

# **205 SIXTH STREET/ 610 JERRY STREET “THE VIEW” SITE DEVELOPMENT PLAN**

DESIGN REVIEW BOARD  
MARCH 10, 2021

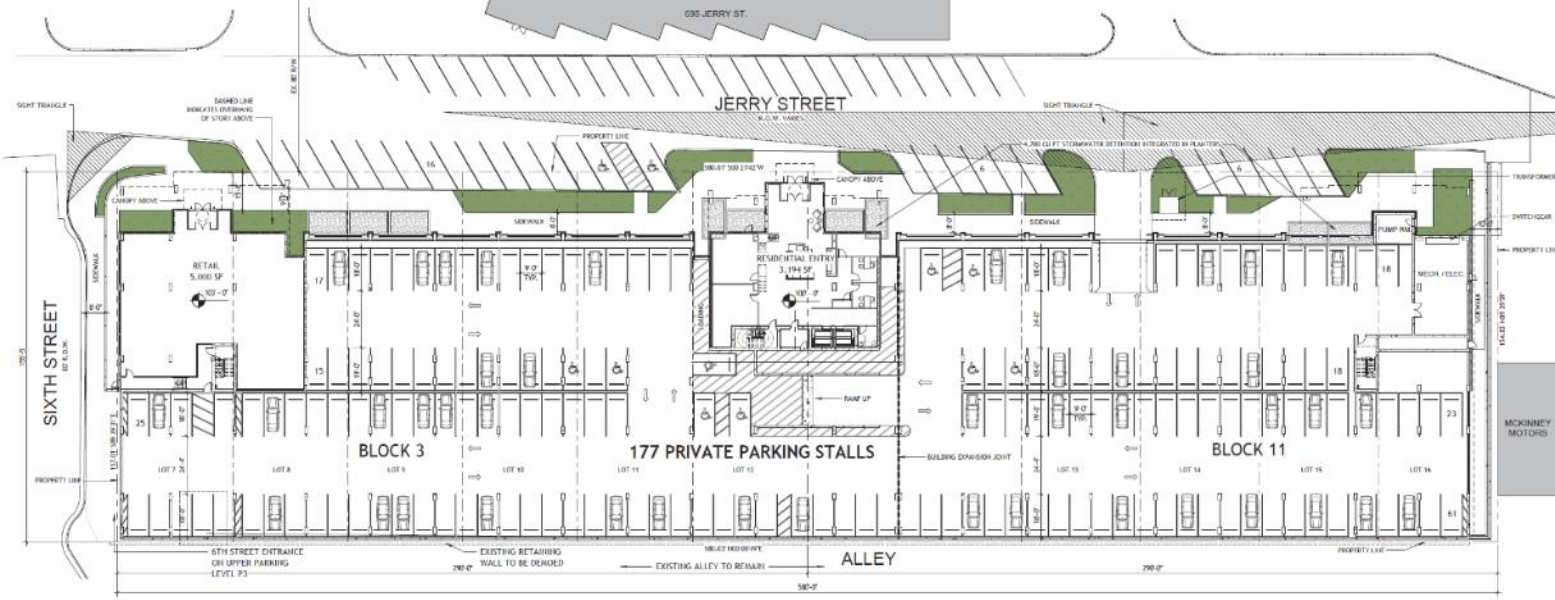






# CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

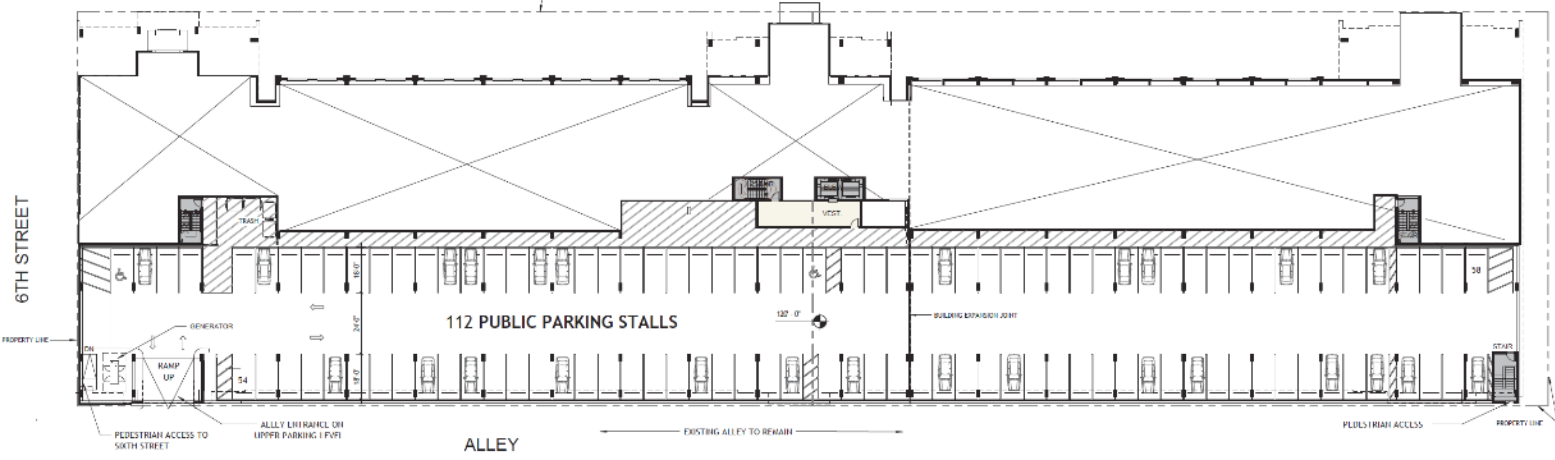
- Compliance with Zoning Requirements
  - DOD, North District
  - North Downtown Non-Residential Parking
  - B, Business/Commercial
- Site Layout, Circulation and Connectivity, Utility Compliance and Off-site Impacts
- Compliance with DOD design standards



# FIRST FLOOR



# THIRD FLOOR





### GENERAL NOTES

- TRANSPARENCY CALCULATION - FRONT ELEVATION (WEST)

BUILDING LENGTH: 669' - 3"  
REQ. MIN. 35% TRANSPARENCY LENGTH: 195' - 2 7/8"

PROVIDED:	
TRANSPARENCY LENGTH:	300' - 4"
TRANSPARENCY PERCENTAGE:	52%

TRANSPARENCY CALCULATION - SIDE ELEVATION (SOUTH)

BUILDING LENGTH: 127'-9"  
 GEO. MIN. 30% TRANSCADENCY LENGTH: 98'-3.3"

PROVIDED:	
TRANSPARENCY LENGTH:	40" x 0"
TRANSPARENCY PERCENTAGE:	31%



NORTH C1  
204° = 1-Q°



**WEST B1**



**EAST A1**  
264' • 1-2"



## The View at Castle Rock

1 MATERIALS BOARD

1" = 60'-0"

