



## **AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**From:** Sandy Vossler, Senior Planner, Development Services Department

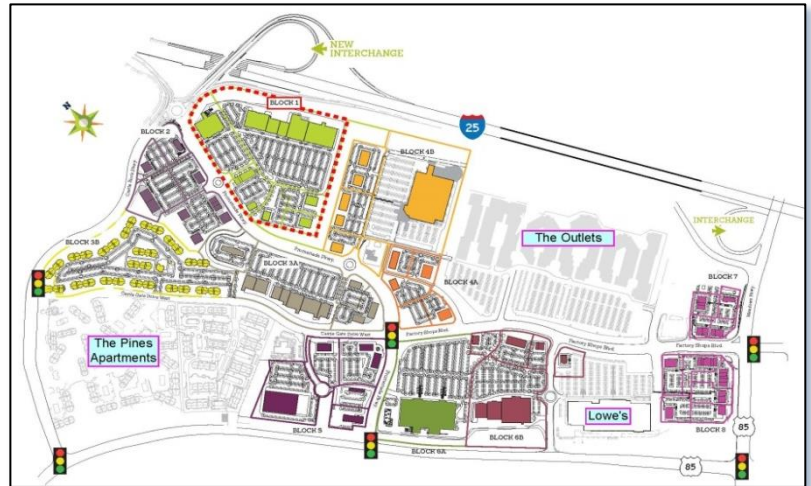
**Title:** Resolution: Approving a Site Development Plan for the Proposed Lot 1, Block 1, Promenade at Castle Rock, Filing No. 1

---

### **Executive Summary**

The Promenade Castle Rock, LLC is seeking approval of the Site Development Plan (SDP) for Lot 1, Block 1 of the Promenade at Castle Rock, Filing No. 1 (**Attachment B**).

**Planning Commission held a public hearing on August 6, 2015 (Attachment C). Planning Commission voted 7 to 0 recommend approval to Town Council.**



**Vicinity Map**

The approximate 25.4 acre site is located on the northeast portion of the Promenade at Castle Rock (Promenade) Planned Development (**Attachment A**). The SDP proposes:

- Commercial development totaling 184,600 square feet,
- Five outdoor public gathering areas,
- Space for programmed events such as a Farmer's Market,
- Landscaping that exceeds Town's requirements, and
- Detailed, four-sided architecture.

At the writing of this staff report there are staff review comments that are still being resolved. Those items are listed below and discussed later in this report.

1. Pursuant to 7.03 of the Promenade at Castle Rock Development Agreement, the approval of the Site Development Plan shall be conditioned on the issuance of the Access Permit (as defined therein) for the connection to Castle Rock

Parkway by the Colorado Department of Transportation prior to the issuance of a building permit for Lot 1, Block 1, and

2. All staff comments are addressed and a revised Site Development Plan reflecting the conditions set forth herein is submitted and accepted by Town staff prior to execution recordation of the Site Development Plan.

## **Findings and Recommendation**

The proposed SDP meets the objectives and criteria of the following guidelines and regulations:

- Promenade at Castle Rock Vision Book
- Promenade at Castle Rock Planned Development (PD) Plan, PD Zoning Regulations and Architectural Design Guidelines and Standards
- Town of Castle Rock Vision 2020 and Comprehensive Master Plan
- Municipal Code Chapter 17.10 (Design Principles), Chapter 17.38 (Site Development Plan)

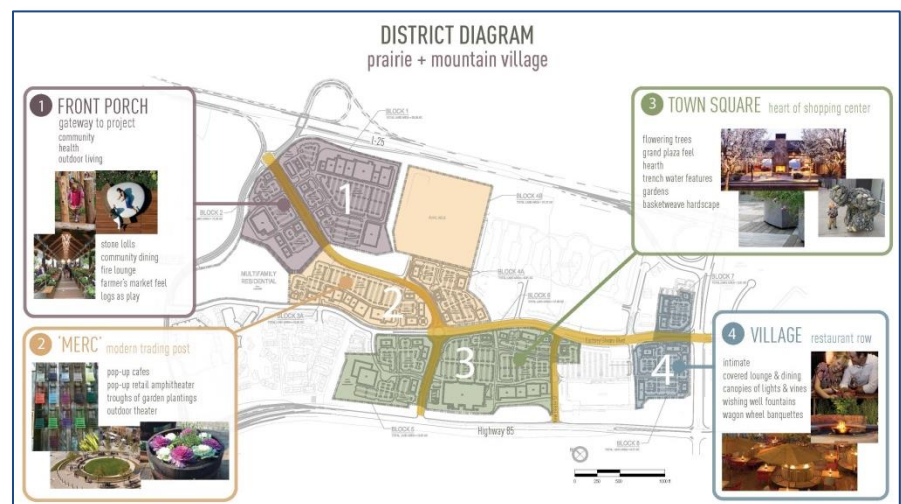
Planning Commission recommends to Town Council approval of the proposed Lot 1, Block 1, Promenade at Castle Rock Filing No. 1 Site Development Plan with the following conditions:

1. All Public Works staff review comments are addressed,
2. Master Developer obtains CDOT Access Permit for connection to Castle Rock Parkway prior to issuing an infrastructure Construction Permit for this site, and
3. A revised Site Development Plan is submitted and accepted by staff prior to recordation.

