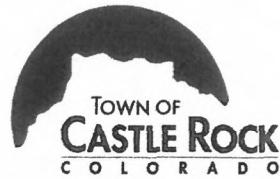


Public Record Documents



MEADOWS TOWN CENTER MIXED USE BUILDING #3

SITE DEVELOPMENT PLAN

PLANNING COMMISSION

MAY 24, 2018



VICINITY MAP

The Meadows Filing 20 Town Center

- Mixed Use – High Density
- Up to 3,679 DU
- Approx. 1,620 DU to date



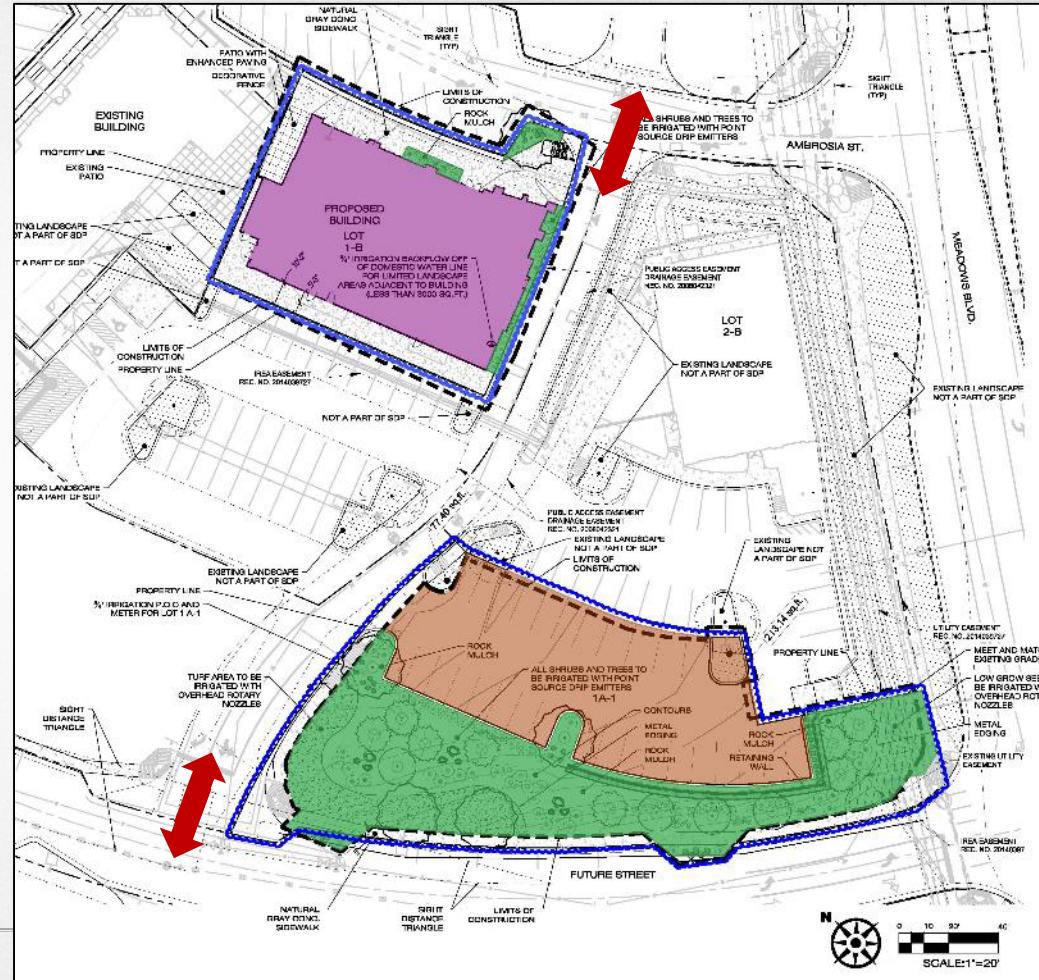
SITE DEVELOPMENT PLAN

Key Elements:

- ✓ Retail, Office, Multi-family
- ✓ 6 Dwelling Units
- ✓ Surface Parking
- ✓ 2 Access Drives
- ✓ Neighborhood Outreach

Technical Variance (Lot 1B):

