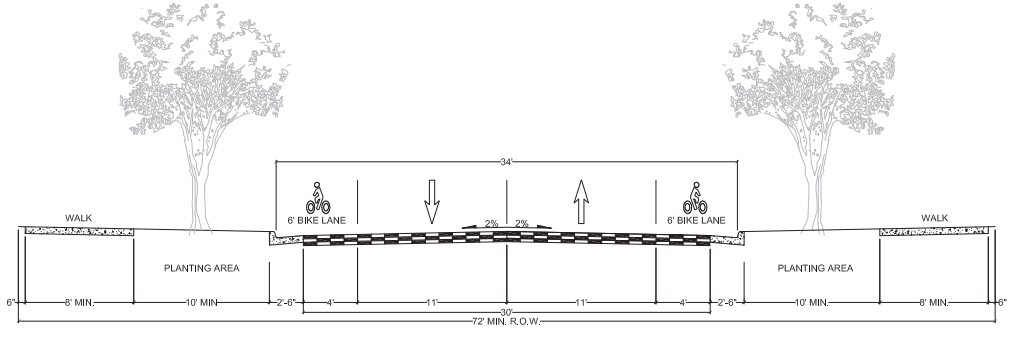
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 JOB NUMBER
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TOWN OF CASTLE ROCK
INDUSTRIAL



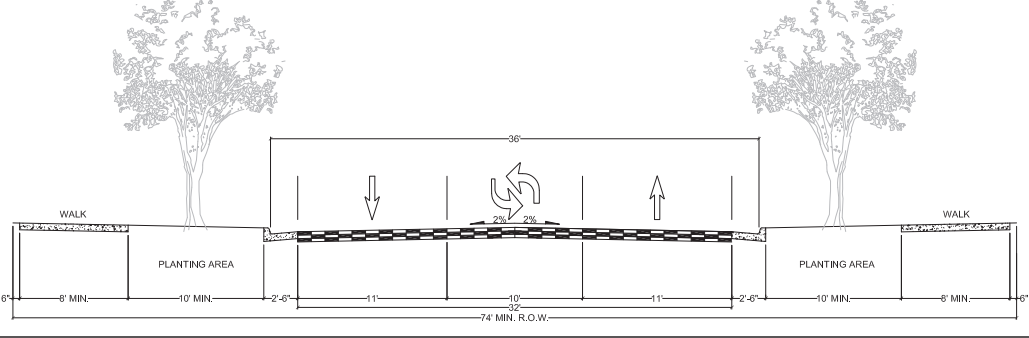
- Notes:
1. No On-Street Parking.
 2. Bicycle lanes shall be added to the cross section when street is identified in the Transportation Master Plan as a bicycle route. Four feet (4') of additional pavement width will be added to each side & right-of-way increased accordingly.
 3. Mountable Curb, Curb & Sidewalk see Detail Plan No. CG-2.
 4. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.
 5. Vertical Curb may be installed in lieu of Mountable Curb.
 6. Detached sidewalks are acceptable.

