

AGENDA MEMORANDUM

To: Planning Commission

From: BrieAnna Simon, Senior Planner, Development Services Department

Title: **Site Development Plan, The Meadows Filing No. 19 – Parcel 2N, Amendment No. 1, Lot 3C [5.48 Acres Senior Multifamily Located Northwest of North Meadows Drive and Timber Mill Parkway]**

Executive Summary

Shopworks Architecture, on behalf of the developer Ulysses Development Company, is seeking approval of a Site Development Plan (site plan or SDP) for an affordable senior multifamily development. The property proposed for development consists of one lot located northwest of North Meadows Drive and Timber Mill Parkway, and is approximately 5.48 acres (Attachment A). The site plan proposes 200 dwelling units within a 183,238 square foot building (Attachment B).



Figure 1: Vicinity Map

The proposal is in conformance with the approved Meadows Planned Development (PD), 4th Amendment Plan and Zoning Regulations, and with Town Municipal Code and technical criteria. All staff and external comments have been addressed through the review process.

Background

Zoning Regulations

The Meadows is a master planned subdivision located in the northwest portion of the Town of Castle Rock and is zoned for 10,644 dwelling units. To date, approximately 7,800 dwelling units have received a Certificate of Occupancy. The subject property is located in the

Commercial, Office, Industrial (C-O-I) Use Area of the Meadows Planned Development, 4th Amendment. The C-O-I Use Area is zoned for mixed-use development, where senior housing and other health care or senior living facilities are a permitted use. The Meadows PD 4th Amendment does not set a maximum number of dwelling units per acre for the C-O-I Use Area.

Existing Conditions and Surrounding Uses

The subject lot is currently part of an undeveloped area with the Meadows C-O-I. The surrounding property to the south is a residential development part of Meadows Filing 8. The property to the north is floodplain and open space with portions being dedicated to the Town of Castle Rock. The property to the west has an active site development plan application for the Front Range Christian Church. The property to the east remains undeveloped at this time.



Figure 2: Surrounding Uses

Site Development Plan Discussion

Use

The subject lot is located in the C-O-I Use Area of the Meadows PD, 4th Amendment. A wide range of non-residential uses are permitted including restaurants, retail, office, research facilities and warehouses. Permitted uses also include hospital, nursing homes, assisted living facilities, senior housing and other health care or senior living facilities.

The proposed lot is located on Timber Mill Parkway, where 200 affordable senior living units in a single, 4-story building are proposed. The units will be a combination of one and two bedrooms. The independent living complex will be income and age restricted, and developed in partnership with the Douglas County Housing Partnership. Onsite amenities to include covered, wrap around porch, outdoor deck, flower and garden beds, outdoor grilling and gathering area, and indoor fitness and activity center. No commercial uses are proposed on this site.

Development Standards

The proposed use and number of units complies with the Meadows PD, 4th Amendment development standards. Per the zoning, the maximum height allowed is 60 feet and the setbacks are to be established with the site plan. The PD zoning does not establish a maximum density by lot or use.

The site plan complies with the established development standards. The maximum height proposed is 57' 4 5/8". The setbacks are being set with the proposed site plan as shown in the table.

The Zoning Comparison Table in Figure 3 lists the standards required by the PD 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 AND DEVELOPMENT STANDARDS		
ZONING	THE MEADOWS PD AMENDMENT NO.4-RECEPTION NO. 2003102929 ZONING	
USE AREA		
	ALLOWANCE/REQUIRED	THE MEADOWMARK SDP PROPOSED
USES	C-O-I	C-O-I
SITE SETBACKS		
MIN. FRONT YARD SETBACK (SOUTH)	N/A	20.00'
MIN. REAR YARD SETBACK (NORTH)	N/A	5.00'
MIN. SIDE YARD SETBACK (EAST & WEST)	N/A	5.00'
MIN. SIDE TO STREET SETBACK	N/A	N/A
BUILDING SETBACKS		
MIN. FRONT BLDG SETBACK (SOUTH)	N/A	96.01'
MIN. REAR BLDG SETBACK (NORTH)	N/A	78.41'
MIN. EAST SIDE BLDG SETBACK	N/A	82.03'
MIN. WEST SIDE BLDG SETBACK	N/A	68.71'
MAX. BUILDING HEIGHT	60'-0"	57'-4 5/8"
MAX. FLOOR AREA RATIO	60%	19%
MIN. PARKING SPACES: TOTAL REQUIRED	206	255
1 SPACE PER UNIT (200 UNITS)	200	249
1 SPACE PER EMPLOYEE MAX SHIFT	6	6
STANDARD PARKING SPACES [dimensions]		239 [9' x 18']
HANDICAP PARKING SPACES [dimensions] (REQUIRED QTY BASED ON 2018 IBC)	13 ACCESSIBLE [8.5x18'] 3 VAN ACCESSIBLE [9x18']	13 ACCESSIBLE [8.5x18'] 3 VAN ACCESSIBLE [9x18']
TOTAL BUILDING SQUARE FOOTAGE		183,239 S.F.
LEVEL 1 FLOOR PLATE SQUARE FOOTAGE		46,199 S.F.
DENSITY CALCULATION		36.5 UNITS/ACRE
DWELLING UNITS		200 DU
SITE UTILIZATION (SHOW SF/ACREAGE AND %)		
TOTAL LOT AREA	238,522.039 S.F. / 5.48 AC / 100%	
LOT COVERAGE		
BUILDING(S)	46,199 S.F. / 1.06 AC / 19%	
INTERNAL DRIVES AND PARKING LOT	92,148 S.F. / 2.12 AC / 39%	
SIDEWALKS, TRASH ENCLOSURES, MISC.	24,860 S.F. / 0.57 AC / 10%	
COMMON PUBLIC ACCESS DRIVES	7,430 S.F. / 0.17 AC / 3%	
ROW COVERAGE	5,941 S.F. / 0.14 AC / 2%	
LANDSCAPE/OPEN SPACE COVERAGE	67,885 S.F. / 1.56 AC / 28%	
OTHER COVERAGE:	N/A	

Figure 3: Zoning Comparison Table

The Meadows PD, 4th Amendment Zoning Regulations refer the parking regulations for the C-O-I Use Area to the Municipal Code requirements found in Section 17.54. On-site parking for housing of senior citizens within independent living facility for residents owning vehicles requires one space per unit, plus one space per employee on maximum shift. The proposed site is required to have 206 parking spaces on-site, and is providing 255 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 features, 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. Due to the existing easements along Timber Mill Parkway, street trees could not be accommodated. A Technical Criteria Variance (TCV) was issued to relocate the required street trees to other areas of the site. The proposed development meets the Town's landscape requirements.

Architectural Design

The community will consist of a single, 4-story building with wings designed around a central courtyard. The architectural design of the building includes 360-degree architecture, a similar color palette to the area, exterior stone veneer, covered entryways and varied rooflines. Balconies have been incorporated into the apartment building design. Wall-mounted gas and electrical meter gangs will be painted to match the surrounding wall.

Interface Regulations (as applicable)

The Residential/Non-Residential Interface Regulations or 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.

Open Space and Public Land Dedication (as applicable)

The open space and public land dedications for the Meadows C-O-I have already been satisfied with the dedications identified at the time of the Meadows PD, 4th Amendment approval in 2003. No additional dedications are required with this Site Development Plan.

Traffic Impact Analysis and Mitigation

A transportation impact analysis (TIA) for Meadows 19 north was submitted on September 27, 2021. This analysis evaluated uses for ten different parcels on Timber Mill Parkway.

This parcel, designated as D1 in the study was also evaluated in a conformance letter dated June 7, 2022. The lot lines have changed but the use is consistent with the master TIA from 2021.

Public Works is in agreement the conformance letter and the proposed use are consistent with the master study. Timber Mill Parkway and N. Meadows Drive will support the proposed traffic volumes to be generated by this proposed use, no additional roadway improvements are needed at this time.

Utilities

The applicant was required to submit a Phase II Drainage Report and a Preliminary Utility Report with this site plan application. Castle Rock Water staff has reviewed and accepted both reports and concurs that adequate water, wastewater, and storm sewer infrastructure exists, or is proposed with this project, to serve the property.

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 was posted on the property on Wednesday, January 25, 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 May 16, 2022, prior to the submittal of the SDP land use application. The meeting was conducted in a hybrid format. Three members of the public attended the meeting in person and four attended virtually. General questions on amenities, parking, project schedule were asked.

The second neighborhood meeting was held on August 30, 2022 in a hybrid format. One members of the public attended the meeting virtually. Questions were asked on financing and project timing.

The third and final neighborhood meeting was held on January 11, 2023 in a virtual format only. Six members of the public attended the meeting. Questions were asked concerning environmental impacts of the project. Overall support was shown for the project.

External Referrals

There are no outstanding external referral comments. External referrals were sent to local service providers and Douglas County agencies, as well as, the Meadows Community Association. Douglas County Planning and Addressing had minor comments that have been addressed. CORE Electric provided their standards for placement of transformer boxes that will be implemented on the Construction Drawings. 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.

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 SDP 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 Meadows PD, 4th Amendment PD Plan and Zoning Regulations. The architectural design meets the requirements of both the Meadows Zoning Regulations and the goals of the Town's guiding documents. 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 SDP 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 SDP meets this criterion. The SDP provides appropriate vehicular entrances into the property, with interior drive aisles and parking that meet Town standards. Sidewalks will be constructed adjacent to the public right of way, and interior walkways will provide additional pedestrian connections to the residential units and retail and restaurant uses.

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 SDP 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 SDP meets this criterion. No additional land dedications for open space, parks or trails are required with this site plan.

Budget Impact

Development of the property will generate review and impact fees.

Findings

All staff review comments and external referral comments have been addressed. Staff finds that the Site Development Plan, as proposed

- Generally conforms with the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirements of the Meadows Preliminary PD Site Plan and PD Zoning Regulations, Amendment No. 4, and
- Meets the Site Development Plan review and approval criteria of the Municipal Code and the Town's technical criteria.

Recommendation

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

Proposed Motions

Option 1: Approval

"I move to recommend approval of the Meadows Filing No. 19 – Parcel 2N, Amendment No. 1, Lot 3C Site Development Plan, as presented."

Option 2: Approval with Conditions

"I move to recommend approval of the Meadows Filing No. 19 – Parcel 2N, Amendment No. 1, Lot 3C 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
Attachment C: Colored Elevations
Attachment D: Neighborhood Meeting Summaries
Attachment E: Traffic Conformance Letter
Attachment F: Drainage Conformance Letter