## **Discussion**

### **Promenade Vision**

The property is zoned business/commercial under the Promenade at Castle Rock Planned Development Plan (PDP) and PD Zoning Regulations. Permitted uses include restaurant, retail, office and personal services. Block 1 is identified within the Promenade PD Zoning



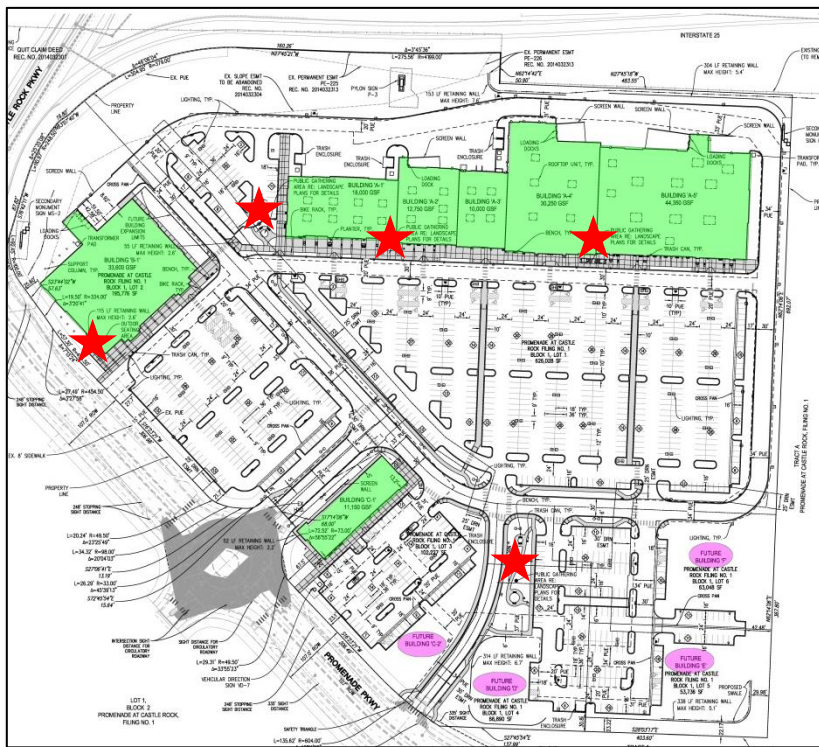
**Character Districts**

Regulations/Architectural Design Guidelines and Standards (Architectural Standards) as an area for larger scale national tenants.

The Promenade Vision and Zoning standards are intended to ensure the development of a unique regional business and commercial center. A prairie and mountain village vernacular will be created using a palette of natural materials and details such as gables, stone facades and standing seam metal roof capping.

The Promenade Vision Book reflects specific themes for the various commercial areas of the PD. Block 1 is identified as a gateway to the development with a Front Porch theme. Through creative architectural, landscaping and site design elements, a strong sense of community and healthy outdoor living will characterize this site.

Gathering areas, with features such as fireplaces, landscaping and outdoor furniture, and space for programmed events are expected to contribute to the theme of the development. The complete Promenade PD Plan and PD Zoning Regulations, as well as the Vision Book, are available at [www.crgov.com/Promenade](http://www.crgov.com/Promenade).

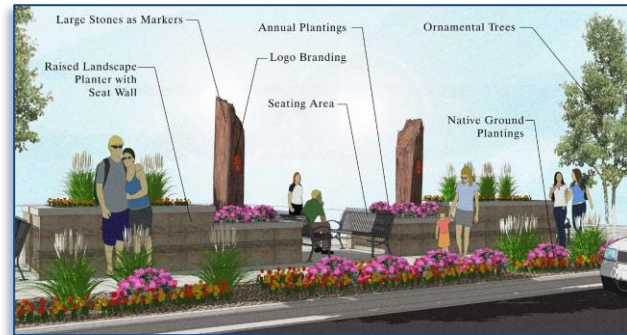


**Proposed Site Development Plan**

### Proposed Site Development Plan

The 25.4 acre site, located north of The Outlets and south of the Castle Rock Parkway/Interstate 25 interchange currently under construction, will be developed in phases. The first phase includes approximately 160,100 s.f. of commercial space (shaded in green in page 3 illustration), parking to accommodate full site build out and landscaping throughout the site. An additional 24,500 s.f. of future commercial space is also planned on the site (shaded in pink). There will be two points of access from Promenade Parkway with an internal road to provide access to the individual commercial pads. Landscaped parking areas are distributed throughout the site in logical proximity to the tenant spaces.