- ✓ Reduction in Site Landscaping
- ✓ Reduction in Street Trees



DEVELOPMENT STANDARDS



	Allowed	Proposed
Zoning	PD	PD
Uses by Right	Mixed Uses	Comm., Off., MF
Dwelling Units	Up to 3,679	6
Comm./Office/Retail FAR	1.5	<1.5
Max. Height	60 feet	48 feet
Parking	48	48

FINDINGS:

- Town of Castle Rock Vision and Comprehensive Master Plan
- The Meadows PD 4th Amendment Zoning Regulations and Standards
- Municipal Code Chapters 17.10 and 17.38
- Infrastructure

RECOMMENDATION:

Staff recommends that Planning Commission recommend approval.



PROPOSED MOTION

“I move to recommend to Town Council approval of the Site Development Plan for Lot 1B, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 2 and Lot 1A-1, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 10.”



QUESTIONS AND DISCUSSION

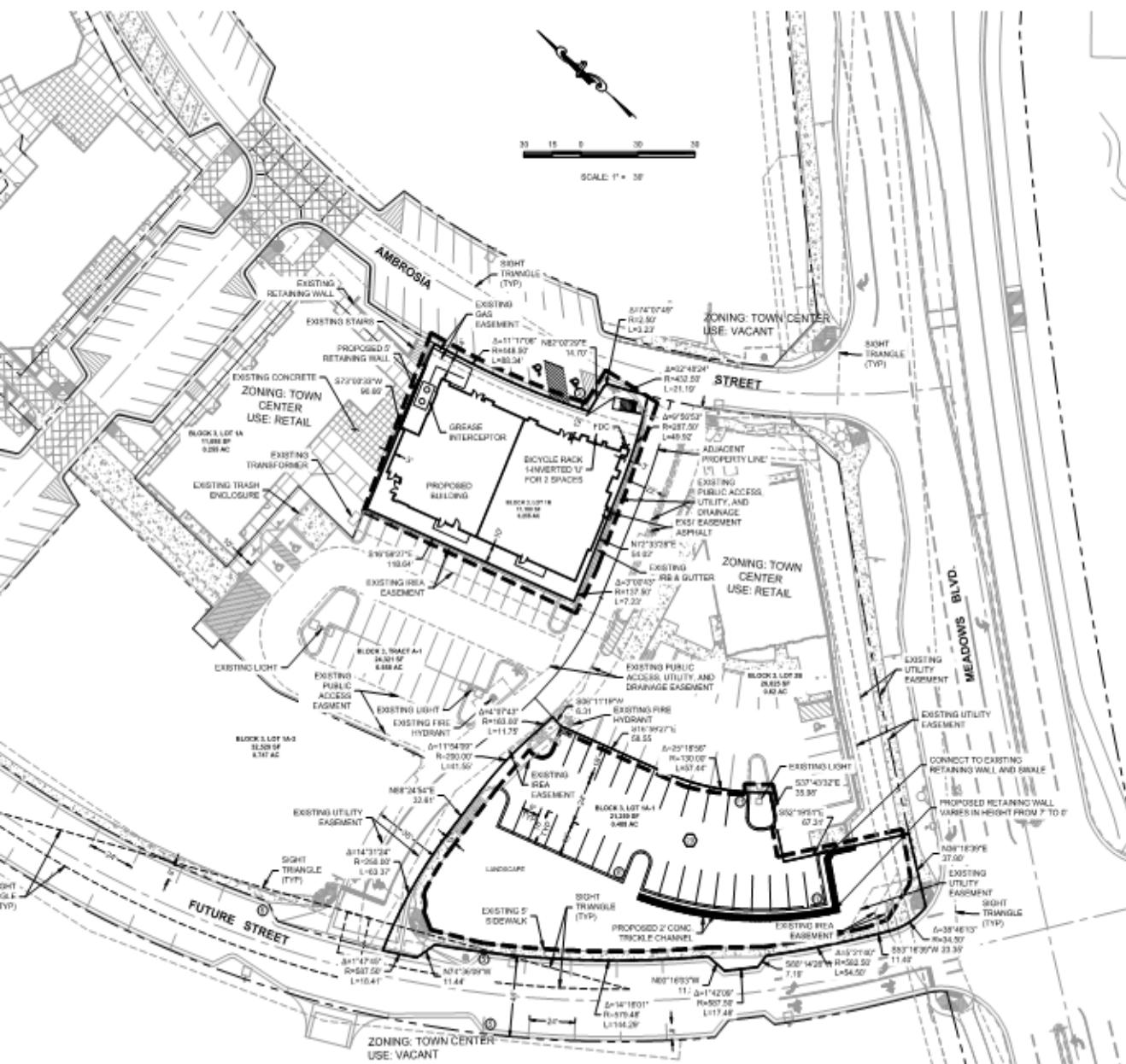




Lot 1B, Block 3 The Meadows Filing No. 20 Phase 1-Amendment No. 2 and
Lot 1A-1, Block 3, the Meadows Filing No. 20 Phase 1-Amendment No. 10
Planning Commission Hearing May 22, 2018

