

AGENDA MEMORANDUM

To: Planning Commission

From: BrieAnna Simon, Senior Planner, Development Services Department

Title: **Use by Special Review - Site Development Plan, Lot 3 Castle Park West, 1st Amendment** [1.49 Acres Multi-Family Located South Wolfensberger Road and East of Park Street]

Executive Summary

Wellspring Community is seeking approval of a Use by Special Review - Site Development Plan for a multifamily development. Wellspring Community has partnered with the Douglas County Housing Partnership (DCHP) on this project and, the project developer – Unity at Park Street LLLP for the renovation of the old La Quinta Inn in Castle Rock. The renovation will result in a 42-unit apartment complex with half of the units available to individuals with intellectual and developmental disabilities (I/DD) and the remaining units offered with attainable rents for residents earning between 30 – 80% of the Area Median Income (AMI).



Figure 1: Vicinity Map

The proposal is in conformance with the B - Business/Commercial Zoning Regulations of the Municipal Code, and with Town Municipal Code and technical criteria. All staff and external comments have been addressed through the review process.

Background

Zoning Regulations

The proposed development is located in the central portion of the Town of Castle Rock and is zoned B - Business/Commercial Zoning Regulations of the Municipal Code. The B -

Business/Commercial Area is zoned for mixed-use development, where multi-family is a Use by Special Review.

Existing Conditions and Surrounding Uses

The subject lot is currently part of a developed area within the Town. The property is surrounded by B Business/Commercial development including to the north Nytech Heating and Cooling, to the east Quality Inn & Suites, to the south Castle Oaks Covenant Church and Wellspring Community and to the west McDonald's and a retail center.



Figure 2: Surrounding Uses

Site Development Plan Discussion

Use

The subject lot is located in the B Business/Commercial Zoning Regulations of the Town's municipal code. A wide range of non-residential uses are permitted including restaurants, retail, office, hotel/motel and personal service. Use by Special Review (UBSR) uses also include multi-family, nursing homes, day care center, outdoor commercial amusement, and education facilities.

The proposed lot is located south of Wolfensberger Road and east of Park Street where an existing hotel is proposed to be converted into 42 multi-family living units in a single, 3-story building. The units will be a combination of studio and one bedrooms. Onsite amenities will include parking, pet relief area, outdoor patio area, and a community space for hosting classes and events. No commercial uses are proposed on this site. The existing pole sign for the La Quinta Inn will be removed with this development.

Development Standards

The proposed use complies with the B Business/Commercial Zoning Regulations of the Town's municipal code. Per the zoning, the maximum height allowed is 35 feet, the minimum front yard setback is 15 feet, minimum side yard setback is zero feet and minimum rear yard setback is zero feet. The zoning limits the maximum building coverage to 35 percent of the lot.

The site plan complies with the established development standards. The maximum height and setbacks of the existing building comply with the requirements outlined in the zoning.

The Zoning Comparison Table in Figure 3 lists the standards required by the Zoning and demonstrates that the plan complies with all of the standards. This table is also shown on the cover sheet of the Site Development Plan (Attachment B).

ZONING COMPARISON CHART				
ZONING	B- BUSINESS			
	ZONING REQUIREMENT		PROVIDED (SDP)	
PERMITTED USES	MULTI-FAMILY		MULTI-FAMILY	
MINIMUM LOT SIZE (SF)	--		1.49 ACRES (64,915 SF)	
MAXIMUM BUILDING SIZE (SF) (MAX. 35% OF LOT AREA)	.52 ACRES (22,720.25 SF)		.28 ACRES (12,267.5 SF)	
	MINIMUM SETBACK DISTANCE		BUILDING SETBACK (LF)	
FRONT YARD SETBACK	25 FEET		40 LF	
REAR YARD SETBACK	0 FEET		43.1 LF	
NORTH SIDE YARD SETBACK	0 FEET		144.8 LF	
SOUTH SIDE YARD SETBACK	0 FEET		9.7 LF	
MAXIMUM BUILDING HEIGHT	35 FEET		30 FEET	
MINIMUM PARKING PER UNIT	UNIT TYPE		CALCULATIONS	TOTALS
	STUDIO UNIT	1 SPACE PER UNIT	22 UNITS X 1 SPACE	22 REQUIRED
	ONE BEDROOM UNIT	1.5 SPACES PER UNIT	20 UNITS X 1.5 SPACES	30 REQUIRED
	VISITOR PARKING	1 SPACE PER 4 DWELLING UNITS (1SP/4 DU)	42 UNITS X (1SP /4 DU)	11 REQUIRED
MINIMUM ADA PARKING	TOTAL PARKING SPACE RANGE		REQUIRED ADA SPOTS	
	51-75		3 REQUIRED	
TOTAL PARKING	REQUIRED: 63 SPACES (INCLUDING 3 ADA SPACES)		PROVIDED: 66 SPACES (INCLUDING 3 ADA SPACES & 9 COMPACT SPACES)	
MINIMUM BICYCLE PARKING	5% OF TOTAL PARKING		REQUIRED:	4
			PROVIDED:	12
SITE UTILIZATION				
	COVERAGE		% OF TOTAL AREA	
BUILDING COVERAGE	12,268 SF		18.90%	
PARKING COVERAGE	29,088 SF		44.90%	
LANDSCAPE/OPEN SPACE COVERAGE	23,559 SF		36.20%	
STREET COVERAGE	0 SF		0%	
OTHER COVERAGE	0 SF		0%	
TOTAL	64,915 SF		100 %	

Figure 3: Zoning Comparison Table

The multi-family parking regulations found in Section 17.54 of the Municipal Code requirements at the time this application was made required one parking space for all studio units, 1.5 parking spaces for all one bedroom units, along with one space per four dwelling unit for visitor parking. Using these standards, the site is required to have a total of 63 parking spaces. The proposed plan provides 66 parking spaces.

Lighting Plan

The site lighting will be comprised of parking lot pole fixtures, exterior building wall fixtures, and under-canopy balcony and porch fixtures. The lighting plan meets the Municipal Code requirements for full cut-off fixtures, lumen maximums, and photo-sensor controls for curfew hours.

Landscaping

Multifamily developments are required to landscape 20% of the site; parking lots must provide landscaping for 10% of the lot and streetscape is required along the street frontages. The proposed development meets the Town's landscape requirements.

Architectural Design

The existing building consists of a single, 3-story building. The building will be refreshed with updated paint colors and additional exterior amenities added to the site. These amenities include a pet relief area and an outdoor patio area. No additional exterior changes are being proposed to the existing building.

Interface Regulations

The Residential/Non-Residential Interface Regulations and the Dissimilar Residential Interface Regulations are not applicable to the development.

Skyline and Ridgeline Protections

The lot proposed for development in this site plan is not located within the Skyline/Ridgeline Protection Area.

Traffic Impact Analysis and Mitigation

Public Works has confirmed that the proposed use of multi-family will have no impact to public right-of-way infrastructure or traffic.

Utilities

Castle Rock Water has confirmed that the redevelopment of the existing building does not change water demands or sewer demands that were originally placed on the building. Therefore, water and sewer services remain the same and are adequate for this building. Castle Rock Water will continue to be the service provider.

Water Drainage

There are no major drainageways within the Wellspring Housing redevelopment. The site is in Zone X as noted on FIRM Panel 08035C0188G Revised March 16, 2016. There are no irrigation ditches or canals adjacent to or impacted by this project.

This property is located within the East Plum Creek watershed basin. If the site disturbs greater than or equal to one acre, the site will be required to provide water quality and full spectrum detention for the site. The developer will be required to evaluate impacts of the redevelopment on existing storm sewers, inlets, and extended detention basins for water quality and storage, in accordance with Town regulations. If redevelopment impacts existing storm infrastructure the development may be required to replace or upsize existing infrastructure to bring into compliance with Town standards.

Notification and Outreach

Public Notice

The public noticing requirements for this proposal have been satisfied. Public hearing notice signs for the Planning Commission public hearing were posted on the property on Wednesday, October 4, 2023. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the Planning Commission public hearing. Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

The applicant held neighborhood meetings as required by the Municipal Code. The first neighborhood meeting was held on January 10, 2023, prior to the submittal of the USR-SDP land use application. The meeting was conducted in a hybrid format. Four members of the public attended the meeting in person and four attended virtually. General questions on traffic impacts and project timing were asked.

The second neighborhood meeting was held on May 17, 2023 in a hybrid format. No members of the public attended the meeting.

The third and final neighborhood meeting was held on October 19, 2023 in a virtual format only. This meeting is being held after the writing of this staff report, therefore staff will provide Planning Commission as update at the public hearing.

External Referrals

There are no outstanding external referral comments. External referrals were sent to local service providers and Douglas County agencies. Douglas County Planning and Addressing and CORE stated the proposed plan had no apparent conflicts or additional comments. The remainder of the agencies contacted for comments did not respond.

Analysis

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

Use by Special Review and Approval Criteria and Analysis 17.39.040

- A. Demonstrates design compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.

Analysis: The proposed site development plan (SDP) meets this criterion. The SDP meets all relevant site layout requirements outlined in the governing zoning and the Town's Municipal Code.

- B. Demonstrates compatibility of the proposed use with existing and planned uses on adjacent properties.

Analysis: The proposed development meets this criterion. The SDP generally conforms to the Town's 2030 Vision and Comprehensive Master Plan by adding to the Town's diversified housing types. The proposed use meets the mixed use development uses outlined in the B – Business/Commercial Zoning Regulations of the Town's municipal code.

- C. Mitigates adverse impacts or nuisance effects such as, but not limited to, visual impacts, noise, vibrations, light intensity, odors, loitering or level of outdoor activity, hours of operation or deliveries.

Analysis: The proposed development meets this criterion. The SDP proposes additional landscaping to soften the visual impacts of the site and outdoor amenities.

- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided. Pedestrian access must be adequately addressed when this type of access is identified as a significant component or need of the proposed use.

Analysis: The proposed development meets this criterion. The SDP provides appropriate vehicular entrances into the property, with interior drive aisles and parking that meet Town standards. Existing sidewalks are located adjacent to the public right of way, private drive isles and interior walkways to provide additional pedestrian connections to the residential units and on site amenities.

- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

Analysis: The proposed development meets this criterion. The SDP proposes additional landscaping to be added to the site in order to meet the Town's technical criteria. Landscaping will be located adjacent to outdoor amenities in order to provide adequate screening.

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 development meets this criterion. It generally conforms to the Town's 2030 Vision and Comprehensive Master Plan by adding to the Town's diversified housing types. As detailed in this report, the proposal complies with the use and development standards of the B – Business/Commercial Zoning Regulations of the Town's municipal code. The architectural design will enhance and refresh the existing building. This site plan is not subject to an intergovernmental agreement, the Skyline/Ridgeline Ordinance, the Residential/Non-Residential Interface Regulations or the Dissimilar Residential Regulations. The proposal does comply with all other relevant requirements of the Castle Rock Municipal and technical criteria, as summarized in this report and asserted in the following criteria.

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 development meets this criterion. The SDP meets all relevant site layout requirements outlined in the governing zoning and the Town's Municipal Code. Parking lots are designed for safe vehicle and pedestrian circulation. Castle Rock Fire has reviewed and approved the site design for access and fire safety. Proper screening has been provided for trash enclosures, rooftop mechanical units, and meter gangs.

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 development meets this criterion. The SDP provides appropriate vehicular entrances into the property, with interior drive aisles and parking that meet Town standards. Existing sidewalks are located adjacent to the public right of way, private drive isles

and interior walkways to provide additional pedestrian connections to the residential units and on site amenities.

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 development meets this criterion. 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
4. Identified negative impacts.

Analysis: The proposed development meets this criterion. No additional land dedications for open space, parks or trails are required with this site plan.

Budget Impact

Unity at Park Street LLLP has submitted a request for a fee waiver. Town code provides for development impact fee (§3.16.050) and system development fee (§13.12.080J) reductions of up to 100 percent for attainable housing projects. Per code, "A qualifying attainable housing project and unit shall be defined as a housing project or unit participating in an attainable or affordable housing program through the Douglas County Housing Partnership, Colorado Housing Finance Authority or other certified local, state or federal attainable housing program." Waivers of this type require Town Council approval. The fee waiver request will be considered by Town Council on November 7, 2023.

Findings

All staff review comments and external referral comments have been addressed. Staff finds that the Use by Special Review - Site Development Plan, as proposed:

- Generally conforms with the objectives of the Town Vision and the Comprehensive Master Plan,

- Meets the requirements of the B - Business/Commercial Zoning Regulations, of the Municipal Code, and
- Meets the Site Development Plan review and approval criteria of the Municipal Code and the Town's technical criteria.
- Meets the Use by Special Review review and approval criteria of the Municipal Code and the Town's technical criteria.

Recommendation

Staff recommends that Planning Commission recommend approval of the Use by Special Review Site Development Plan, as proposed, to Town Council.

Proposed Motions

Option 1: Approval

"I move to recommend approval of Lot 3 Castle Park West, 1st Amendment Use by Special Review - Site Development Plan, as presented."

Option 2: Approval with Conditions

"I move to recommend approval of Lot 3 Castle Park West, 1st Amendment Use by Special Review - Site Development Plan, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date certain], 2023, at 6 pm."

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan