

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Donna Ferguson, Planner I, Development Services

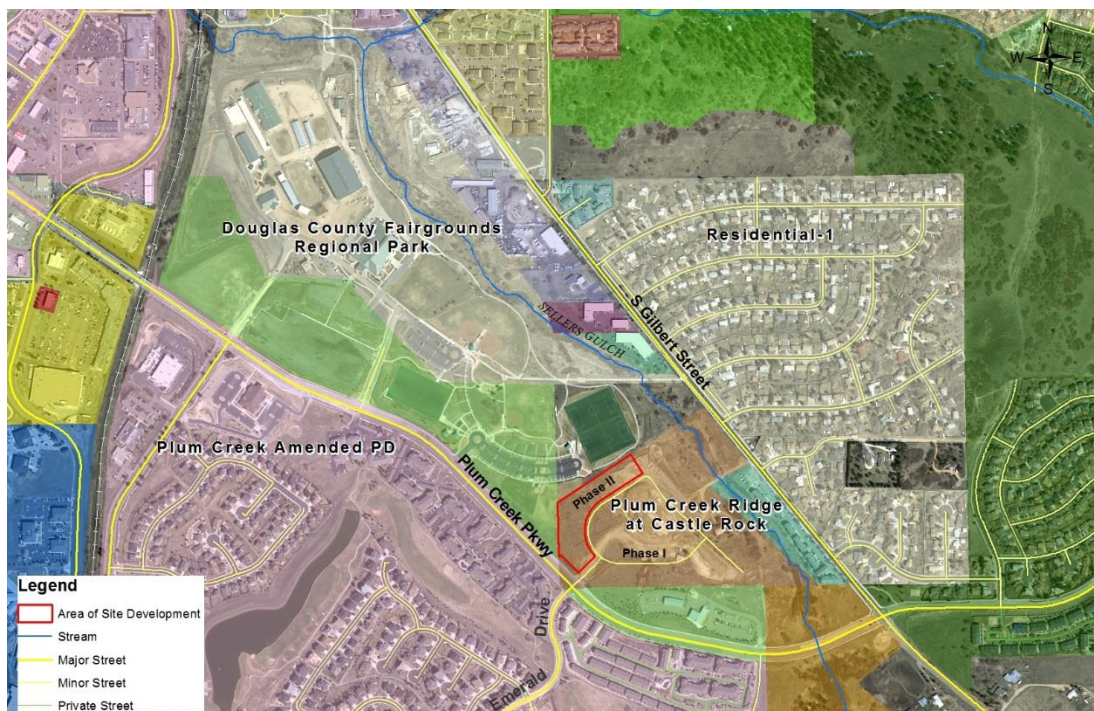
Title: A RESOLUTION APPROVING THE PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

Executive Summary

On July 14, 2016 the Planning Commission voted 7-0 to recommend approval to Town Council of the Plum Creek Ridge at Castle Rock Site Development Plan, Amendment No.1.

Plum Creek Ridge at Castle Rock is a small residential subdivision cupped between E. Plum Creek Parkway and S. Gilbert Street and adjacent to Sellers Gulch. The neighborhood was originally conceptualized in 2013 with plans to bring single-family and multi-family residential housing options to the Town of Castle Rock while protecting the gulch and the natural landscape of the area. In 2015 plans for the single-family housing portion of the neighborhood were approved and now plans for the multi-family housing portion are coming to fruition.