There will be five outdoor public gathering spaces marked with red stars in the illustration on page 2. In keeping with the Front Porch theme, these spaces are intended as places where people can sit and take in the views, the flowered landscaping and the activity in and around the site. The largest gathering area is located in the southwest portion of the site adjacent to a parking area and is intended to be used for programmed events, such as Farmer's Markets. A covered seating area adjacent to Building B-1 includes an outdoor fireplace.



**Storefront Signature Feature**

Large canopy trees will line the internal street and be planted on the parking lot landscaped island to provide shade and a desirable pedestrian area. Sidewalks will link the various tenant areas and parking lots, creating safe circulation for pedestrians.

Four-sided architecture is provided as is required by the Promenade PD Architectural Standards. Parapet, tower and gable elements add interest and variation to the roofline. The exterior wall materials include metal panel siding, brick, wood planking, and stone veneer combine to break up the plane of the walls and create vertical and horizontal articulation. Awnings of fabric and standing seam metal roof panels supported by columns or corbels highlight building entrances and simulate porch overhangs consistent with the Front Porch theme.

#### *Public Outreach, Notice and External Referrals*

- *Neighborhood Meeting:* A neighborhood meeting was held on June 25, 2015 and provided information on the proposed development. Approximately 5 people attended the meeting. The questions raised were generally related to the construction schedule, tenants and opening dates.
- *Public Notice:* The SDP was noticed in accordance with the Town of Castle Rock Municipal code. The applicant posted public hearing signs on the nearest streets to the site. Written notices were mailed to property owners within 300 feet of the property and surrounding Homeowner Associations (HOA). Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* map.
- *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 acknowledged and addressed.



## History of Past Town Council, Boards & Commissions, or Other Discussions

### **Planning Commission – August 6, 2015**

The Commission asked about the view of the development from the Interstate. Questions were asked about signage, which will comply with the Common Sign Plan yet to be considered by Town Council. The Commissioners expressed satisfaction with the public gathering areas. No members of the public addressed the Commission. Planning Commission voted 7 to 0 to recommend to Town Council approval of the proposed Site Development Plan.

### Analysis of Review and Approval Criteria

Staff has analyzed the proposed site plan according to the requisite review criteria and has made the following findings. Hyperlinks to the review criteria are provided below (control + left click on mouse to view links).

### **Community Vision - Vision 2020/Comprehensive Master Plan (Chapter 17.38.040.A)**

([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR)) and (<http://crgov.com/index.aspx?nid=326>)

The SDP complies with the Town's guiding documents, which anticipate this site will be developed as mixed use including regional commercial and retail uses. The plan supports the four cornerstones of the Town's vision with distinctive architecture and landscaping, interconnected pedestrian and vehicular systems, efficient infrastructure facilities and economic development to contribute to a strong sales tax revenue base.

### **Land Use Entitlements – The Promenade PD Zoning Requirements**

([www.crgov.com/Promenade](http://www.crgov.com/Promenade))

The guidelines and standards of the Promenade PD Plan, PD Zoning Regulations and Architectural Standards are met with the proposed site plan. The building design incorporates natural materials, varied rooflines, and four-sided, detailed architecture. The vertical and horizontal articulation of the exterior walls will minimize the mass of the large format buildings. Streetscape and public gathering areas will provide an inviting pedestrian environment on a site that is intended for large national retailers. The proposed materials and color palette comply with the approved PD Master Palette.

### **Land Development and General Design Principles (Chapter 17.10)**

([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.10LADEENDEPR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.10LADEENDEPR))

The site plan complies with the Town's site design principles found in Chapter 17.10 TOCRM. Direct vehicular, pedestrian and bicycle access is planned throughout the site, with minimal conflict between the different modes of travel. Emergency vehicle access is available through two points of access to the site. No buildable portion of the site is located within a 100-year floodplain. Stormwater, water and sanitary sewer facilities are available or will be extended to serve the property. The water resources for this project will be met with available credits in the Promenade Water Bank. The site is

not subject to the Skyline/Ridgeline Protection Ordinance, nor does it contain Preble's Meadows Jumping Mouse habitat. Burrowing Owl surveys have been conducted and concluded that Burrowing Owls are not present on the property.