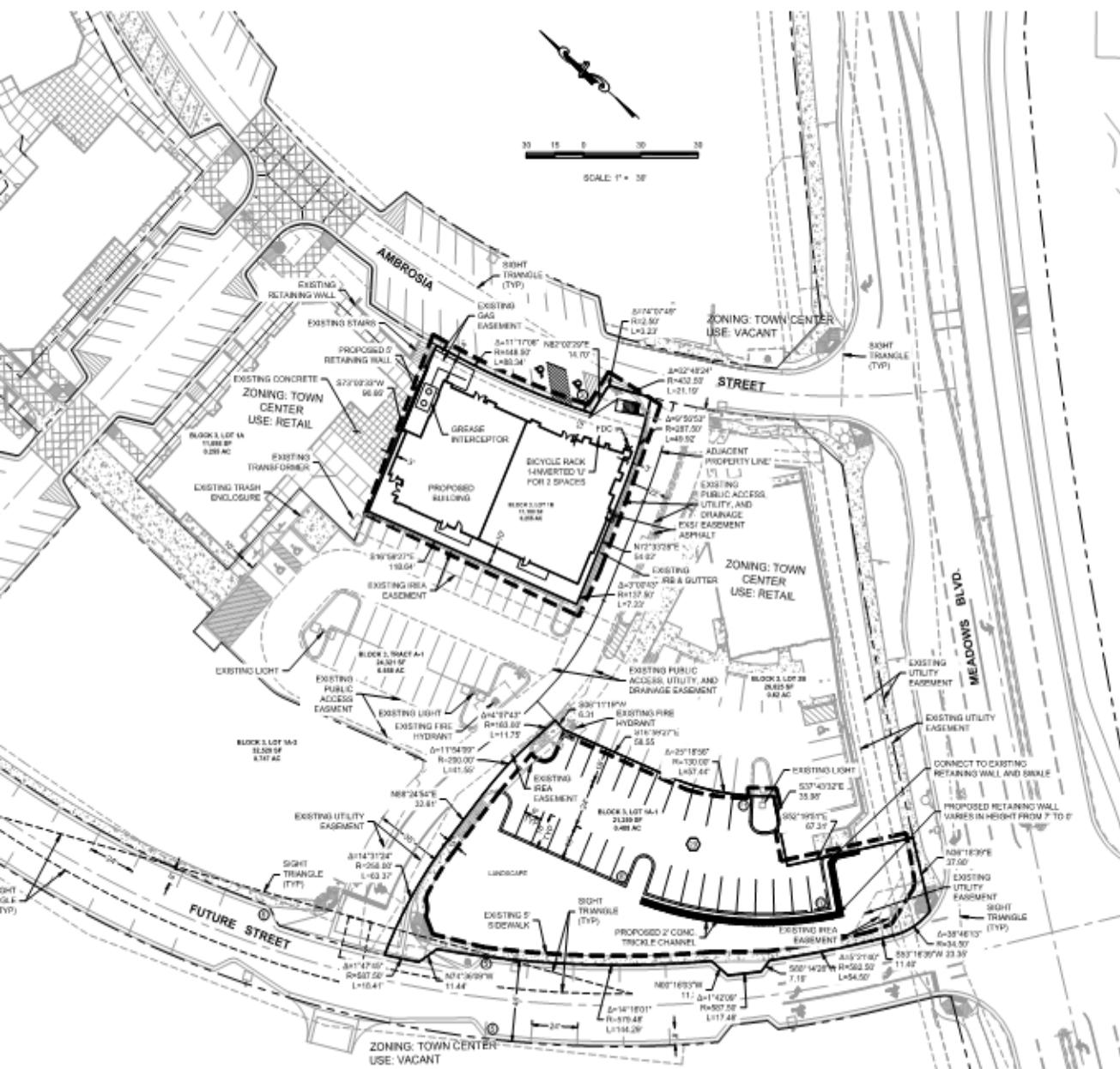


The Meadows Filing 20, Town Center Building III – Site Area Context



The Meadows – Town Center Building III

- Mixed-use project located in the Meadows Town Center. TC Zoning allows for multiple types of uses, including