TOWN OF CASTLE ROCK
COLLECTOR
RESIDENTIAL



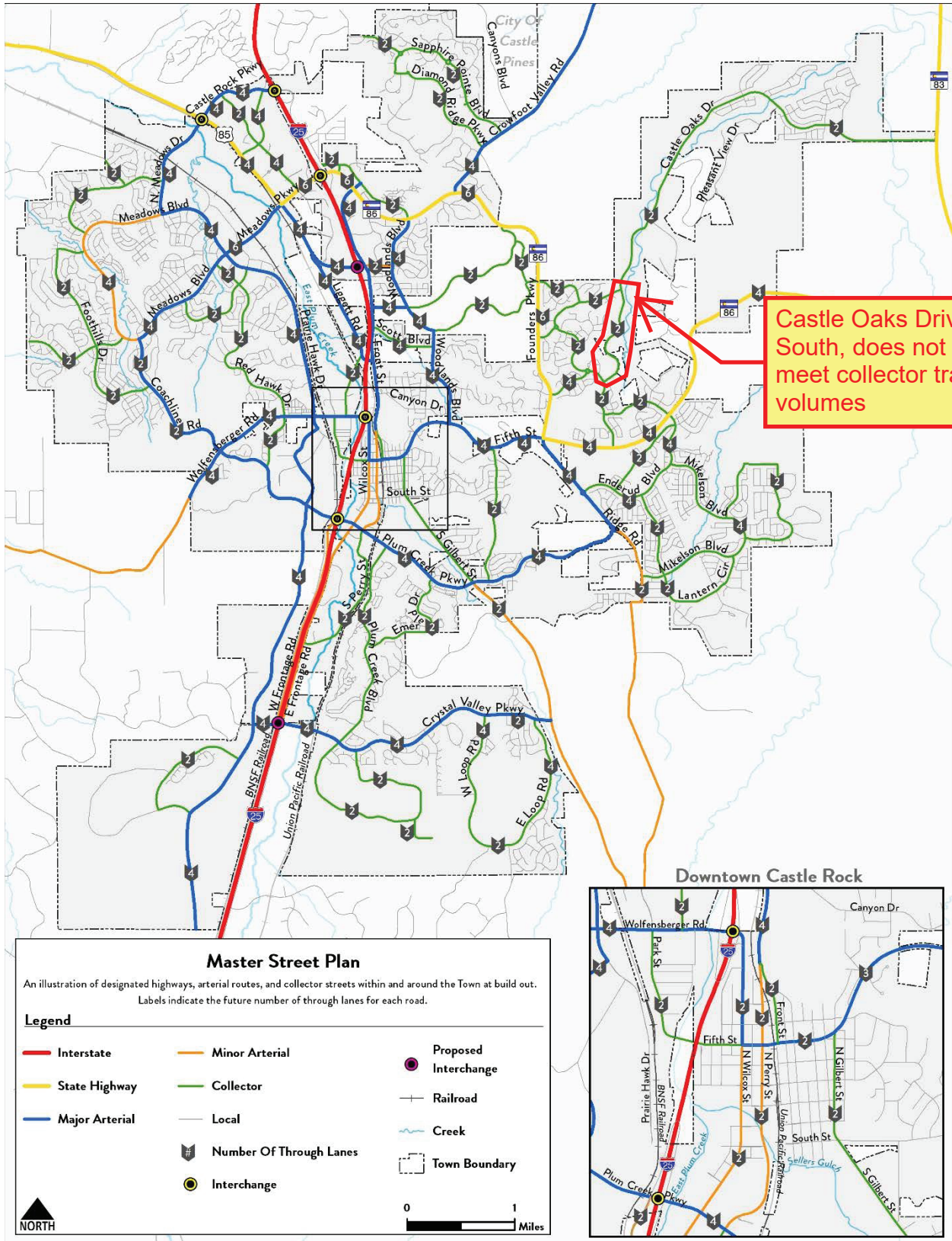
- Notes:
1. No On-Street Parking.
 2. Turn lanes must be provided as determined necessary. Planting areas shall be adjusted as necessary to accommodate right turn lanes.
 3. Inset parking bays will be required adjacent to parks and schools. Planting areas shall be removed to accommodate parking bays.
 4. Vertical Curb and Gutter Type VC2 see Detail Plan No. CG-1.
 5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

