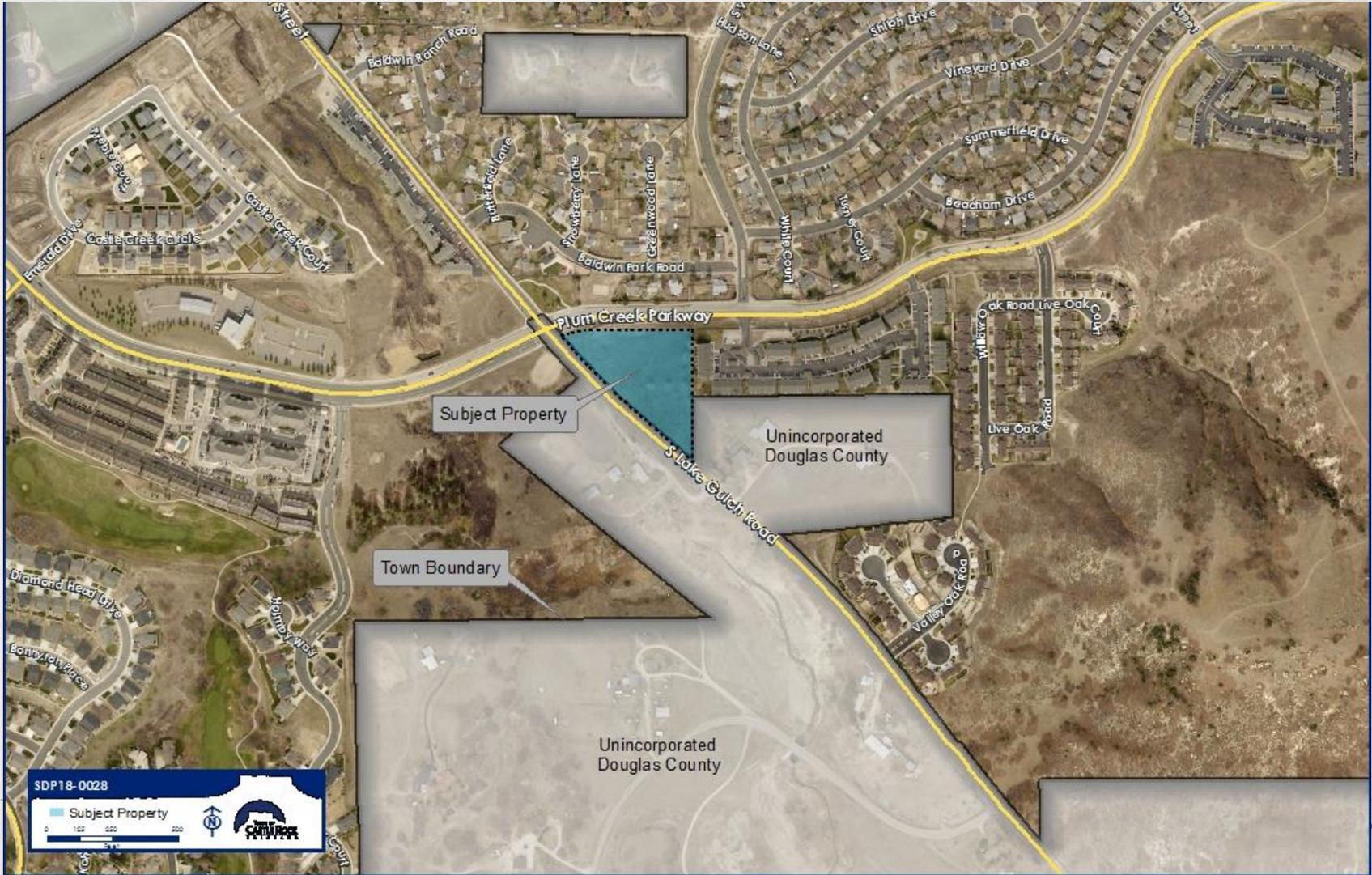


PLUM CREEK GAS AND CONVENIENCE STORE RESIDENTIAL/NON-RESIDENTIAL INTERFACE

TOWN COUNCIL
APRIL 21, 2020





SDP18-0028





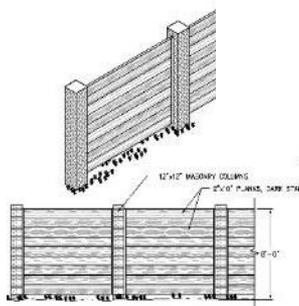
RESIDENTIAL/NON-RESIDENTIAL INTERFACE

- The purpose of the Interface Regulation is to mitigate the impacts between residential and non-residential uses.
- Gas station and convenience stores are permitted uses in the Young American PUD and PUD Zoning Regulations.
- The proposed gas station, convenience store and retail center is adjacent to residential property.
- The Council adopted Interface Regulations do not remove or reduce approved land uses.

