



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Donna Ferguson, Planner II, Development Services

Title: **A Resolution Approving Lot 2, Auburn Ridge Site Development Plan**

Executive Summary

On November 10, 2016 the Planning Commission voted 4-1 to recommend approval as presented to Town Council of Lot 2 Auburn Ridge Site Development Plan. Commissioner Loban provided the nay vote voicing concern regarding traffic and the expense of the traffic light at Wolfensberger & Auburn Drive.

Auburn Ridge is a residential community located in northwest Castle Rock. The community sits south of Wolfensberger Road in the curve of Auburn Drive and within a growing residential area (Figure 1).

Auburn Ventures II, LP is proposing a Site Development Plan (SDP) for a 100-unit residential community for seniors 55 years and older which represents Phase II of the Auburn Ridge Planned Development. The proposed multi-family development, if approved, will continue to provide additional housing choices for the senior residents of Castle Rock. SDPs for residential use must be reviewed and approved by Town Council. The Site Development Plan comes before Town Council after a rezone, several site plan iterations and much discourse among the applicant, neighbors and public hearing bodies.

To recap, public hearings related to the rezoning of the property took place from July 23, 2015 through September 20, 2016. Auburn Ventures II, LP, initiated a rezone application in order to redistribute the density and massing of the development to the center of the lot and away from perimeter of the lot and surrounding neighbors. The rezone proposed increasing heights for the northern portion of the lot from 35-feet to 45-feet, reducing density for the southern portion of the lot and adding non age restricted multi-family uses to the zoning.

On July 23, 2015 the Planning Commission voted 4 to 1 to recommend denial of the rezone to Town Council. Public testimony was heard by seven residents of the adjacent single-family neighborhood of Castle Highlands. These residents expressed concerns related to permitting a non age restricted use, the increased maximum building height, expected loss of views and the overall density of the project.

On August 4, 2015 Town Council voted 4 to 1 to approve the rezone application. Public testimony was heard by 13 members of the public. Similar concerns regarding the proposed height and the permitting of non age restricted multi-family uses were expressed, however, public testimony was also heard from the community about the desirability and need for either age restricted or non age restricted multi-housing.

On September 20, 2016 Town Council voted 4 to 2 to approve the rezone application with the amendment to retain the 55+ age restriction for the development.