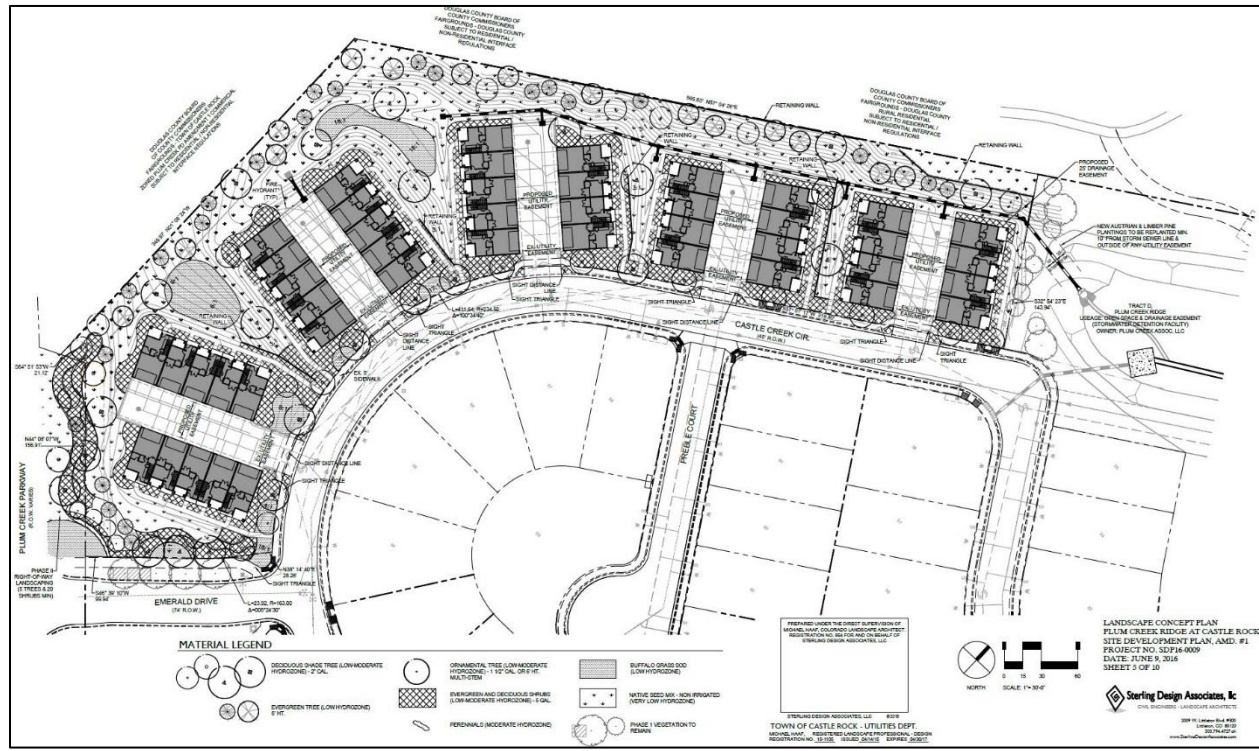
Plum Creek Associates LLC is proposing a Site Development Plan (SDP) for 45 townhome units and 1.98 acres of open space which represents Phase II of the Plum Creek Ridge at Castle Rock residential development. The proposed townhomes, if approved, will continue to provide a myriad of housing choices for the residents of Castle Rock. SDPs for residential use must be reviewed and approved by Town Council.



Vicinity Map

SDP Discussion

The SDP proposed a total of 45 townhome units on a 3.34 acres lot. The townhomes are divided up into 10 different buildings (five 4-plex buildings and five 5-plex buildings). The buildings are arranged in pairs, with each pair sharing a private driveway, and laid out in an arc pattern across the site. Each townhome unit contains a two-car garage on the back side which faces the driveway. Pedestrian access to the townhomes is on the opposite side of the garage via pedestrian walkways. The townhomes are three stories and approximately 37-feet high. The site plan also incorporates lighting and landscaping.



Site Development Plan

Analysis

Existing Conditions

The site is located off of Plum Creek Parkway at the Emerald Drive intersection. To the west and north resides grass park areas, a parking lot and two sport fields which are associated with the Douglas County Fairgrounds Regional Park. To the east of the site is the neighborhood's storm water detention area and to the south resides a neighborhood street adjacent to single-family lots which back up the street. These lots are associated with Phase I of the Plum Creek at Castle Rock residential development.

Connectivity, Access and Parking

The proposed site development plan (SDP) shows that each shared driveway will be connected to the neighborhood's interior local street and each townhome unit will have a pedestrian walkway that leads from the front door to the local street. In addition, each townhome unit will have a two-car attached garage which is accessed at the rear of the townhome. Parking will not be permitted within the shared drives but will be permitted on the local street.

Open Space & Buffering

The purpose of the Residential/Nonresidential Interface Regulations are to mitigate the impacts of nonresidential uses upon residential uses. Mitigation requirements include buffering and screening elements. This site plan is subject to review for conformance with these regulations along its west and north property lines where it interfaces the regional park. The proposed SDP has met the Interface Regulations by provided for a minimum 30-foot buffer area as well as a combination of deciduous shade and evergreen trees along these property lines.

