

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Thru: Tara Vargish, P.E., Director, Development Services Department

Title: **Ordinance Approving the Second Amendment to the Metzler Ranch Development Zoning Regulations Regarding the Property Located at 864 Barranca Drive [1.36-acres, located at 864 Barranca Drive]**

Executive Summary

The Ordinance was approved on first reading on August 20, 2024, with a vote of 4 to 3, with no changes.

An application has been made for a Planned Development (PD) Text Amendment to the Metzler Ranch PD Zoning Regulations, relative only to the property located at 864 Barranca Drive (Attachment A).

The property is zoned to allow nursing home, assisted living and memory care. The proposed amendment would add limited adolescent residential mental health care (adolescent care) as an allowed use. The amendment also removes the 60 years and above, age-restriction from the assisted living and memory care uses, but restricts the adolescent care to minors, ages 13 through 17 (Attachment G).

The proposed use will function similarly to the current permitted uses, in terms of residential stay accommodations, support with daily activities, medical support, and

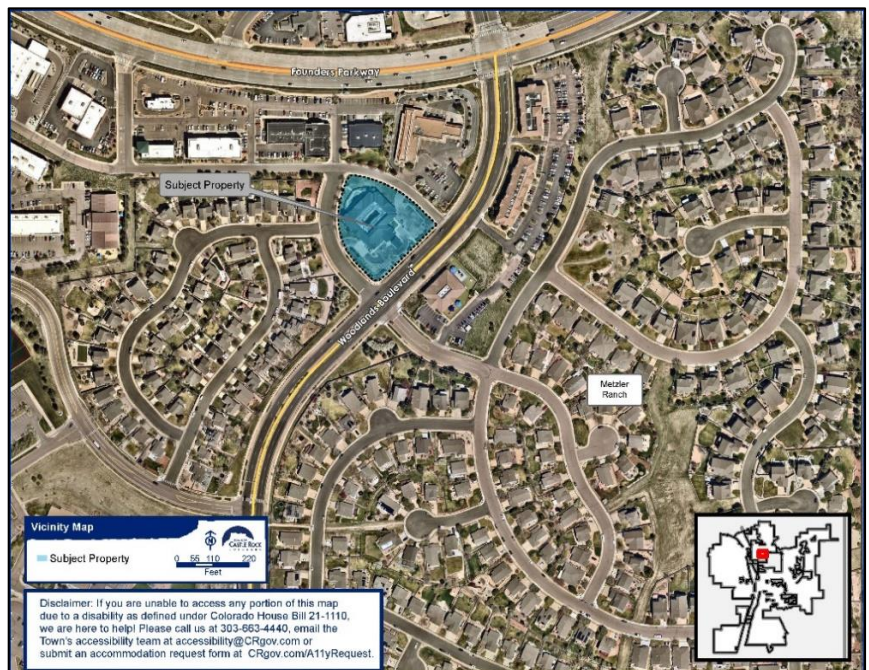


Figure 1: Vicinity Map

monitoring of the residents, except the new use will serve a younger demographic, with mild to moderate mental health conditions such as depression, anxiety and mood disorders. The facility will not accept or treat youth with severe mental health conditions, or conditions that require acute inpatient psychiatric treatment. No outpatient care will be provided at this facility.

The property was developed in 2010, and originally operated as Metzler Memory Care. The building has been vacant for a few years. No exterior changes or additions to the building are being proposed, other than potential repairs. Interior improvements will be made to the client rooms and common areas. Landscaping will be brought up to Town standards.

Planning Commission considered the proposed amendment at a public hearing held August 8, 2024. The Commission voted 6-0 to recommend approval to Town Council.

Background

Current Zoning

The property was annexed to the Town and zoned in 1996, as part of the larger Metzler Ranch PD. Planned Development zoning intentionally mixes a variety of uses that are situated adjacent to each other, often with roads or open space buffers planned to provide separation between use categories. The Metzler Ranch PD mixed large and small lot single-family residential, townhomes, multi-family, commercial and industrial uses.

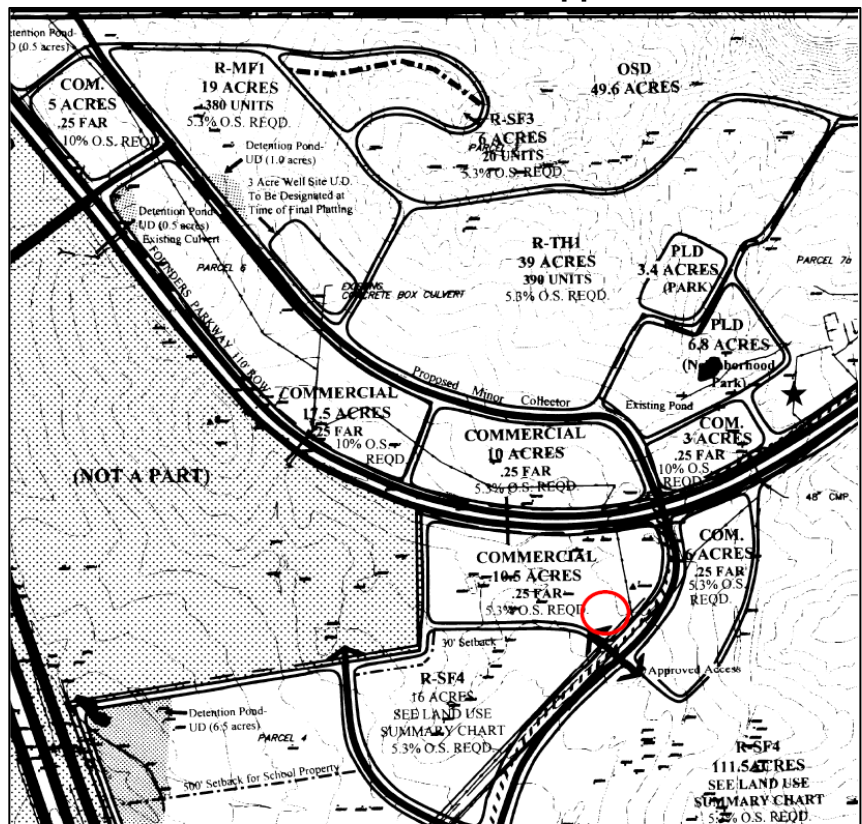


Figure 2: Metzler Ranch PD – Commercial Use Areas

The subject property was included in the larger Commercial use area located along the Founders Parkway commercial corridor. See Figure 2, the location of the property is identified with the red circle.

The site remained undeveloped and in 2010, Town Council approved a zoning amendment for the property, Metzler Ranch Planned Development Zoning Regulations, 1st Amendment (Attachment C). The 1st amendment established nursing home,

assisted living and memory care as permitted uses on the 864 Barranca Drive property only, and the previous commercial uses were eliminated. The current uses by right are defined as:

Nursing home facility shall mean an establishment, other than a hospital, licensed by the State, which operates and maintains continuous day and night facilities, providing room and board, personal services and skilled nursing care.

Elderly assisted care living facility shall mean a residential facility for four or more elderly persons (60 years of age or older) within which are provided living and sleeping facilities. Such facilities may also provide other services such as meal preparation, laundry services, room cleaning, transportation, and medical assistance and rooms occupied by resident staff personnel.



Figure 3: Metzler Ranch PD – Surrounding Uses

Surrounding Uses

The zoning of surrounding properties was also established with the 1996 Metzler Ranch PD. The properties to the north and east of the site are zoned Commercial, as was this

site originally. The properties to the west and south of the site are zoned Residential and have developed as single-family residential lots, see Figure 3 and Attachment D. The commercial use area north of the site and shaded in blue in Figure 3, fronts the Founders Parkway corridor. The current commercial businesses operating in this area include MotoSpa Car Wash and Service, UC Health Medical Care, and other retail and restaurant uses. Barranca Drive, a two-lane local collector road, separates the site from these commercial uses.

The commercial use area east of the site, shaded green, fronts to Woodlands Boulevard and presently includes a The Goddard School preschool and daycare facility at 4340 Woodlands Blvd., and two office buildings addressed as 4344 Woodlands Blvd. and 4348 Woodlands Blvd. At present, some of the tenants in the office buildings include PorterCare Adventist Health System, Endodontics of Castle Rock, as well as health care professionals in the fields of dentistry, dermatology, kidney dialysis, orthodontics and ophthalmology. 4342 Woodlands Blvd. is a vacant, undeveloped lot. Woodlands Boulevard is a four-lane, divided minor arterial road.

South and west of the property is a Residential use area zoned to allow small to medium, single-family detached lots with lot sizes ranging from 5,000 to 10,000 square feet. The plat and site plan for this neighborhood was approved in 1998. At that time the commercial uses on the subject property included clinics, restaurants, retail and office. The subject site and the residential neighborhood are separated by Stampede Drive, a two-lane local collector. There are three residential lots with rear and side yards that directly abut Stampede Drive, and are adjacent to the facility, see Figure 4.

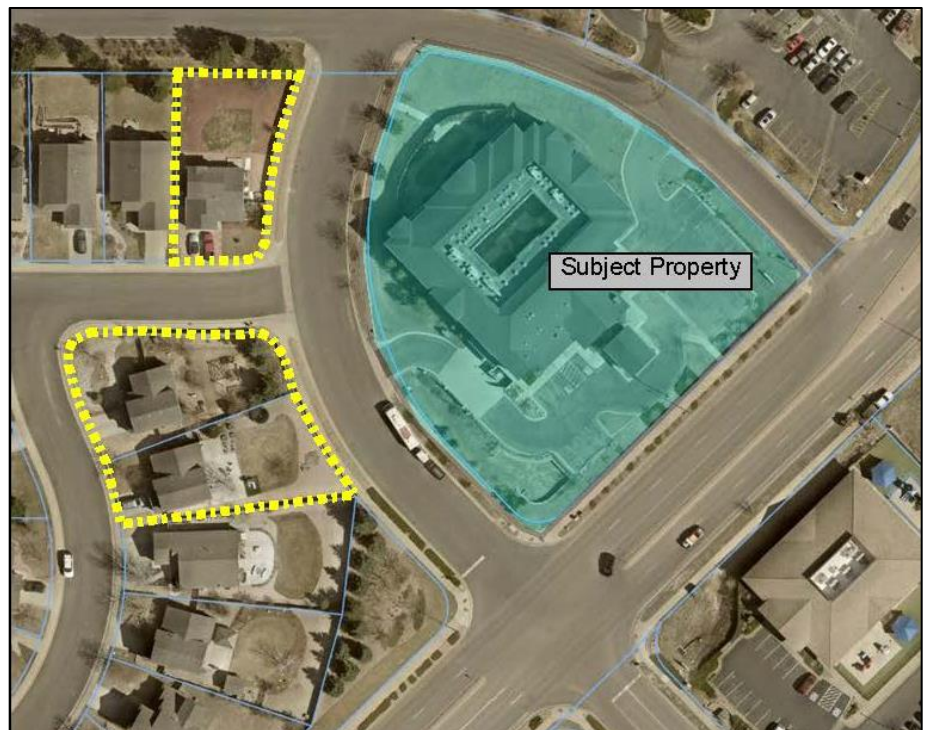


Figure 4: Residential lots adjacent to 864 Barranca Drive

Existing Conditions

The 1.36-acre site is located at 864 Barranca Drive. Town Council approved the Site Development Plan (SDP) in 2010, finding it in compliance with the Residential/Non-

Residential Interface requirements for buffers, transitional screening, building and site orientation, architectural treatments and screening of site elements. The development standards approved with the SDP are itemized in Table No. 1. No changes to the site plan standards are proposed.

The site was developed with one building and associated parking lot, along with a fenced outdoor patio on the west side of the site, an interior open-air courtyard, and a screened loading dock on the south side. Enhanced landscaping and evergreens provided additional natural screening from the residential neighborhood to the south. The building design incorporated residential elements found in the nearby neighborhood, such as a gabled roof, roof brackets, stone chimneys, lap siding, and balconies. The development standards are shown in Table 1. No changes to the standards are being proposed.

Development Standards and Site Utilization		
Gross Site Area	59,327 sf / 1.36 acres	
Proposed Uses	Nursing Home, Assisted Living Care/Memory Care	
	Allowed/Required by PD	Approved in 2010 SDP
Floor Area Ratio	0.46	0.46
Building Footprint	To Be Determined with SDP	15,847 sf
Parking Lot, Patio, etc.		22,067 sf
Landscaped Area		21,413 sf
Gross Floor Area	27,468 sf	27,415 sf
Maximum Height Allowed	50'	36'
Front Yard Setback	15'	63.3'
Rear Yard Setback	15'	16.6'
Side Yard Setback	15'	15' to 29.2'
Parking	25 spaces*	26
ADA Parking	1	2

*1 space/5 beds, plus 1 space/employee (Number of beds = 48, Number of employees = 15)

Table 1: Current Development Standards and Site Utilization

The building operated as an assisted living, memory care facility, however it has been vacant for the last few years. The applicant is not proposing any changes to the site or exterior building, other than necessary repairs, touch-ups, and replacement of missing, dead or dying landscape.

Discussion

Proposed Zoning Text Amendment

The applicant is proposing to amend the Metzler Ranch PD Zoning Regulations, relative only to this property, to add Adolescent Inpatient Mental Health Care (adolescent care)

as a new permitted use. The existing nursing home and assisted living/memory care uses will remain as permitted uses, the only change being the removal of the 60 years and older age restriction; a revision being proposed by the Town.

If approved, Sandstone Care, LLC, would operate a private residential care facility, providing short-term treatment programs for minors ages 13 through 17, who are experiencing mild to moderate mental health conditions. These adolescents' lack of severe mental health symptoms makes them ineligible for acute psychiatric treatment at hospitals, and other higher-level treatment facilities. The services provided at this location would, therefore, reach a population that is currently underserved by the mental health care system.

Using a diverse range of therapeutic approaches and treatments interventions, in-house clinicians will treat symptoms associated with depression, anxiety and mood instability. Mild and moderate mental health conditions are defined in the proposed zoning regulations as:

Mild Mental Health Condition: Individuals who present with feelings of overwhelm, hopelessness, loss of interest in previously enjoyable activities, social withdrawal from family and friends, apprehensions about the future, excessive worry, and other intrusive thoughts that significantly impede their ability to perform daily living tasks.

Moderate Mental Health Condition: Individuals who present with excessive sadness leading to self-harm urges, suicidal ideation, loss of appetite, disrupted sleep patterns, severe anxiety causing inability to leave isolated spaces, (e.g., bedroom or bathroom), development of unhealthy repetitive behaviors (e.g., counting, finger tapping), or dissociative thoughts from reality.

The proposed facility and clinical treatment must be licensed through the State of Colorado regulatory agencies, specifically the Colorado Department of Human Services, and the Colorado Behavioral Health Administration. Sandstone Care has several accreditations including Substance Abuse and Mental Health Services Administration (SAMHSA) and the National Alliance on Mental Illness (NAMI). These agencies audit and conduct site visits, announced and unannounced.

The facility will operate 24 hours/7 days a week. The maximum number of client beds will be 48, or the maximum allowed by the State of Colorado, whichever is less. In addition to counselling and group therapies, residents also participate in appropriate grade-level educational studies on-site. Personal services such as meal preparation, laundry services, and transportation are provided.

Admittance to the treatment program is voluntary, and the minor must consent. A minor may opt out of the program at any time, in which case they would be released to their parent or legal guardian. In no circumstance will youngsters be permitted to leave the

facility unescorted. The daily structure and schedule of activities includes treatment, counseling and education. Individual free-time is spent at the facility. Patients are not free to leave the facility alone, walk through neighborhoods, go shopping, frequent neighborhood parks, etc.

On occasion, group trips off-site for therapy and educational experiences will occur. Transportation will be provided by Sandstone Care, and will include clinical staff at the ratios required by the State of Colorado. Friends and family are not permitted on the premises to visit or socialize. Clients may participate in virtual family therapy sessions. Two 15-minute phone calls per week to family members are allowed; a third can be earned through meeting behavioral benchmarks.

This is not a locked-down facility, nor is it a halfway house or youth detention facility. Bars will not be installed on the windows. Staff monitors entries and exits from the building. Those in treatment will wear alarm-activating ankle or arm bracelets to monitor their location at all times. In addition, staff on the premises must regularly and visually verify and track the location of each youngster, during the day and throughout the night.

As a condition of approval of the amendment, and prior to the issuance of a Certificate of Occupancy (CO), Sandstone Care LLC. must create an Emergency Management Plan (EMP) in cooperation with the Castle Rock Fire Department. The Plan will be filed with the Fire Department and updated based on intervals identified in the Plan. For security reasons, the Plan is not available to the general public.