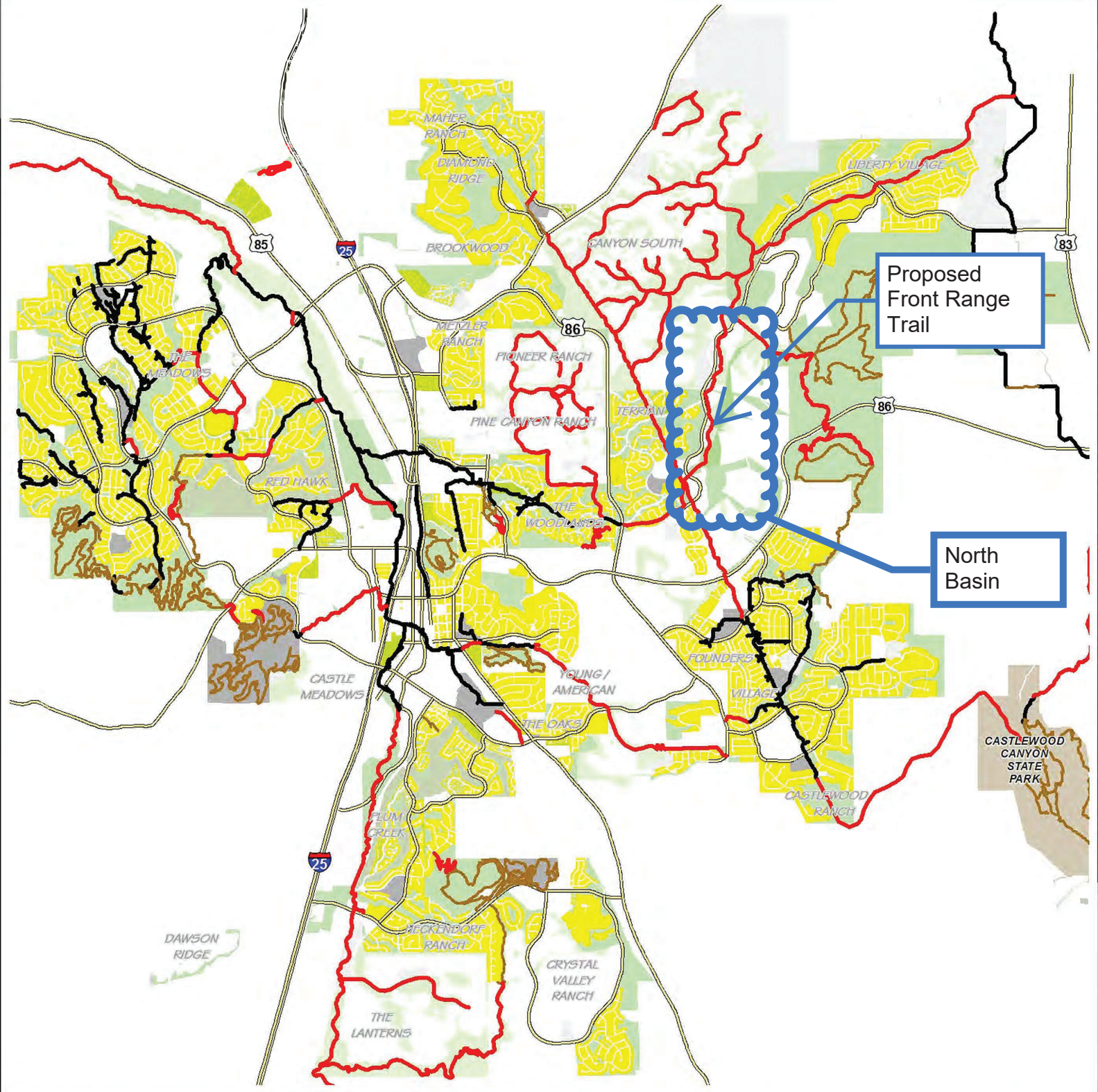
TOWN OF CASTLE ROCK
COLLECTOR
NON-RESIDENTIAL



- Notes:
1. No On-Street Parking.
 2. Turn lanes must be provided as determined necessary. Planting areas shall be adjusted as necessary to accommodate right turn lanes.
 3. Bicycle lanes shall be added to the cross section when street is identified in the Transportation Master Plan as a bicycle route. Four feet (4') of additional pavement width will be added to each side & right-of-way increased accordingly.
 4. Inset parking bays will be provided adjacent to parks and schools. Planting areas shall be removed to accommodate parking bays.
 5. Curb and Gutter Type VC2 see Detail Plan No. CG-1.
 6. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

Figure iii – Master Street Plan





Proposed Front Range Trail

North Basin

LEGEND

-  Existing Open Space
-  Residential
-  Future Open Space
-  Golf Course
-  Existing Parks
-  Future Parks

-  Major Roads
-  Existing Paved Trails
-  Existing Soft-surface Trails
-  Future Trails

Map 3: Existing & Proposed Trails

2015
Town of Castle Rock
Parks and Recreation
Master Plan

