



Meeting Date: Jan. 28, 2021

AGENDA MEMORANDUM

To: Planning Commission

From: Donna Ferguson, Senior Planner, Development Services Department

Title: Canvas at Castle Rock Townhomes Site Development Plan

Executive Summary

Watermark Properties is requesting approval of a Site Development Plan (SDP) known as Canvas at Castle Rock Townhomes. Canvas at Castle Rock Townhomes is located at the northerly intersection of Crystal Valley Parkway and Plum Creek Boulevard and proposes twenty-six for lease townhome buildings, a clubhouse and other amenities. SDPs for residential use require public hearing before the Planning Commission who shall review the proposal and provide a recommendation to Town Council.



Background

Existing Conditions and Surrounding Uses

The site is 10.75 acres in size and is currently undeveloped. The site is generally shaped like an upside down triangle and located at the northerly intersection of Crystal Valley Parkway and Plum Creek Boulevard.

The site is bounded on the north by the Douglas Lane Tributary, bounded on the southeast by Plum Creek Boulevard and bounded on the southwest by Crystal Valley Parkway.

To the north across the Douglas Lane Tributary are single-family homes within the Heckendorf Ranch neighborhood. To the southeast across Plum Creek Boulevard are single-family homes also within the Heckendorf neighborhood. To the southwest across Crystal Valley Parkway is a developing neighborhood commercial area and to the northwest adjacent to the site is a Town fire station.

The site has steep grades along its western perimeter where adjacent to Crystal Valley Parkway and the Town fire station. From the west the site slopes gradually down to the east where adjacent to Plum Creek Boulevard. The site is relatively flat in the center. The site was previously over lot graded and as a result contains no significant vegetation.

The site was previously approved but not built for a combination apartment and townhome complex known as Époque in September of 2018.

Zoning

Heckendorf Ranch was originally annexed and zoned in November of 1984 and since has been amended four times. The current zoning for the site is the Heckendorf Ranch Planned Development Plan No. 4, which was approved in August of 2016.

Discussion

Use

The permitted uses for the site are outlined in the zoning as Multi-family (MF) or Village Commercial (VC). MF uses are described as medium density residential including townhomes, condominiums and apartment complexes. VC uses are described as retail sales and service, grocery, drugstore, convenience goods, personal services, shops, restaurants, banks, office, medical/dental insurance, and related services. The proposed townhome use is in conformance with the permitted uses described in MF.

Development Standards

A comparison of the proposed site development plan (SDP) to the zoning requirements (Page 1 of SDP) illustrates the proposed SDP meets all the zoning requirements and development standards outlined on the site. The proposed density of 9.5 dwelling units per acre (102 units) is under the maximum permitted density of 16 dwelling units per acre (224 units). The proposed building height of 25-feet 8-inches is short of the maximum permitted height of 35-feet and the proposed setbacks of the development to each Crystal Valley Parkway, Plum Creek Boulevard, and the Douglas Lane Tributary meet or exceed the respective minimum setback requirements. In addition, the proposed open space of 42% is more than double the

minimum regulation of 20% and the 249 parking space plan exceeds the minimum parking regulation of 218 parking spaces.

Residential/Nonresidential Interface Regulations

The purpose of the Residential/Nonresidential Interface Regulations are to mitigate the impacts of nonresidential uses upon residential uses. Mitigation measures include buffering and screening elements. This site plan is subject to review for conformance with these regulations along the northwest corner of the property where it interfaces with the fire station. The proposed SDP meets the Interface Regulations by providing a minimum 52-foot wide buffer area, a series of retaining walls and some evergreen tree plantings along the northwest corner of the property.