commercial, office and residential.



The Meadows – Town Center Building III

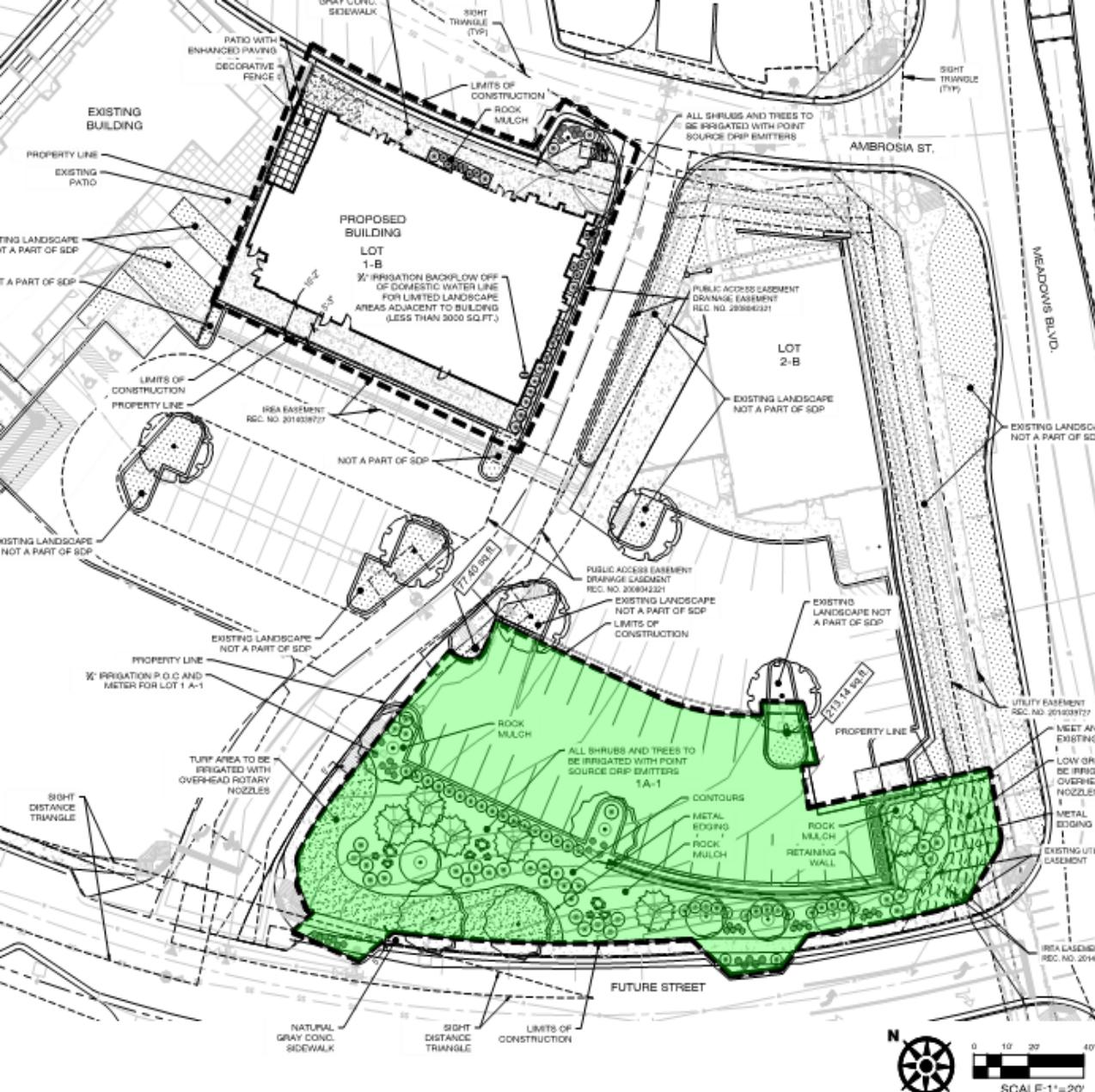
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- **Project consists of two sites, approximately 0.75 acre in total size.**