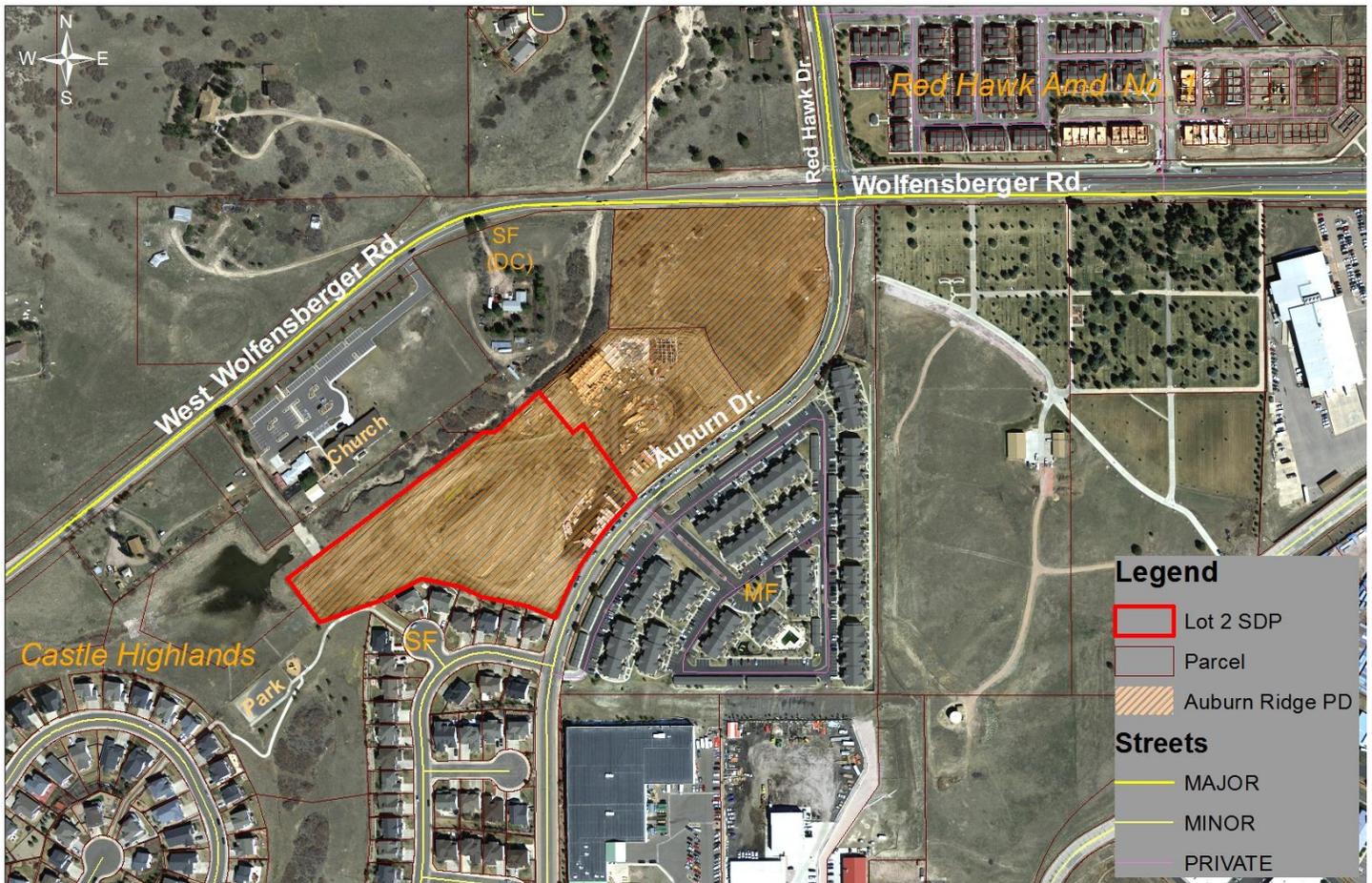


Figure 1: Lot 2 SDP Location Map

SDP Discussion

The SDP proposed a total of 100 apartment units on a pork chop shaped lot which is 6.13 acres in size (Figure 2). The apartment units are divided up into one 60-unit building, one 16-unit building and four 6-unit buildings. The 60-unit building is three stories high (Figure 3) while the other units are two-stories high. The SDP also proposes nine 5-car garage buildings, one maintenance garage and a private clubhouse with pool. The garages and clubhouse are all one story high.

The 60-unit building anchors the site and sits generally in the center of the lot while the smaller apartment units and garage buildings surround it. The smaller apartment units sit along the southern and eastern portion of the site while the garages flank the site on the west. The clubhouse and pool sit along the northern portion of the site. Along the southern edge of the site lies a 25-foot wide landscape buffer that contains a mix of evergreen trees and shrubs to provide year round screening and buffering between the single-family homes and the Auburn Ridge buildings. The site plan also incorporates 360 degree architecture, an alternating color scheme for the buildings, site and building lighting as well as internal, perimeter and streetscape landscaping.