RESIDENTIAL/NON-RESIDENTIAL INTERFACE

- Interface buffering and design techniques include, but are not limited to, architectural details, buffers, landscaping, walls and fencing, and use of topography or other existing vegetation and natural features.
- Proposal Includes:
 - 45-foot buffer on eastern edge (30 foot is required),
 - Keeping 3 existing mature trees on eastern edge,
 - Increased landscaping and berming in buffer area,
 - Multiple sections of 8-ft screen fences,
 - 15-foot buffer along western edge.

SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1
PLUM CREEK CONVENIENCE
 LOCATED IN THE SOUTH-WEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



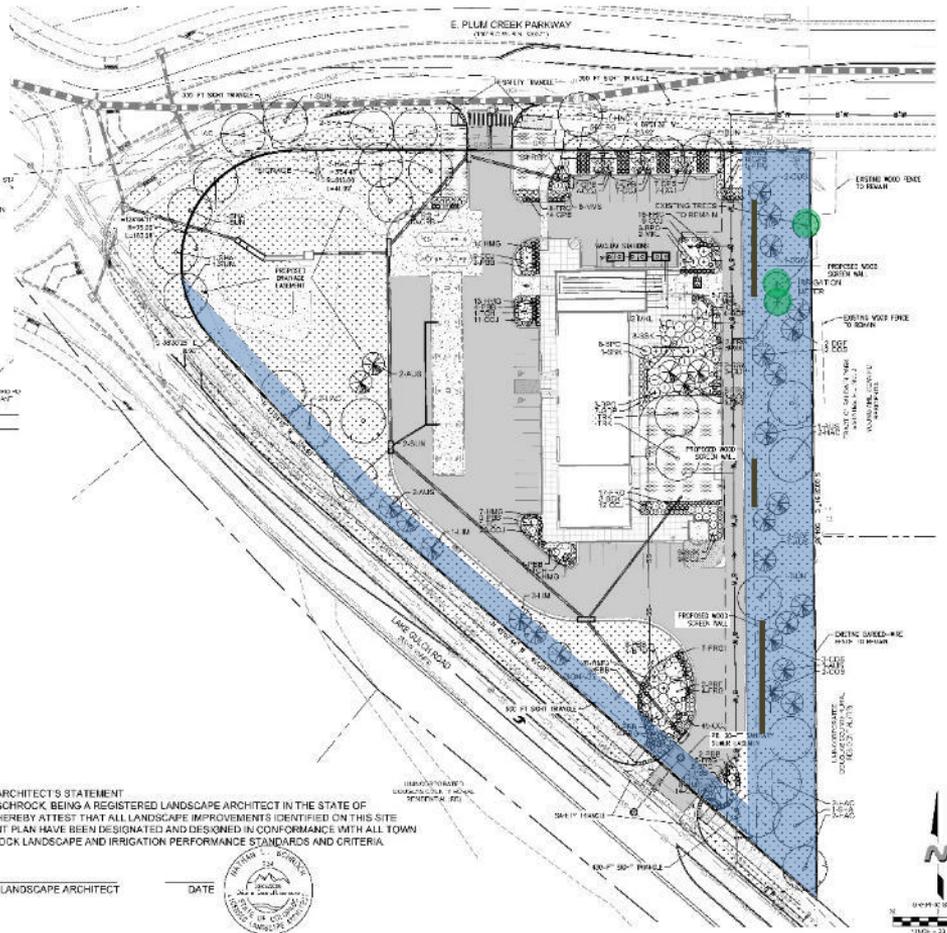
WOOD SCREEN WALL
1"=4'

- LEGEND**
- EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - PROPOSED CANOPY TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED EVERGREEN SHRUBS
 - PROPOSED ORNAMENTAL GRASSES
 - IRRIGATED LOW WATER USE TURF
 - IRRIGATED NATIVE SEED

LANDSCAPE ARCHITECT'S STATEMENT
 I, NATHAN L. SCHROCK, BEING A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND DESIGNED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA.

REGISTERED LANDSCAPE ARCHITECT

DATE



CONCEPTUAL LANDSCAPE PLAN
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 LT. B1, BALDWIN PARK ESTATES, P2, AND 1
 011320000
 SHEET 5 OF 10



INTERFACE ANALYSIS

The Site Development Plan meets the Residential/Non-Residential Interface regulations by;

- Minimizing the visibility of undesirable, nonresidential uses and activities through building orientation and screening.
- Providing an attractive building with thoughtful architectural detailing.
- Creating a visually attractive transition between non-residential and residential uses with the use of walls, fences, berms and landscaping.

RECOMMENDATION

The Planning Commission held a public hearing on February 27, 2020. Six residents addressed the Commission and spoke against the application stating the proposed gas station and convenience store is not compatible with the surrounding community.

Following review and discussion about the interface regulation standards, the Planning Commission voted 5-0 to recommend Town Council approve the application as presented.

PROPOSED MOTION

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

QUESTIONS?