The Meadows – Town Center Building III

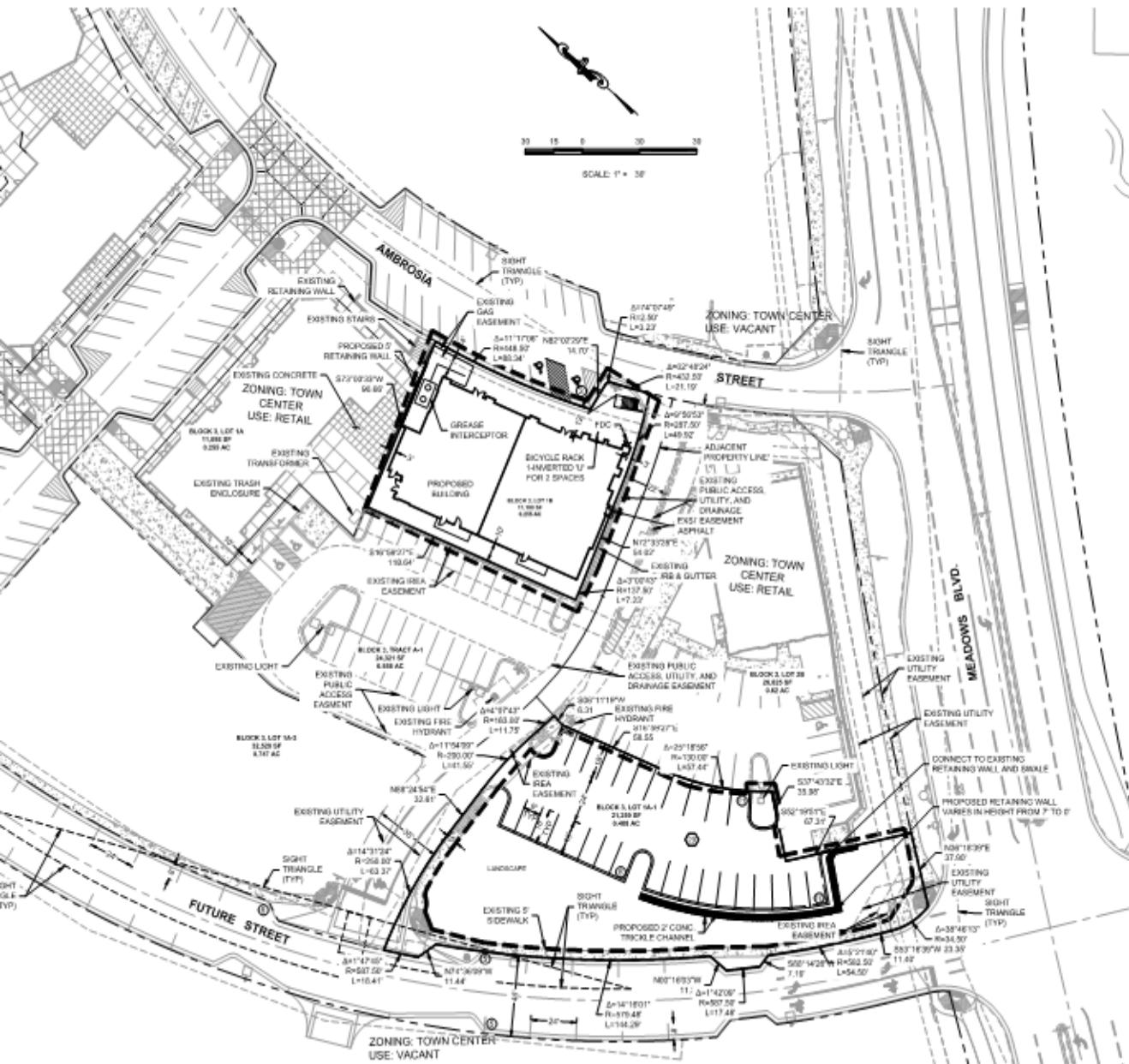
- Mixed-use project located in the Meadows Town Center. TC Zoning allows for multiple types of uses, including commercial, office and residential.
- Project consists of two sites, approximately 0.75 acre in total size.
- **Lot 1B will be a 3-story building with a mix of retail and office on the 1st and 2nd floors as well as six one bedroom apartments on the third floor.**