Traffic Impact Analysis and Mitigation

- The traffic conformance letter submitted with this project confirms that the proposed Canvas at Castle Rock Townhomes development is in conformance with the previously approved TIA for the Époque development and has been accepted by Public Works.
- Canvas at Castle Rock Townhomes has decreased the number of dwelling units from the previously approved 155 with Époque, down to 102.
- Public Works has required the applicant to align the proposed Plum Creek Boulevard access with the existing Donnington Circle access to the east. Aligned accesses are safer and avoid conflicting left turn movements. In addition, a northbound left turn lane will be constructed to enter the Canvas at Castle Rock development, as well as a southbound left turn lane to enter Donnington Circle. Stop signs are the only control required at these new accesses to Plum Creek Boulevard. Median and landscaping modifications and improvements are required with the Canvas at Castle Rock development as well.
- The intersection of Plum Creek Boulevard and Crystal Valley Parkway will become signalized in the future when volume warrants are met. Canvas at Castle Rock Townhomes does not create the volume warrants.
- The existing road infrastructure is adequate for the Canvas at Castle Rock Townhomes development and no additional infrastructure beyond what the SDP proposes is necessary.

Utilities

Adequate water, stormwater, wastewater, and road infrastructure are proposed with this project to serve the site.

Notification and Outreach

Public Notice

The applicant mailed a public hearing notice letter for each required Planning Commission and Town Council public hearing. Each public hearing notice letter was mailed to property owners within 500 feet of the site at least 15 days prior to each public hearing date. In addition, Town staff posted public notice signs on the site, published notice of each public hearing on the Town's website and made the application available for review on the Town's Development Activity Map.

Neighborhood Meetings

The applicant conducted the first neighborhood meeting virtually on July 6, 2020 and the second neighborhood meeting virtually on October 15, 2020. Neighborhood meeting discussion topics included product type, building height, parking regulations as well as impacts to the existing grade, the adjacent tributary, and neighborhood traffic. The third and final neighborhood meeting to share the final proposed SDP is scheduled for January 12, 2021.

External Referrals

Requests for comments were sent to various local agencies and utility service providers, including Douglas County Government, Douglas County Schools, Colorado Department of Transportation, Colorado Division of Wildlife, Colorado Geological Survey, Cherry Creek Basin Water Quality Authority, surrounding HOAs, surrounding Metro Districts, IREA, Black Hills Energy, Xcel Energy, Century Link and Comcast. Comments received from local agencies and utility service providers were technical in nature and reconciled through the SDP review process.

Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements

1. Generally conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the CRMC.

Analysis: The proposed SDP meets these criteria. It generally conforms to the Town's Vision and Comprehensive Master Plan and complies with the site's governing zoning, the Heckendorf Ranch PDP Amendment No. 4. It also conforms to all other relevant regulation and development standards of the Town's Municipal Code.

B. Site Layout

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by

- ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
 4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
 5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP meets these criteria. The SDP meets all relevant site layout requirements outlined in the governing zoning and the regulations in the Town's Municipal Code.

C. Circulation and Connectivity

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets these criteria. The SDP provides a vehicular entrance into the site and vehicular circulation within the site. The plan also provides pedestrian walkways which connect the front door of each unit to the sidewalk along adjacent streets.

D. Services Phasing and Off-site Impact

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets these criteria. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and necessary ingress and egress improvements.

E. Open Space, Public Lands and Recreation Amenities

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any identified negative impacts.

Analysis: The proposed SDP meets criteria. The SDP provides adequate trail systems and open space within the site. It also utilizes open space to buffer the proposed townhomes from the Town fire station.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes similar to other townhome development.

Findings

All staff review comments and external referral comments have been addressed. As such, Town staff finds the Canvas at Castle Rock Site Development Plan:

- Generally conforms with the objectives of the Town Vision and the Comprehensive Master Plan; and
- Meets the zoning requirements of the Heckendorf Ranch Planned Development Plan No. 4; and
- Meets the review and approval criteria of the Municipal Code, Chapter 17.38 and 17.50.

Recommendation

Staff recommends that Planning Commission recommend approval of the Canvas at Castle Rock Townhomes Site Development Plan to Town Council.

Proposed Motion

“I move to recommend approval of the Canvas at Castle Rock Townhomes Site Development Plan to Town Council.”

Attachments

Attachment A: Site Development Plan