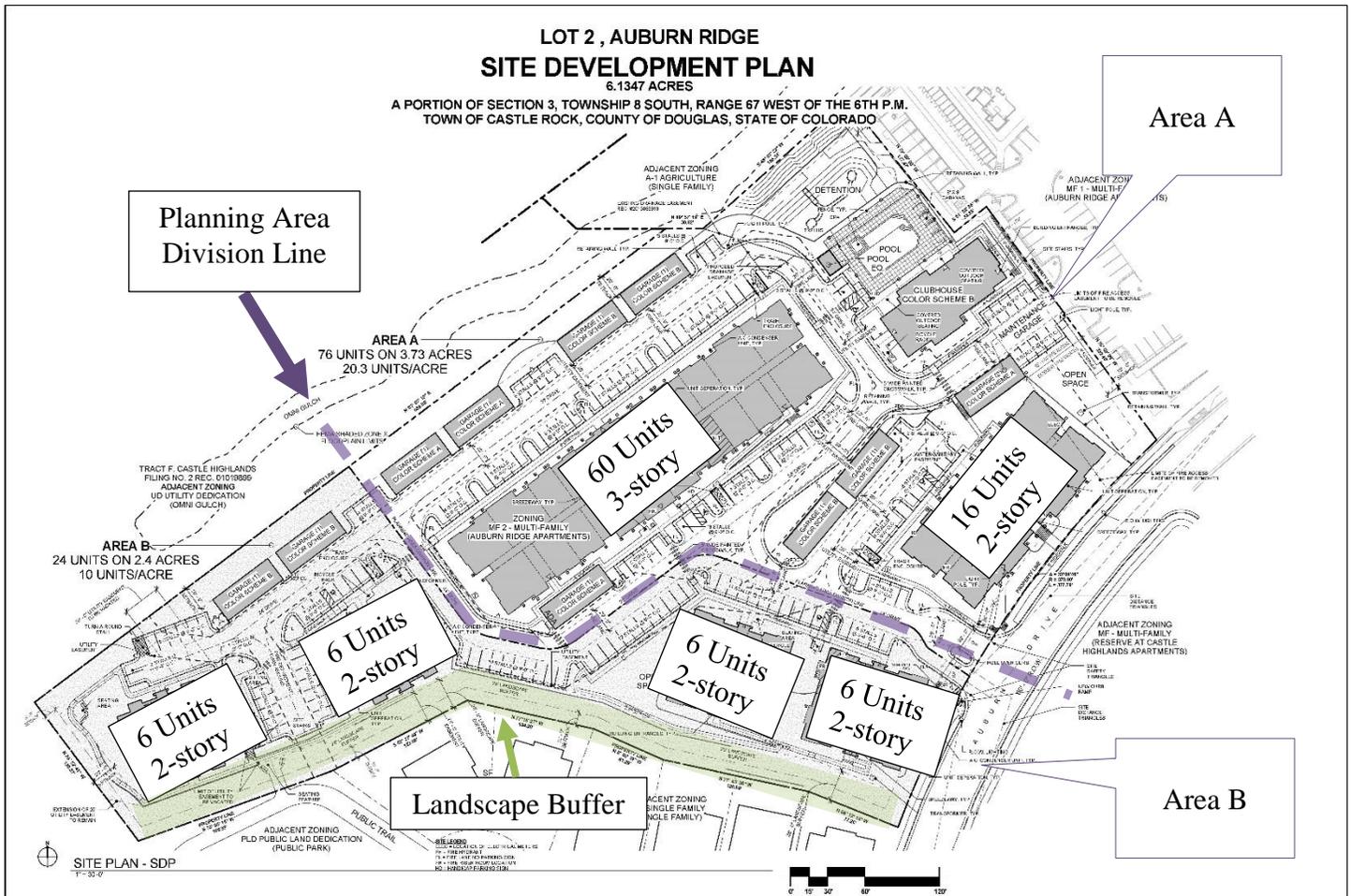


Figure 2: Lot 2 SDP

Analysis

Existing Conditions

The site is located on the west side Auburn Drive. To the north resides the first phase of Auburn Ridge’s low-income senior housing development, a 90-unit apartment building. To the west resides a church which is separated from the site by a drainage tract, to the south lies a pair of single-family residential neighborhoods and to the east lies a multi-family residential neighborhood. The site is also near the Castle Highlands neighborhood park as well as the P.S. Miller Park.

Site Circulation and Parking

The SDP provides for both pedestrian and vehicular circulation throughout and across the site. It also provides a vehicular connection point to the existing Auburn Ridge senior housing development. In addition, pedestrian connection points are also provided to the adjoining neighborhoods to the south, the neighborhood park and the existing sidewalk system. Parking for the site is being provided by garages and on-site surface parking. Because it is a residential collector street, parking will not be permitted on Auburn Drive.

Access and Traffic

Direct access to the project site is via Auburn Drive and this access point will have full movement potential out of the development and be controlled by a stop sign.

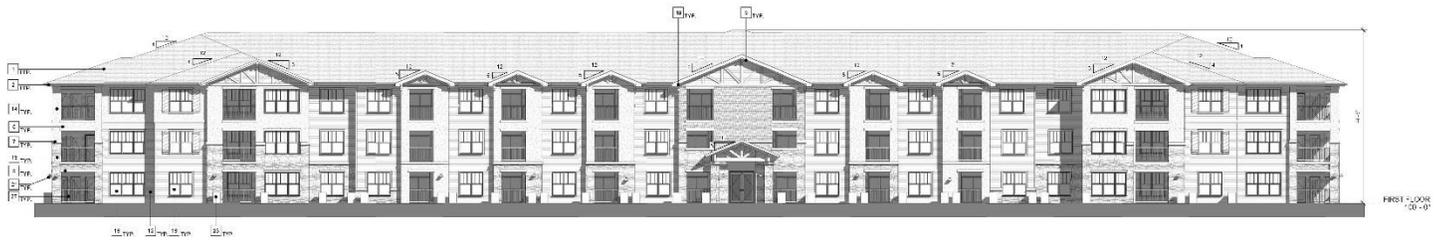


Figure 3: 3-story 90-Unit Apartment

As part of the SDP application a Trip Generation Comparison Report was submitted by the applicant and concurred by the Town's Public Works Division. The report concluded that this senior residential development will produce less vehicular trips than what was projected in the original traffic assumptions for the area and will not decrease service levels.