The Meadows Filing 20,Town Center Building III – Project Details



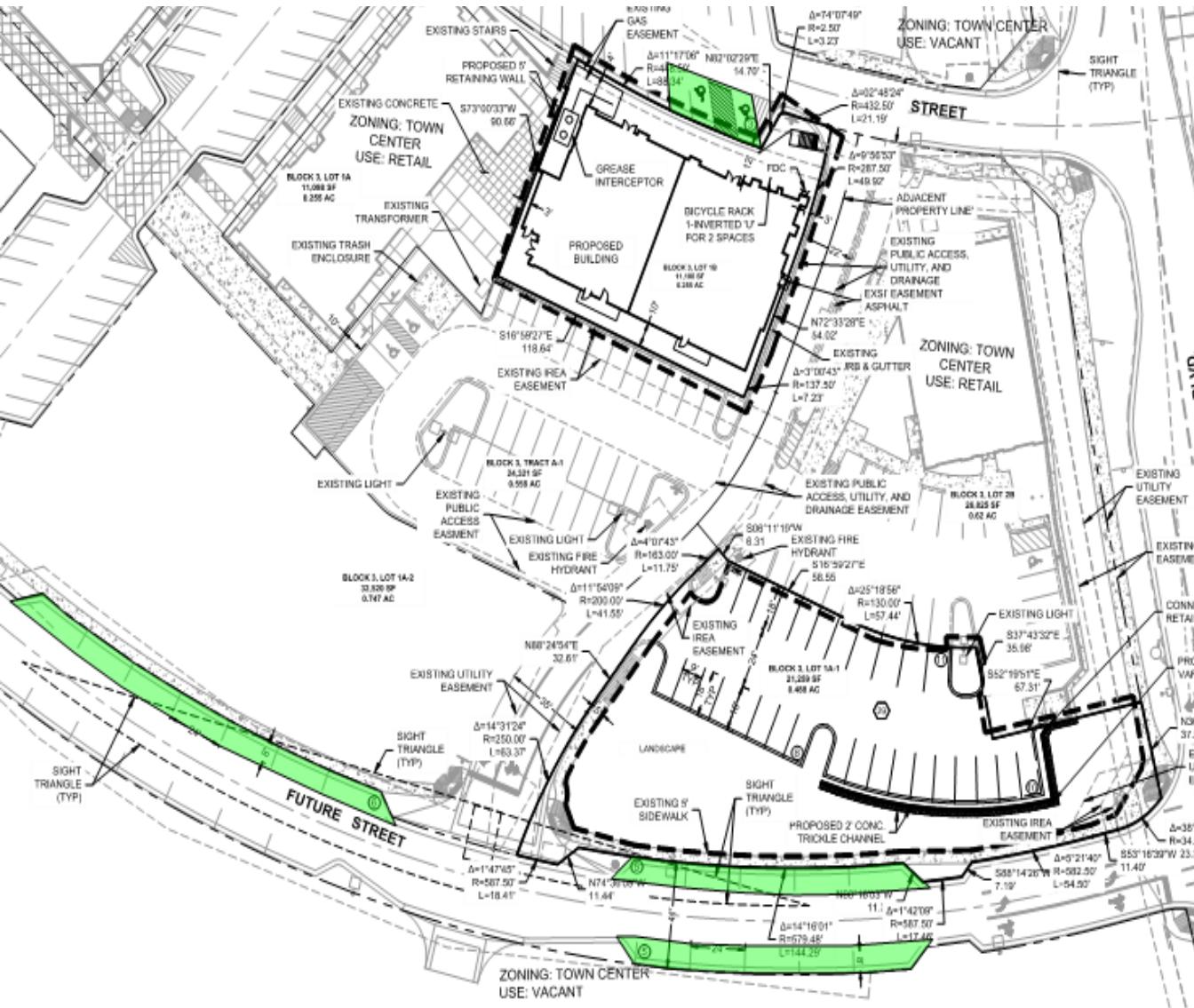
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- Mixed-use project located in the Meadows Town Center. TC Zoning allows for multiple types of uses, including commercial, office and residential.
- Project consists of two sites, approximately 0.75 acre in total size.
- Lot 1B will be a 3-story building with a mix of retail and office on the 1st and 2nd floors as well as six one bedroom apartments on the third floor.
- **Lot 1A-1 will be parking and landscaped areas for the project.**



The Meadows – Town Center Building III

- Mixed-use project located in the Meadows Town Center. TC Zoning allows for multiple types of uses, including commercial, office and residential.
- Project consists of two sites, approximately 0.75 acre in total size.
- Lot 1B will be a 3-story building with a mix of retail and office on the 1st and 2nd floors as well as six one bedroom apartments on the third floor.
- Lot 1A-1 will be parking and landscaped areas for the project.
- **Maximum allowable height under TC Zoning is 60 feet. Proposed height for the project is 45 feet.**



The Meadows – Town Center Building III

- Mixed-use project located in the Meadows Town Center. TC Zoning allows for multiple types of uses, including commercial, office and residential.
- Project consists of two sites, approximately 0.75 acre in total size.
- Lot 1B will be a 3-story building with a mix of retail and office on the 1st and 2nd floors as well as six one bedroom apartments on the third floor.
- Lot 1A-1 will be parking and landscaped areas for the project.
- Maximum allowable height under TC Zoning is 60 feet. Proposed height for the project is 45 feet.
- **TC Zoning allows on-street parking within 300' of a proposed use to be assigned to meet parking requirements for retail and non-residential uses.**

Building Architecture



MATERIALS LEGEND		
NO.	MATERIAL DESCRIPTION	IMAGE
①	CONCRETE MASONRY UNITS, 6X16", GROUND FACE, BASALITE COLOR, #208	
②	BRICK, 3.5X9X2.54X15.5", GENERAL SHALE, CANTERBURY BROWN	
③	BRICK, 3.5X9X2.54X15.5", GENERAL SHALE, BALLPARK	
④	PRECAST CONCRETE ELEMENTS, RELIANCE PRECAST	
⑤	METAL WALL PANEL, DERRIDOG WR-10, 15' HIGH, 24 GA. ZINC GREY	
⑥	METAL WALL PANEL, ALUMIGARD TYPE PANEL, CLEAR ANODIZED ALUMINUM	
⑦	MECHANICAL SCREENS, DIVISION - SLATE GREY	
⑧	STOREFRONT WINDOWS, KAHNRER, 45' IT CH, ENCORE TRIMMED SYSTEM, 10' X 10' (4' X 4'), INSULATED GLASS, CLEAR ANODIZED ALUMINUM	
⑨	APARTMENT WINDOWS, MILSARD, FIBERGLASS, WINDOW SYSTEM	
⑩	GRAY METAL TRIM	

LOT 15, BLOCK 5, THE MEADORES FILING NO. 20 PHASE 1, AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADORES FILING NO. 20, PHASE 1, AMENDMENT NO. 18

The Meadows Filing 20, Town Center Building III – West and East Elevations



1 SOUTH ELEVATION
N.T.S.

WALL MOUNTED SIGNAGE
140 SF ON SOUTH



② NORTH ELEVATION
N.T.S.

The Meadows Filing 20, Town Center Building III – North and South Elevations



The Meadows Filing 20, Town Center Building III – Questions?

Site Development Plan for Lot 1B, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 2 and Lot 1A-1, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 10



PLANNING COMMISSION MEETING – May 24, 2018 – SIGN IN SHEET

PLEASE PRINT CLEARLY - SIGN IN REQUIRED ONLY IF YOU WISH TO SPEAK