



## **AGENDA MEMORANDUM**

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

**From:** Kathy Marx, Senior Planner, Development Services

**Title:** A Resolution Approving Meadows Filing No. 18, Tract GG Site Development Plan, Amendment No. 11

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### **Executive Summary**

On July 14, 2016, Planning Commission voted 6 to 1 to recommend to Town Council approval of the SDP for the Meadows, Filing No. 18, Tract GG, Amendment No. 11.

The Meadows Development Team continues working towards their goal of creating a close-knit community atmosphere while providing quality, value and attractiveness in a variety of housing and commercial products to residents of Castle Rock.

The proposed Site Development Plan (SDP) includes approximately 20 acres and is located within the Meadows community at the southeast corner of Prairie Hawk Drive and Low Meadows Boulevard, adjacent to the Bonaventure Senior Living Center. The application proposes 98 single family detached homes within approximately 11 acres, leaving 6 acres for open space dedication and 3 acres for right-of-ways and proposed local streets. A Preliminary Plat and Final Site Plan were recorded in 2008, approving 93 single family lots. The current proposal results in an increase of 5 residential lots with a new lot layout and road configuration (**Exhibit 1**).



**Site Location within Meadows Community**

All staff comments have been addressed through the review process. The minutes from the July 14, 2016, Planning Commission hearing and recommendation to Town Council of approval of the SDP for The Meadows, Filing No. 18, Tract GG, Amendment No. 11 are attached (**Attachment B**).

## **Findings and Recommendations**

Planning Commission and staff find that the SDP meets the objectives and criteria of the Meadows Planned Development (PD) Plan, PD Zoning Regulations, the Town of Castle Rock Vision 2020/Comprehensive Master Plan, the Municipal code and recommends approval of the application.

## **Discussion**

### **Background**

The Meadows master planned community was established in the mid-1980's at a time when that type of residential community was burgeoning to the forefront of innovative planning. A master planned community is typically a large scale residential development featuring a wide range of housing products, numerous recreational amenities and other non-residential land uses. The scope of the plan and the variety of amenities separated it from the normal housing subdivision. The concept appealed to a wide variety of potential residents looking for more active lifestyles and a close-knit community atmosphere. After over thirty years the Meadows has continued to grow upon its original planned development concept. The Meadows is the largest master planned development in Castle Rock.

### **Existing Conditions**

The area of this proposal is currently vacant land with existing vegetation consisting of native grasses and shrubs. The site has been previously disturbed by approved preliminary grading in 2006 to accommodate an on-site detention basin and the construction of Low Meadow Boulevard. The property has a rise of approximately 5% from Prairie Hawk Drive southwest to Red Hawk Drive. The property is not within the Prebles Mouse Habitat area. The property is within the Skyline/Ridgeline Overlay area. The project applicant has also applied for a Skyline/Ridgeline Variance, which will be considered as a separate item.



### Existing Southwest View of Site from Prairie Hawk Drive

#### The Meadows Zoning

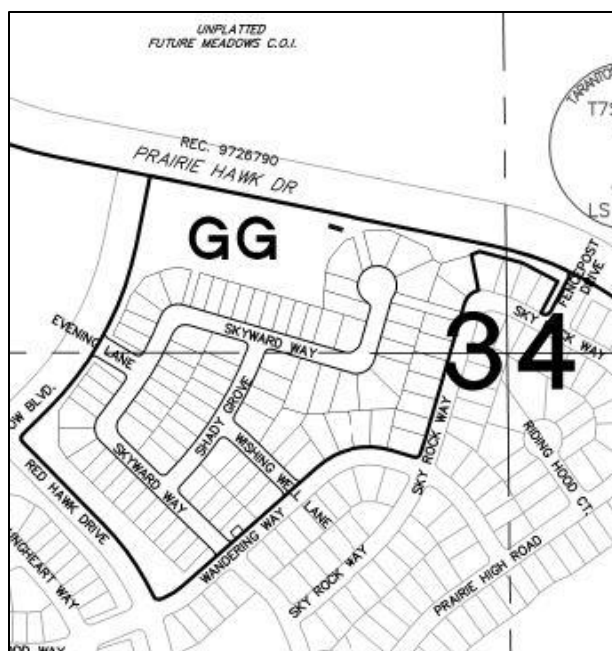
The SDP is located within Filing 18, Tract GG of the Meadows Planned Development (PD). The Third Amendment of the Meadows PD incorporated Tract GG within Neighborhood Use Area E. The zoning for Use Area E was designated as Residential – Single-Family Detached (R-SF).

The approval of the Preliminary Plat/Final PD Site Plan, Amendment No. 6, recorded on May 29, 2008, established Neighborhood Use Area E zoning that allowed a maximum of 1,470 dwelling units. Eight hundred and twenty-six units had already been platted in Neighborhood E with only Tracts DD and GG remaining to be platted at the time. Therefore, 644 remaining units were permitted in Tracts DD and GG. Within the 2008 review a total of 236 units were approved for Tracts DD and GG (143 and 93 single family dwellings, respectively). In 2013 Meadows Filing No. 18 Site Development Plan Amendment No. 9 reduced the number of dwelling units in Tract DD to 108. The present Site Development Plan is proposing to increase the number of dwelling units in Tract GG to 98, well below the 536 remaining units allowed in Neighborhood Use Area E.

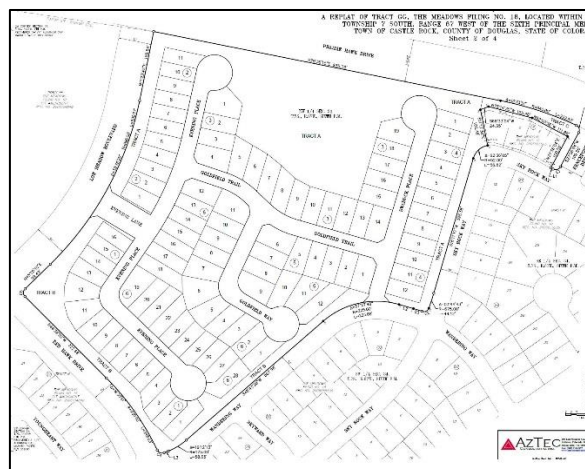
#### Proposed Site Development Plan

The project proposes 98 single family detached homes over approximately 11 acres. The 6 acres of proposed open space would be dedicated to the HOA to own and maintain. The gross density proposed equals 4.86 dwelling units per acre.

The comparison of the previously approved 2008 site plan and the proposed 2016 site plan illustrate the revised plan layout. The significant difference is the street configuration that has changed from interior through streets connecting to Wandering Way to interior streets ending in cul-de-sacs. The proposed street layout funnels the new traffic generated on the site to Low Meadows Boulevard. Open space has increased from 5.512 acres to 5.93 acres.



**2008 Approved Site Design**



**2016 Proposed Site Design**

### Public Outreach, Notice and External Referrals

- **Neighborhood Meeting:** The applicant presented this project to the community on April 21, 2016. Twelve Meadows residents were in attendance. The project was well received with no dissension.
- **Public Notice:** The SDP 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/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, Douglas County School District and surrounding HOAs. All comments have been acknowledged and addressed by the applicant.

### Analysis of Review and Approval Criteria

Staff analyzed the proposed site plan according to the requisite review criteria and made the following findings. The SDP complies with:

- The Vision 2020/Comprehensive Master Plan
- The Meadows PD entitlement documents
- The Land Development and General Design Principles in Chapter 17.10

- The Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B)
- The Circulation and Connectivity (Chapter 17.38.040.C)
- The Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D)
- The Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E)

Hyperlinks to the review criteria are provided below.

Vision 2020

<http://www.crgov.com/documentcenter/view/278>

Comprehensive Master Plan

<http://www.crgov.com/DocumentCenter/View/238>

Land Development 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)

Site Development Plan review and approval criteria, Chapter 17.38.040

[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)

### **Budget Impact**

The proposed SDP Plan will generate review and impact fees, along with use taxes. Other ongoing costs to serve the neighborhood in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other residential developments in Castle Rock.

### **Recommendation**

Based on the analysis and findings outlined in this report, Planning Commission and staff recommend approval of the proposed SDP, Amendment No. 11.

### **Proposed Motion**

I move to approve this Resolution as introduced by title.

### **Attachments**

Attachment A: Resolution

Exhibit 1: Site Development Plan

Attachment B: Planning Commission Minutes