Currently the intersection of Wolfensberger Rd. and Red Hawk Drive operates as a 2-way stop control intersection. To address future traffic conditions the Town is planning on installing a new traffic signal by the fall of 2017.

Zoning Regulations

The development of the property is regulated by the Auburn Ridge Planned Development No. 1, Amendment 1 Plan & Zoning Regulations. This zoning was recently approved by Town Council on September 20, 2016. This zoning amended the original zoning and pertained to Lot 2 only. The zoning amendment created two planning areas (Area A & Area B) for the lot, reduced the allowable density for planning Area B near the existing single-family residential neighborhoods, increased height maximums for planning Area A near the existing Auburn Ridge senior housing development and maintained the age restriction component of the original zoning.

The Site Development Plan complies with all the zoning regulations of the Auburn Ridge Planned Development No. 1, Amendment 1 Plan & Zoning Regulations (Figure 4).

Neighborhood Outreach, External Referrals and Notices

On November 17, 2014 the applicant held a neighborhood meeting to share and discuss the proposed site development plan in conjunction with the proposed, and since approved, zone changes. Approximately 8 people attended this meeting. Concerns were raised regarding the height of buildings close to the single-family homes to the south, the anticipated loss of views as well as how water will be channeled away from the single-family homes. Concerns were also raised about the proposal to change the zoning to allow for market-rate housing in addition to senior housing. Problems with on-street parking were also expressed and how the development may exacerbate these current on-street parking problems. Lastly, some voiced concerns about how a for-lease housing product may attract a transient populations and negatively impact property values.

On April 22, 2015 a follow-up neighborhood meeting was held to share a revised proposed site development plan which took into consideration the concerns which were previously raised at the November 17, 2014 neighborhood meeting. Approximately 15 neighbors from the surrounding area attended. The neighbors were amenable to the decreased density proposed adjacent to the single-family residential but still expressed concerns regarding the proposed height increase.

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

Zoning Comparison Chart				
Use Area	MF2			
	PD Requirement		Provided (SDP)	
Permitted Uses	Multifamily Age Restricted		Multifamily Age Restricted	
Use Area Density	16.3 DU/Acre		16.3 DU/Acre	
Min. Setback between Auburn Ridge Phase I and Phase II	20'		38'	
Max. Building Coverage	40%		29%	
Parking	120 total spaces <i>(1 space per unit and 1 visitor space per 5 units @ 100 units)</i>		205 total spaces <i>(159 surface & 46 garage)</i>	
Planning Area	A		B	
	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)
Planning Area Density	20.4 du/ac	20.3 du/ac	10 du/ac	10 du/ac
Max. Planning Area Units	76	76	24	24
Minimum Lot Area	N/A	N/A	N/A	N/A
<u>Setbacks:</u>				
Front	15'	15'	15'	15'
Front to parking area	15'	N/A	15'	65'
Rear	20'	20'	20'	20'
Side	10'	N/A	10'	N/A
Side to street	15'	15'	15'	15'
Landscape Buffer adjacent to Lots 22-27, Block 5, of Castle Highlands Filing	N/A	N/A	25'	25'
Max. Building Height	45'	44' 5" avg.	35'	30' 1" avg.

Figure 4: The SDP complies with the Zoning

Budget Impact

The proposed Site Development Plan will generate review and impact fees, along with property taxes.

Staff Findings

Staff finds that the SDP meets the objectives and criteria of the Auburn Ridge Planned Development No. 1, Amendment 1 Plan & Zoning Regulations as well as the Town's SDP review and approval criteria.

Recommendation

On November 10, 2016 the Planning Commission voted 4-1-2 to recommend approval as presented to Town Council of Lot 2 Auburn Ridge Site Development Plan. Commissioner Loban provided the nay vote voicing concern regarding traffic and the expense of the traffic light at Wolfensberger & Auburn Drive.

Proposed Motion

I move to approve the Resolution as introduced by title.

Attachments

Attachment A: Resolution
Exhibit A: Site Development Plan