Proposal Revisions based on Neighbor Input

Based on neighbors' feedback at neighborhood meetings (Attachment E), and expressed by phone and via email communication (Attachment F), prohibited uses have been added to the proposed zoning regulations to further establish the scope and extent of the adolescent mental health care and treatment permitted at this facility.

Specifically, the prohibited uses are:

- Any outpatient care or treatment,
- Treatment of severe mental health conditions (see definition below),
- Treatment of substance abuse, alcohol or drug addiction, or other dependencies,
- Treatment of clients with a criminal history of sexual or violent offences, and
- Treatment associated with court-ordered treatment, or alternative sentencing programs.

A definition of severe mental health conditions was added to clarify the spectrum of conditions and associated treatments that are expressly prohibited at this facility.

Severe Mental Health Condition: Individuals who present with significant impairment to function in daily life, are not attending to

hygiene, who may be catatonic, have command hallucinations or be experiencing active suicidal or homicidal plans, multiple identities, or unsafe manic behaviors to include active aggression, delusions of grandeur or persecution.

Zoning Comparison

The applicant is not proposing any changes to the development standards or the approved Site Development Plan. The site development standards are listed in Table 1 on page 5. Any necessary exterior building repairs, repainting and landscape replacement will be completed prior to issuance of the CO.

The property is currently zoned to allow short and long-term residential health care. The existing facility was designed and constructed to provide a maximum of 48 beds, indoor and outdoor common space, food preparation and dining areas. Services provided under the former uses, included skilled nursing care, assistance with activities of daily living, medication assistance for patients with cognitive impairment, high-level of personal physical rehabilitation, and nursing care for residents unable to care for themselves due to age or chronic illness. Alcohol and drug rehabilitation was prohibited, and will remain prohibited under the proposed zoning text amendment.

General Functions of the Permitted and Proposed Uses					
	Adolescent Care		Nursing Home	Assisted Living	Memory Care
Requires State License	Yes		Yes	Yes	Yes
Hours of Operation	24/7		24/7	24/7	24/7
Max # Beds	48		48	48	48
Admission Terms	Voluntary		Voluntary	Voluntary	Voluntary
Residential/Inpatient Care	Yes		Yes	Yes	Yes
Residential Accommodations	Yes		Yes	Yes	Yes
Approx. Length of Stay (Months)	1		Multiple	Indefinite	Indefinite
Medical Staff Onsite	Continually		Varies	Varies	Varies
Primary Conditions	Mild to Moderate Mental Health Conditions		Physical	Physical / Cognitive	Cognitive
Age Restrictions (Years)	13 thru 17		None	None	None
Monitor Patient Location	Yes		Varies	Varies	Yes
Meal Preparation	Yes		Yes	Yes	Yes
Housekeeping	Yes		Yes	Yes	Yes
Visitors	No		Yes	Yes	Yes

Table 2: Zoning and Use Comparison of Permitted and Proposed Uses

The proposed Adolescent Inpatient Mental Health Care use will function similarly in the building as the former uses. The main differences are that the adolescent care facility will serve a younger demographic and the health care treatments provided will address mild and moderate mental health conditions, rather than physical and cognitive impairments, chronic illness, and other conditions related to aging. Table 2 provides, at a glance, the general functions of the existing and proposed uses.

Residential / Non-Residential Interface Regulations (Interface Regulations)

The site and building were subject to the Interface Regulations with the initial site plan submittal, which required public hearings before the Planning Commission and Town Council. Town Council approved the Site Development Plan with the Interface mitigation measure included in that plan. Sandstone Care is not proposing any changes to the site design, and will be bring the landscaping into compliance with the approved site plan and Town requirements.

Skyline / Ridgeline Protection Ordinance

The site is not subject to the Skyline / Ridgeline ordinance.

Open Space and Public Land Dedication

Open space and public land dedications were satisfied with the Metzler Ranch Planned Development and the SDP for this site.

Traffic Impact Analysis and Mitigation

A traffic compliance letter was prepared by Kimley Horn and submitted to the Town for review. The compliance letter evaluated the trip generation for the proposed adolescent care use, and compared it to previous uses. The source for trip generation rates is the Trip Generation Manual published by the Institute of Transportation Engineers (ITE).