Zoning Regulations

The site development plan is regulated by the Plum Creek Ridge Amendment No. 1 Planned Development Plan & Zoning Regulations (PDP).

The site is located within Planning Area 1 of the PDP which has a dwelling unit per acre (DU/Ac) requirement of 4.98 to 7.46. While this Phase II SDP reflects a DU/Ac of 13.5 (45/3.34), when combined with the DU per acre of the Phase I SDP of 4.5 (65/14.47) the Planning Area as a whole equates to a dwelling unit per acre of 6.2 (110/17.81) which is in conformance with the dwelling unit per acre requirement.

The site also lies within the Mixed Residential (M/R) use area of the PDP which permits the proposed single-family attached dwelling units by right and has a maximum front setback requirement of 10-feet, a side yard setback of 15-feet, a rear building separation requirement of 35-feet and a maximum height requirement for 3-story pitched roofs of 50-feet. The proposed SDP meets all the development standards of the PDP.

Neighborhood Outreach, External Referrals and Notices

On July 25, 2016 the Town received comments regarding this proposed SDP from the Parks, Trails and Building Grounds Division of the Douglas County Department of Community Development. Concerns regarding light trespass, noise trespass and erosion along the border of the Douglas County Fairgrounds and the Plum Creek Ridge at Castle Rock development were expressed.

The Town is cognizant of the unique issues that are related to residential communities which border active parks, such as the Douglas County Fairgrounds, and works with developers to mitigate these issues as best they can. In this instance, in order to mitigate light trespass and noise trespass concerns, which can be expected from the Fairgrounds, Plum Creek Ridge has incorporated buffer strips and landscape screening elements into this SDP. With regard to the erosion concern, the Town has been working with Douglas County to address the erosion of the embankment located along the border of the Fairgrounds and Plum Creek Ridge development as it relates to this development's build-out. It is anticipated that once the build-out of the development is complete that the embankment will be reseeded and generate the ground cover needed to eliminate the erosion of the embankment.

On January 23, 2014 the applicant held a neighborhood meeting to discuss the overall site plan for the Plum Creek Ridge at Castle Rock residential development which included the SDP for the townhomes (Phase II) as well as the SDP for the single-family homes (Phase 1). Approximately eight people from the surrounding neighborhood attended the meeting. Concerns regarding increased traffic, cut through traffic and maintaining the natural landscape of the area were expressed and subsequently addressed by the applicant in formal SDP submittals.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code and external referrals were sent to various utility providers, public service providers

and jurisdictional partners, including Douglas County Department of Community Development, with no objections being reported.

In addition, request for comments were sent to the Plum Creek North Master Association who expressed concerns over traffic volumes, safety and a need for signalization at the intersection of Emerald Drive and Plum Creek Parkway.

These concerns have been acknowledged by the Town as well as the applicant. A Traffic Impact Analysis (TIA) was provided in conjunction with this application and reviewed by the Town's Public Works Division. The TIA concluded that the residential development will cause only slight increases in traffic volumes and slight reductions in levels of service. Also, Public Works has recently completed a Traffic Signal Evaluation study at this intersection. The study utilized existing traffic counts and projected traffic counts (assuming the build out of the Plum Creek at Castle Rock residential development). The Traffic Signal evaluation indicated that signalization at the intersection would be warranted in June of 2018. In addition, the applicant has already contributed funds toward the future intersection control improvement at Emerald Drive at Plum Creek Parkway. These funds were a condition of the Development Agreement and paid at the time of the subdivision's first plat.

Budget Impact

The proposed Site Development Plan will generate review and impact fees, along with property taxes.

Staff Findings

Staff finds that the SDP meets the objectives and criteria of the Plum Creek Ridge Amendment No. 1 Planned Development Plan & Zoning Regulations as well as the Town's SDP review and approval criteria.

Recommendation

On July 14, 2016 the Planning Commission voted 7-0 to recommend approval to Town Council of the Plum Creek Ridge at Castle Rock Site Development Plan, Amendment No.1.

Proposed Motion

I move to approve the Resolution as introduced by title.

Attachments

Attachment A: Resolution

Exhibit 1: Site Development Plan