#### **Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B)**

([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR))

The Block 1 SDP is part of the larger Promenade PD development and is consistent with the planned design and uses surrounding the property. The proposed SDP meets the required development standards, including height, lot coverage and allowable square footage. The setbacks from the adjacent roadways are appropriate and allow space for streetscape and pedestrian walkways. The landscaping throughout the site will provide visual interest, shade, and color and will reduce the heat island associated with the parking lots. The architecture complies with the vision and zoning requirements and promotes the rustic prairie and mountain character theme and public gathering areas are included in the design, creating a desirable pedestrian environment.

#### **Circulation and Connectivity – (Chapter 17.38.040.C)**

([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR))

The traffic study concludes that the proposed transportation system can accommodate the Block 1 proposed development. The site will be served by Promenade Parkway, a 4-lane collector road, which has capacity to accommodate the traffic associated with this site. There are two points of access from Promenade Parkway, which allows adequate vehicular, bike, and pedestrian circulation on the site, as well as appropriate emergency vehicle access. Bike racks will be provided along the frontage of each building so that people can secure their bicycles. Sidewalk improvements will provide pedestrian connectivity to and through the site.

The Master Developer is required to obtain an access permit from the Colorado Department of Transportation (CDOT) for the Promenade Parkway intersection at Castle Rock Parkway. CDOT and the Federal Highways Administration (FHWA) are currently reviewing the access permit. The permit is expected to be granted; however, if CDOT or FHWA require modifications, the Master Developer will need to accommodate the changes.

#### **Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D)**

([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR))

Adequate water resources are available to support the proposed level of development on the site. The master water quality and detention facilities for the Promenade PD development are sufficient to support the stormwater run-off from this site. Water and sanitary sewer facilities will be extended to service the site.

## **Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E)**

([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR))

The open space and public land dedications were satisfied with the approval of the Promenade at Castle Rock PD.

## **Preservation of Natural Features (Chapter 17.38.040.F)**

([https://www.municode.com/library/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR))

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. The State Department of Natural Resources – Division of Wildlife provided survey guidelines for detecting Western Burrowing Owls on the site because of the history of prairie dog burrows on and adjacent to the site. On behalf of Promenade Castle Rock, LLC, ERO Resources Corporation (ERO) conducted a series of burrowing owl surveys on the site and concluded that burrowing owls are not present on the site.

### **Conditions of Approval**

Staff has completed the final review of the proposed Site Development Plan. The applicant is in the process of making revisions to the SDP that address and resolve the staff comments. At the writing of this report the revised SDP submittal has not been received, therefore, the outstanding items are outlined below and grouped by subject. A recommendation of approval should be conditioned upon resolution of the outstanding items and the motion below is written to that effect.

1. All Public Works staff review comments are addressed,
2. Master Developer obtains CDOT Access Permit for connection to Castle Rock Parkway prior to issuing an infrastructure Construction Permit for this site, and
3. A revised Site Development Plan is submitted and accepted by staff prior to recordation.

The applicant and staff are continuing to work through the remaining comments and an update will be provided to the Council of the items that have been resolved.

### **Budget Impact**

The proposed commercial/retail development will generate review and impact fees, along with use taxes. The restaurant and retail uses proposed for the site will generate sales tax revenue.

## **Recommendation**

Planning Commission found that the Lot 1, Block 1, Promenade at Castle Rock Filing No. 1 Site Development Plan, with conditions as summarized in this report, complies with the following review and approval criteria:

- Promenade at Castle Rock Vision Book
- Promenade at Castle Rock Planned Development (PD) Plan, PD Zoning Regulations and Architectural Design Guidelines and Standards
- Town of Castle Rock Vision 2020 and Comprehensive Master Plan
- Municipal Code Chapter 17.10 (Design Principles), Chapter 17.38 (Site Development Plan)

## **Proposed Motion**

I move to approve a Resolution approving the Lot 1, Block 1, Promenade at Castle Rock Filing No. 1 Site Development Plan, with the following conditions:

1. Pursuant to 7.03 of the Promenade at Castle Rock Development Agreement, the approval of the Site Development Plan shall be conditioned on the issuance of the Access Permit (as defined therein) for the connection to Castle Rock Parkway by the Colorado Department of Transportation prior to the issuance of a building permit for Lot 1, Block 1, and
2. All staff comments are addressed and a revised Site Development Plan reflecting the conditions set forth herein is submitted and accepted by Town staff prior to execution recordation of the Site Development Plan.

## **Attachments**

Attachment A: Map  
Attachment B: Resolution  
Exhibit 1: SDP  
Attachment C: PC Minutes