In summary, this traffic letter provided a trip generation comparison of the proposed Sandstone Care facility to the previous assisted living facility. The proposed Sandstone Care facility is expected to generate approximately 32 morning peak hour trips and 16 afternoon peak hour trips. This results in approximately 21 additional morning peak hour trips and two (2) additional afternoon peak hour trips when compared to the existing permitted use. This equates to approximately one additional trip every 3 minutes during the morning peak hour, and one additional trip every 30 minutes for the afternoon peak hour.

The slight increase in project trips during the peak hours is nominal and expected to be accommodated within the surrounding street network. No off-site road improvements are necessary. Town staff has approved and accepted the traffic compliance letter.

Onsite Parking

The existing onsite parking meets the requirement for the proposed use. The approved site plan for the nursing home, assisted living and memory care uses required 1 space per 5 beds and 1 space per employee for a total of 25 spaces. Twenty-six spaces were actually provided, and were verified by staff during a recent site visit. The parking requirements for the adolescent care facility would be the same, however practically speaking the number of spaces per bed would not directly apply, since no visitors are allowed. At 1 space per employee, the Sandstone Care facility will need 15 spaces.

Infrastructure

Adequate water, wastewater, storm sewer and road infrastructures are in place to serve this site with the proposed new use.

Water Resources

The water resources allocated to serve the site and permitted uses are sufficient to serve the proposed new use.

Fire

Castle Rock Fire has reviewed the submitted plans and has no comments or objections to the proposal. Sandstone Care, LLC will coordinate with the Town Fire Department the preparation of an Emergency Management Plan.

Zoning

The use descriptions and definitions are clear, concise and consistent with requirements of the Municipal Code.

Public Notification and Outreach

Public Hearing Notice

Public hearing notice signs were posted on the property on July 23, 2024. Written notice letters were sent to property owners and the Homeowners Associations (HOA) within 500 feet of the property, at least 15 days prior to the first public hearing. In addition, written notices were sent to neighborhood meeting attendees.

Town staff published a public notice of the Planning Commission and Town Council hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

External Referrals

External referrals were sent to various utility providers, public service providers and jurisdictional partners. Douglas County Health Department (DCHD) returned comments recommending that the food preparation area plans be submitted to DCHD for review. The comments also provided contact information for the Colorado Department of Human Services regarding required licensing. CORE Electric and Douglas County Government responded with no concerns. There are no outstanding external referral items.

Neighborhood Meetings and Public Outreach

The applicant has held three neighborhood meetings. The first meeting was held as a hybrid meeting, on May 31, 2023, prior to submittal of the text amendment application, and was attended by approximately 10 residents. The applicant presented the proposed use, explained the type of treatment to be offered and discussed locations and functions of other Sandstone Care facilities. Questions and concerns included visibility from the facility into backyards and homes in the adjacent neighborhood, traffic generation, building maintenance, the maximum number of patients, the kind of people treated and the anticipated treatment period. Specifically, there were concerns about sex offenders and persons with violent or criminal backgrounds present at the facility. One person stated they were glad the building was not going to remain vacant.

The second neighborhood meeting was hybrid and held on April 29, 2024 and was attended by approximately 30 people. The applicant provided an overview of the Sandstone Care facilities, the restricted age range of patients to be cared for at this facility, the spectrum of treatment limited to mild to moderate mental health conditions. They also detailed the monitoring technology and admissions screening process.

Neighbors expressed opposition to the rezoning and raised concerns about impacts to property values, crime related to patients leaving the facility unsupervised, the presence of kids with drug/alcohol addiction, violent backgrounds and kids who have been sexually abused, or those who are abusers now. The consensus was that oversight of the patients and security of the building was insufficient and the facility should be required to have locked windows and doors.

The third neighborhood meeting was hybrid and held on July 17, 2024. Approximately 30 neighbors attended the meeting. The applicant presented and discussed the zoning text amendment as would be presented in public hearings. Hard copies of the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment were available for the attendees. The input and concerns were similar to those expressed at prior neighborhood meetings, and in emails.