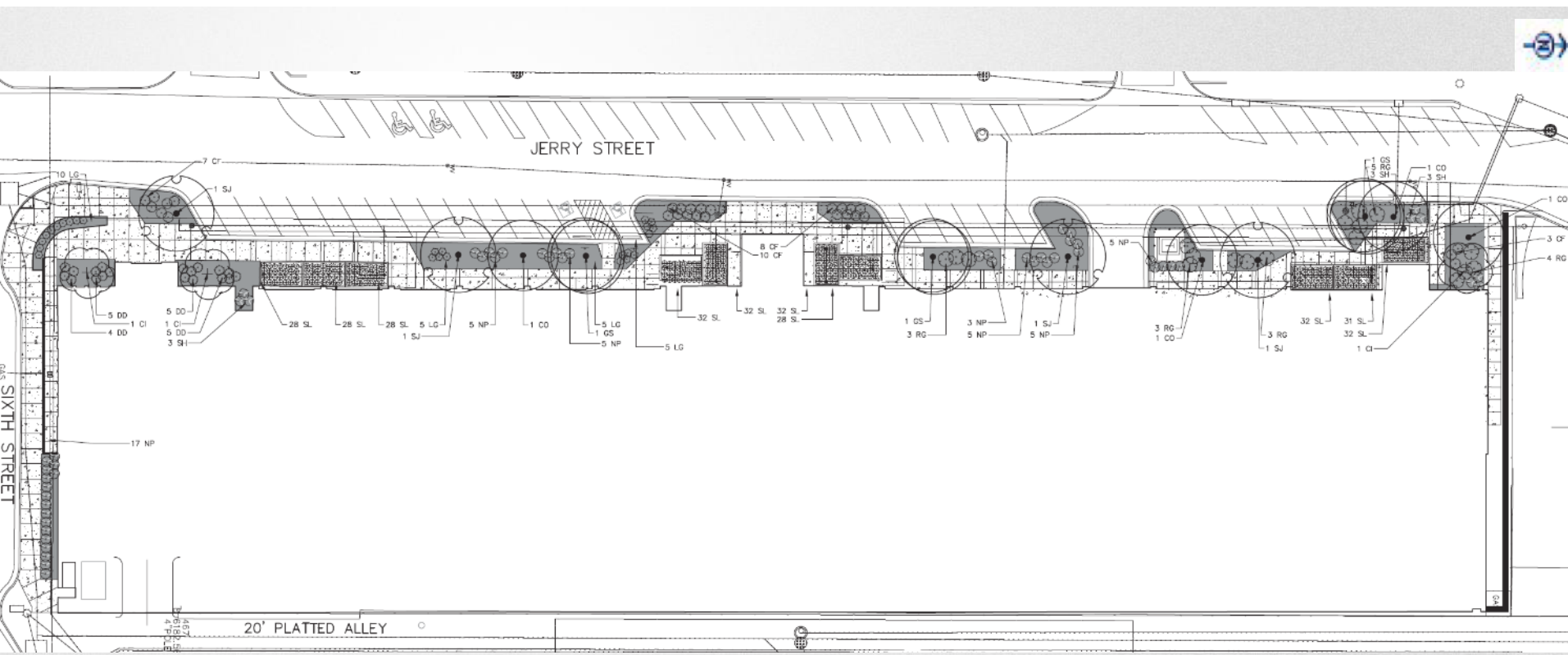
01/29/21

TREANORHL



ITEM	LENGTH	UNITS	TREES REQUIRED (1 PER 22 LF)	TREES PROVIDED	EXISTING TREES TO REMAIN	SHRUBS REQ. (5 PER REQ.TREE)	SHRUBS PROVIDED	PERENNIALS REQ. (7 PER REQ. TREE)	PERENNIALS PROVIDED
JERRY STREET*	580	FEET	27	13	0	135	338	189	34
SIXTH STREET*	157	FEET	8	0	0	40	17	56	10

\*REQUESTING VARIANCE FROM SECTION 17.042.080 #6 LANDSCAPING FROM THE DESIGN REVIEW BOARD.



# SDP REVIEW AND APPROVAL CRITERIA

- Conforms with Town Vision and Master Plan
- Compliance with Zoning Requirements
  - DOD, North District
  - B, Business/Commercial
- Site Layout, Circulation and Connectivity, Utility Compliance and Off-site Impacts
- Compliance with DOD design standards



# ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with DOD and B, Business/Commercial zoning
- Meets CRMC 17.38, 17.50, and 17.42
- Landscape variance is justifiable

## RECOMMENDATION

- Staff recommends approval of the Site Development Plan and landscape variance as presented.

# QUESTIONS?

DESIGN REVIEW BOARD  
MARCH 10, 2021



# PROPOSED MOTION

## APPROVAL OF SDP AND VARIANCE

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve (i) the Site Development Plan for “The View” as shown; and (ii) the landscape variance to allow 13 trees along Jerry Street and zero trees, 17 shrubs, and 10 perennials along Sixth Street. Further, the Board finds there is no adverse effect on the public’s health, safety, and welfare as it pertains to the requested variance.”*



# PROPOSED MOTION

## APPROVAL WITH CONDITIONS

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve with conditions (i) the Site Development Plan for “The View” as shown; and (ii) the landscape variance to allow 13 trees along Jerry Street and zero trees, 17 shrubs, and 10 perennials along Sixth Street. The conditions are as follows:”*

# PROPOSED MOTION

## DENIAL OF SDP AND VARIANCE

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to deny (i) the Site Development Plan for “The View” as shown; and (ii) the landscape variance to allow 13 trees along Jerry Street and zero trees, 17 shrubs, and 10 perennials along Sixth Street, finding that one or more of the following criteria has not been satisfied pursuant to the 17.42.100.B.:”*

# PROPOSED MOTION

## CONTINUANCE

*“I move to continue the Site Development Plan for  
“The View” to the next regular Design Review Board  
meeting on March 24, 2021.”*