



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

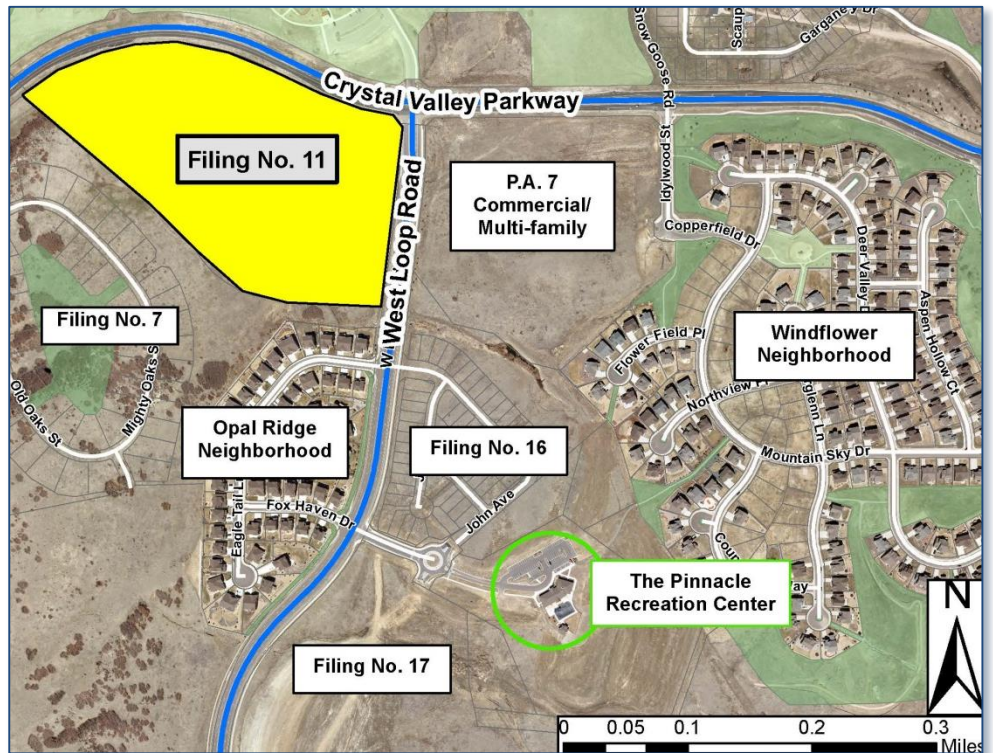
Title: **Resolution Approving the Crystal Valley Ranch Filing No. 11 Site Development Plan** [Single-Family; SW Corner of Crystal Valley Parkway / West Loop Road] (Town of Castle Rock Project #SDP17-0007)

Executive Summary

Planning Commission considered this proposal on August 24th and voted 6-0 to recommend approval (Attachment C).

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock. It is planned for a maximum of 3,475 dwelling units. To date, approximately 1,300 lots have been platted. Crystal Valley Ranch Development Company is proposing a Site Development Plan (SDP) for 140 single-family detached units and 2.5 acres of open space and landscape tracts **(Attachment B, Exhibit 1)**. A soft surface trail will connect to the Crystal Valley trail system.

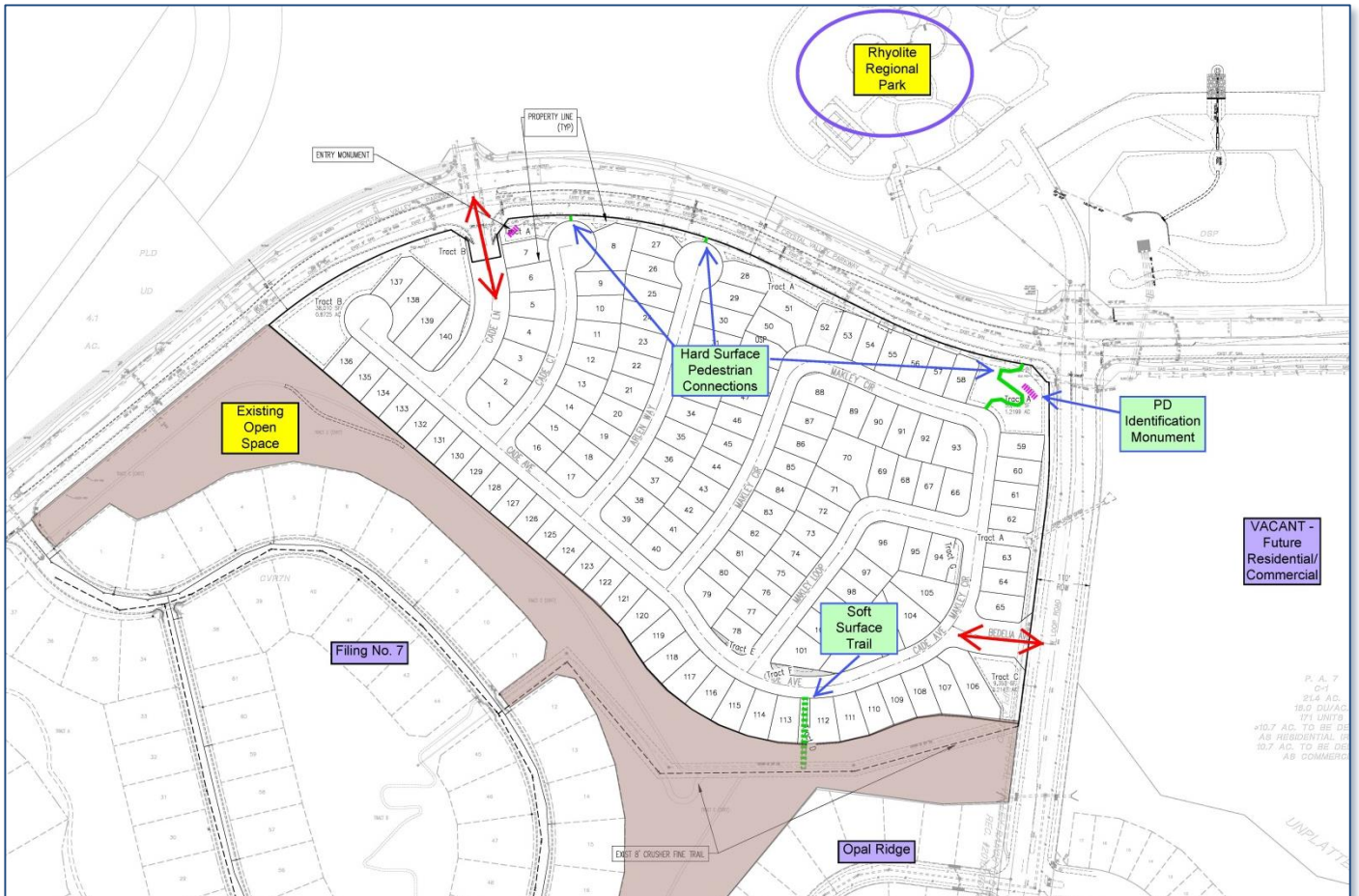
The Crystal Valley Ranch Planned Development (PD) allows this property to be developed as single-family detached, townhome or apartment housing types, with densities of 6, 12 and 24 dwelling units per acre (du/ac), respectively. This SDP complies with the Crystal Valley Ranch PD use and development standards for single-family detached uses. All staff comments have been addressed through the review process.



Vicinity Map

SDP Discussion

Filing No. 11 is located at the southwest corner of Crystal Valley Parkway and West Loop Road (**Attachment A**). Rhyolite Regional Park is located north of the site across Crystal Valley Parkway. The property abuts an open space tract to the west and south, that provides a buffer from the nearest existing residential neighborhoods (highlighted in tan below). The property east of the site, across West Loop Road, is zoned for commercial and multi-family uses and remains undeveloped.



Site Development Plan

The SDP proposes 140 single-family lots on approximately 25 acres for a gross density of 5.6 dwelling units per acre. There will be two access points; one full movement access from Crystal Valley Parkway and one full movement access from West Loop Road (red arrows). Southbound and northbound dedicated left turn lanes will be added to West Loop Road. A soft surface trail will be extended through Tract D and connect to the trail within the existing open space to the south of the site (dashed green line). In addition, three hard surface pedestrian walkways will connect to the sidewalk along Crystal Valley Parkway, providing a direct route to Rhyolite Park (solid green line). Neighborhood entry monumentation will be constructed at the Crystal Valley Parkway entrance.

Analysis

Zoning Regulations

The Crystal Valley Ranch Planned Development (PD) Plan and Zoning Regulations identify this use area as Multi-family residential and allow a maximum density up to 24 dwelling units per acre (du/ac) and maximum building height of 50 feet. However, as is permitted by the Crystal Valley Ranch PD, this property may also be developed under the Townhome (R-TH-12) and Single Family (R-SF-6) standards. Therefore, the single family residential neighborhood proposed by this Site Development Plan is a permitted use by right and complies with the zoning regulations. The maximum density allowed is 6 du/ac. and the maximum building height is 35 feet.

Existing Conditions

There are small areas of native Gambel Oak located in the northeast portion of the site, generally 4-8 feet in height. It is likely that the shrubs will be removed due to grading to accommodate development of the neighborhood.

The site is located in an area with residential development to the west and south, and a primary road corridor to the north and east. The most significant areas for wildlife habitat are the continuous open space corridors distributed throughout Crystal Valley Ranch and the public open space and bluff located to the north of the site. No nationally designated threatened or endangered species have been observed or are known to exist within the property boundaries.

Filing 7, currently under construction and the existing Opal Ridge neighborhood are located to the west and south of the site, respectively. The planning area to the east, across West Loop Road, is zoned for commercial and multi-family development, although at this time the property is vacant. Compared to the nearby single-family neighborhoods, Filing No. 11 is denser and provides for a housing product on smaller lots, as shown in the table below. The density and height allowances are lower than those permitted had this property developed as multi-family.

	Filing No. 11	Filing No. 7	Opal Ridge	MF Standards
Gross Density	5.6 du/ac	1.49 du/ac	3.25 du/ac	24 du/ac
Maximum Height	35 feet	35 feet	35 feet	50 feet
Setbacks				
Front	13 – 18 feet	25 feet	20 feet	At SDP
Rear	10	20 Feet	15 feet	At SDP
Side	5	5 feet	5 feet	At SDP
Side – Corner Lot	10	15 feet	15 feet	At SDP

Notification and Public Outreach

- *Neighborhood Meeting:* The applicant held a neighborhood meeting on Tuesday, January 31st at the P.S. Miller Library. Approximately four residents attended, primarily seeking an update on the Crystal Valley Ranch development in general. None in attendance expressed objections to the proposed site plan.

- *Public Notice:* The site plan was noticed in accordance with the Town of Castle Rock Municipal Code. The applicant posted public hearing signs on the site facing the adjacent streets. Written notices were mailed to property owners within 300 feet of the property and to surrounding Homeowner Associations (HOA). Town staff published notice on the Town's website and featured the proposal on the *Development Activity* map. At the writing of this report, Town staff has not received any inquiries about the project.
- *External Referrals:* Requests for external comments were sent to the various utility service providers, Douglas County Government, Colorado Department of Transportation, Colorado Division of Wildlife and surrounding HOAs. All comments have been addressed by the applicant and accepted by staff.

Findings

Staff analyzed the proposed site plan according to the requisite review criteria. The property is not within the Skyline-Ridgeline Protection area. It has been determined that there are no protected or endangered species present on the site. All staff and external referral comments were addressed through the review process.

Planning Commission held a public hearing on August 24th and made the following findings.

- The SDP supports the objectives of the Vision 2020 and Comprehensive Master Plan,
- The SDP meets the requirements of the Crystal Valley Ranch Preliminary PD Site Plan Major Amendment No. 4 and PD Zoning Regulations,
- The site design is consistent with the goals for single-family residential development set forth in the Castle Rock Design Guidelines,
- The SDP meets the review and approval criteria of the Municipal Code Chapters 17.10, and 17.38, and
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed to serve the property.

Budget Impact

Development of the property with 140 single-family lots will generate review and impact fees, along with use taxes. Other ongoing costs of serving a new neighborhood, in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other single-family residential developments in Castle Rock.

Recommendation

Based on the analysis and findings summarized in this report, Planning Commission and staff recommend approval.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

Attachment B, Exhibit 1: Site Development Plan

Attachment C: Planning Commission Minutes