An additional concern arose regarding kids at the facility who, within the continuum of mental health conditions, may have been treated in the past for severe mental health conditions, but are currently diagnosed as suffering from mild or moderate mental health

conditions. Concerns were voiced that something may “trigger” a patient in treatment to unexpectedly escalate to the severe mental health category of conditions and behaviors, becoming a threat to other patients or residents in the surrounding neighborhood. Concerns about the accuracy of diagnoses and admission assessments were expressed. The applicant reiterated that if a person exhibited behaviors that indicated severe or acute mental health issues, that patient would not continue to be treated at this facility, would immediately be transferred out and would be referred to an acute psychiatric facility or other high-level treatment facility, where they could receive appropriate treatment and care.

Meeting summaries have been attached for more specific details (Attachment E). Additionally, e-mails from residents have also been included with this staff report (Attachment F). Attachment F also includes a petition circulated in the neighborhood opposing the rezoning.

As discussed earlier in this report, the applicant revised the proposed amendment to address concerns and fears of the surrounding neighbors. Specifically, revisions included the addition of definitions for mild, moderate and severe mental health conditions and list of uses and treatments expressly prohibited at this facility:

- Any outpatient care or treatment,
- Treatment of severe mental health conditions,
- Treatment of substance abuse, alcohol or drug addiction or the dependencies
- Treatment of clients with history of committing criminal offenses of a sexual or violent nature, or
- Treatment associated with court-ordered treatment, or alternative sentencing programs.

Analysis

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

Amendment to PD Plan and PD Zoning Regulations – CRMC Chapter 17.36

A text amendment is an amendment to the PD Zoning Regulations only. No changes to the PD Plan, such as additions of new planning areas, are necessitated by a text amendment. Only provisions contained in the Zoning Regulations are revised with a zoning text amendment. Introduction of a new land use results in a Major Planned Development Amendment and is subject to the criteria of Chapter 17.36, listed and analyzed below.

- A. Community vision/land use entitlements
 1. Conforms to the most recent versions of the Town's Vision, Comprehensive Master Plan and long range or master plans.
 2. Complies with design principles found in Chapter 17.10.

Analysis: The proposed amendment to the Metzler Ranch PD Zoning Regulations meets this criterion. The Town's Vision seeks to

- *Ensure quality community services to support public health, safety and welfare,*
- *Diversity the local economy through job creation,*
- *Plans for responsible growth that balances housing, services and employment, and*
- *Ensure a safe community through outstanding community services, including police, fire, emergency medical, parks, recreation, water and transportation.*

To that end, the Comprehensive Master Plan includes in its cornerstone principles

- *Enhanced access to health and human services*
- *Outstanding education, health, parks and recreation facilities to further the healthy lifestyle.*
- *Mixed-use neighborhoods that provide a mix of complimentary and compatible land uses.*

The introduction of adolescent inpatient treatment of mild and moderate mental health conditions does enhance access to health services for young people suffering from depression, anxiety, and mood disorders. This is a population group who is often underserved because they do not qualify for severe or acute psychiatric care and hospitalization. Also, by limiting the treatment to mild and moderate conditions, and by explicitly addressing prohibited uses, the proposed regulations are drafted to address neighbor's concerns about safety.

The Land Development General Design Principles of Chapter 17.10 apply to the design and layout of site, and were applied at the time the Site Development Plan. As mentioned, the applicant is not proposing changes to the site.

B. Relationship to surrounding area

1. *Provides appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas provided if warranted.*
2. *Provides innovative and creative plan design and layout.*
3. *Provides a variety of housing types, densities and open space.*
4. *Identifies areas as mixed use and/or depicts areas that are buffer areas to comply with Chapter 17.50 (Residential/Nonresidential Interface), where a proposed PD Plan is adjacent to residential property, as that term is defined in Chapter 17.50, or, for residential developments, where the proposed PD Plan is adjacent to nonresidential property, as that term is defined in Chapter 17.50.*

Analysis: The proposed amendment meets this criterion. The proposed new use will operate in the existing facility similarly to the operation of the assisted living and memory care facility. Appropriate Residential / Non-Residential mitigation measures

were applied at the time the Site Development Plan was approved. No additional mitigation measures would be warranted by the introduction of the adolescent care use. Sandstone will be replacing any landscaping that has died, and will bring the site into compliance with the Site Development Plan.

C. Circulation and connectivity

1. Provides an adequate circulation system in terms of capacity and connectivity, which is designed for the type of traffic generated, safety, and separation from living areas, convenience, accessibility, noise and exhaust control.
2. Provides for emergency vehicle access.
3. Accommodates an adequate, functional and safe street system for vehicular traffic generated by the development and passing through the development.
4. Provides for pedestrian and bicycle traffic in a safe and convenient manner, separation from vehicular traffic, and access to points of destination and recreation.

Analysis: The proposed amendment meets this criterion. The traffic analysis indicates that the traffic generated by the new use will result in a nominal increase which staff has concluded will not impact road capacities and connectivity. Direct access to the site remains the two surrounding collector roads and the minor arterial, and does not require cut-through traffic in any of the surrounding residential neighborhoods. The site and building were originally designed to provide for emergency vehicle access, and that access is not affected by the proposed new use. A screened loading area will remain.

D. Services, phasing and off-site impacts

1. Addresses fiscal impact of the project.
2. Provides an appropriate phasing plan which minimizes unnecessary utility extensions and adequately addresses other fiscal concerns of the Town.
3. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
4. Existing or proposed stormwater systems can support the development and will comply with applicable regulations. Provides phased improvements in a logical and efficient manner.
5. Provides adequate consideration to the future extension of streets and utilities to adjacent properties.
6. Identifies and appropriately mitigates all traffic impacts, on- and off-site.

Analysis: The proposed amendment meets this criterion. The water demand associated with the new use is not anticipated to exceed that of the current permitted uses. The existing water, wastewater and drainage infrastructures have the capacity to accommodate the new use without upsizing. No extension of streets or utilities is necessary. As already noted, the increase in traffic is minimal, and the onsite parking is sufficient for this use.

E. Open space, public lands and recreation amenities

1. Provides adequate trails, parks, recreation and open space.
2. Provides an adequate trail system in terms of internal circulation and appropriate external connections.
3. Provides functional open space for recreation, views, density relief, convenience, function and preservation of natural features, including significant tree stands, ridges, and stormwater areas. Open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with any applicable requirements of Chapter 16.08, CRMC and this Title.

Analysis: The open space, public land and recreational requirements have been satisfied with the original Metzler Ranch PD and Development Agreement. Sufficient interior and exterior space exist on the site for the activities associated with the adolescent care treatment. The exterior patio area is enclosed with privacy fencing.

F. Preservation of Natural Features

1. Demonstrates sensitivity and limits disturbance to the site in terms of plan design and density to the site's major environmental characteristics including drainageways, topography, view sheds and vegetation.
2. The proposed PD Plan and zoning accommodate the Skyline/Ridgeline Protection Regulations in Chapter 17.48 and reasonably mitigates visual impacts upon off-site areas.
3. Consideration shall be given to wildlife impacts in the layout of open space areas. Where designated threatened or endangered species are present, the development must conform to all applicable state and federal restrictions and permitting requirements.

Analysis: The criteria does not apply the rezoning. The site is already developed and no new development is proposed on the property.

Budget Impact

There is no new budget impact associated with the proposed new use. Use tax and impact fees were collected by the Town with the original building permit.

Findings

All staff review comments and external referral comments have been addressed. Planning Commission found that the proposed text amendment and addition of the Adolescent Inpatient Mental Health Care, limited to youth 13 through 17 experiencing mild to moderate mental health conditions:

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

- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapter 17.34 PD Planned Development District and Chapter 17.36 Amendment to PD Plan and PD Zoning Regulations, and
- Complies with the Town of Castle Rock technical criteria.

Recommendation

Planning Commission voted 6-0 to recommend to Town Council approval of the proposed text amendment as represented in the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment, as proposed.

Proposed Motions

Option 1: Approval

“I move to approve the Ordinance, as introduced by title.”

Option 2: Approval with Conditions

“I move to approve the Ordinance, 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 Town Council meeting on [date], at [time].”

Attachments

Attachment A: Vicinity Map

Attachment B: Ordinance

Attachment C: Metzler Ranch Planned Development Zoning Regulations, 1st Amendment

Attachment D: Surrounding Uses

Attachment E: Neighborhood Meeting Summaries

Attachment F: Resident Emails

Attachment G: Proposed Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment