



Meeting Date: October 4, 2016

AGENDA MEMORANDUM

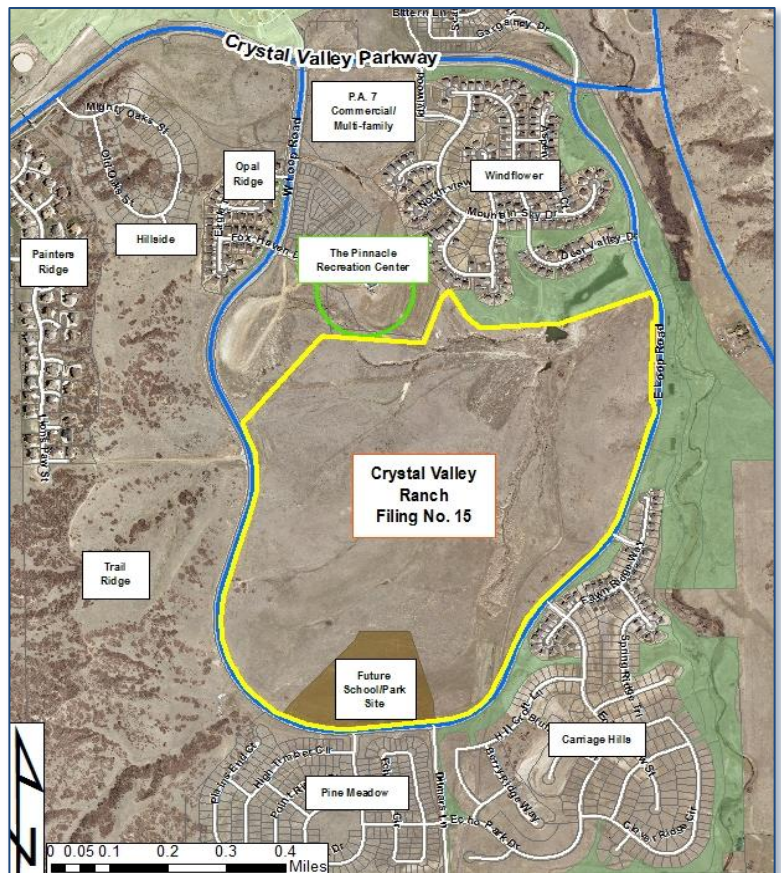
To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Resolution Approving the Crystal Valley Ranch Filing No. 15 Site Development Plan** [*Single-Family; West Loop Road / East Loop Road*]
(Town of Castle Rock Project #SDP16-0005)

Executive Summary

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock. The property was zoned in 2001 for 3,475 dwelling units. Residential development within Crystal Valley Ranch was slow in the 2000s due to economic conditions and other factors. In 2012, Crystal Valley Recovery Acquisition, LLC, the current applicant, purchased a significant portion of the undeveloped PD and began site planning the development. Sales of residential lots have increased steadily over the past few years. To date, approximately 1,308 single-family residential lots have been platted in Crystal Valley Ranch. The Site Development Plan (SDP) proposal is for a 900-lot, single-family residential neighborhood development (**Attachment B, Exhibit 1**).



Crystal Valley Ranch Filing No. 15 Vicinity Map

This proposal is in conformance with the approved zoning and all staff comments have been addressed through the review process. On September 22nd, Planning Commission voted 7-0 to recommend to Town Council approval of the Crystal Valley Ranch Filing No. 15 SDP, as proposed. (**Attachment C**).

Key Issues

- A technical criteria variance has been administratively approved by the Development Services Director to allow street trees to be planted in tree lawns smaller than 10 feet wide for collector and arterial streets.
- A technical criteria variance has been administratively approved by the Public Works Director to allow one sight distance easement to encroach approximately 5.1 feet into Lot 60.

Findings

Planning Commission found that the Filing No. 15 SDP meets the zoning and development criteria of the Crystal Valley Ranch PD plan and zoning regulations. In addition, the plan meets the objectives and criteria of the Town of Castle Rock Vision 2020, 2020 Comprehensive Master Plan and the Municipal Code Chapter 17.10 (Design Principles) and Chapter 17.38 (Site Development Plan). Finally, the site design is consistent with the goals for single-family residential development set forth in the Castle Rock Design Guidelines.

Discussion

Crystal Valley Ranch PD Zoning

Filing No. 15 is centrally located within the Crystal Valley Ranch subdivision; south of The Pinnacle Recreation and Community Center, between East Loop Road and West Loop Road. This property is zoned single-family residential with permitted densities up to 6 dwelling units per acre (du/ac) and a maximum building height of 35 feet. At 6 du/ac, 1513 units are permitted under the current zoning. The developer is proposing 900 single-family lots with this SDP.

Property Description

The vacant site is comprised of grasslands and has historically been used for cattle grazing. Removal of some pockets of Gambel Oak will be necessary in order to develop the site; however care was taken in the site planning process to

preserve the natural vegetation and topography, particularly in the existing drainages. The prominent drainages will be preserved in open space tracts.



View of the property from West Loop Road looking southeast.



View of the property from East Loop Road looking northwest.

Prairie grasslands have the potential to support mule deer, pronghorn, coyotes and red fox, as well as smaller mammals such as voles, gopher and squirrels. It is anticipated that wildlife will continue to visit the site via the connected and continuous open space tracts.

Proposed Site Development Plan

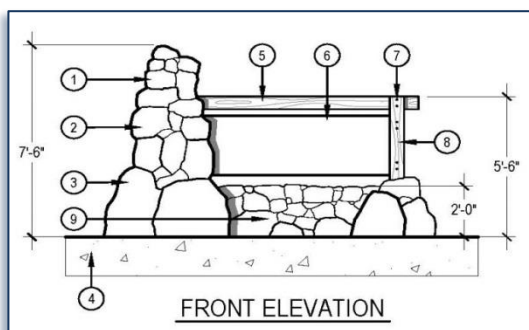
This site plan proposes 900 single-family lots and a gross density of 3.57 dwelling units per acre; 613 units less than the zoning allows. The lot sizes will range from approximately 4,000 square feet (s.f.) to 16,156 s.f., providing a variety of options for home buyers. The development will be constructed in phases.

Approximately 69.7 acres, about 28% of the site will be set aside as open space providing for buffers, trails and natural corridors (shaded green). Hard surface and crusher fine trails will traverse the site linking neighborhoods to each other and connecting to the overall Crystal Valley Ranch trail system. Entry features will distinguish the primary access points and neighborhoods within the subdivision.

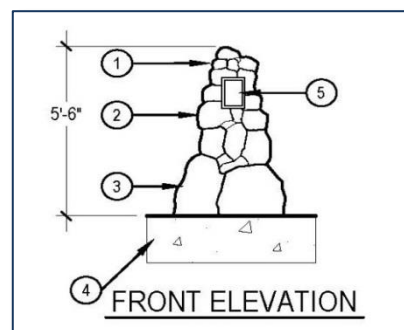


Proposed Site Plan

The proposed development standards are consistent with the existing and proposed single-family neighborhoods adjacent to the property, as shown in the table on page 4.



Entry Monument Sign



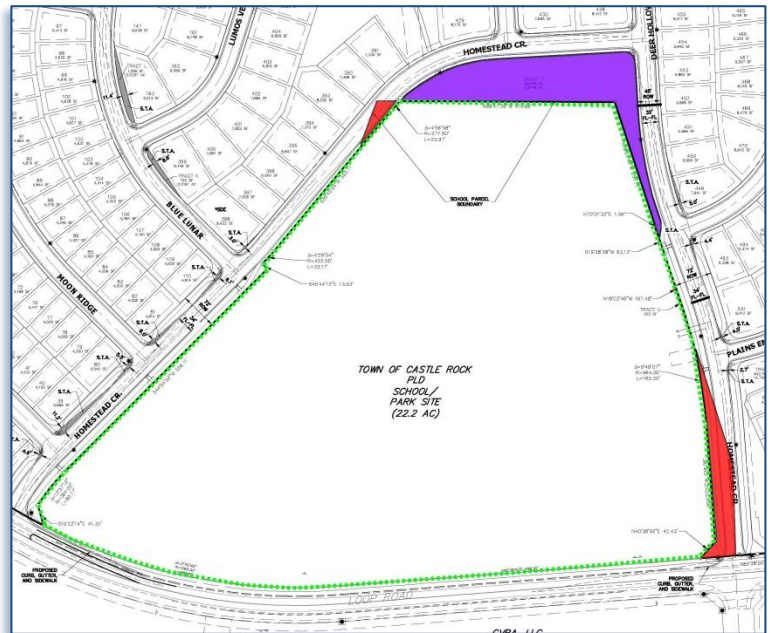
Entry Column

	Filing No. 15	Windflower	Trail Ridge	Carriage Hills	Pine Meadow
Gross Density	3.57 du/ac	2.91 du/ac	1.5 du/ac	5.4 du/ac	3.9 du/ac
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet
Setbacks					
Front	20 feet	25 feet	20 feet	20 feet	20 feet
Rear	20 feet	20 Feet	20 feet	20 feet	20 feet
Side	5 feet	7.5 feet	5 feet	5 feet	5 feet
Side – Corner Lot	15 feet	15 feet	10 feet	15 feet	10 feet

Finally, the developer is dedicating additional acreage, shown as Tract T, for the School/Park site located in the southern portion of the property (shaded purple in the illustration below). This will increase the total Public Land Dedication (PLD) acreage to 22.2. The original PLD was 20.2 acres. This addition compensates for the loss of PLD to the right-of-way for Homestead Circle (shaded red). The minimum buildable area of the PLD will remain 20.2 acres as was originally planned.

Notification and Public Outreach

- **Neighborhood Meeting** - The applicant held a neighborhood meeting on January 26, 2016, in conjunction with a regular Homeowners Association Meeting. Approximately 40 attended the meeting. Questions focused on traffic and road improvements, water availability, impacts to wildlife and number of units expected at build-out.



Public Land Dedication – School/Park Site

The overall road system for Crystal Valley Ranch was designed to accommodate the vehicle trips anticipated at full build-out of 3,475 dwelling units. The Crystal Valley Ranch Annexation and Development Agreement establishes triggers for road improvement based on building permits issued. The developer explained that widening and turn lane improvements for Crystal Valley Parkway would begin in the summer of 2016. That project is on track to be completed before the end of the year. In addition, future improvements to Lake Gulch Road will include acceleration and deceleration lanes. Signalization of major intersections in Crystal Valley Ranch will be added when

traffic counts warrant. Finally, 900 single-family lots proposed with this Filing No. 15 SDP are 613 lots less than is allowed for this property.

At the time of annexation, the groundwater associated with Crystal Valley Ranch property was dedicated to the Town and intended to be used to meet the needs of the future development. The developer is permitted to draw from the Crystal Valley Ranch water bank or pay cash-in-lieu of single-family equivalents for water resources needed to serve the development.

Approximately 28% of the property is set aside as open space. The open space is configured to preserve vegetated drainage corridors and provide connected and continuous natural tracts. It is anticipated that wildlife will continue to visit and traverse the property.

- **Public Notice** - The site plan 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* map (formerly 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 addressed by the applicant and accepted by staff.

Planning Commission Public Hearing – September 22, 2016

At the Planning Commission hearing, two residents of Crystal Valley Ranch addressed the Commission. The first expressed a desire to see the recently drained detention ponds on the site refilled in order to serve as a wildlife and water fowl habitat. Staff acknowledged that there has been water in the basins, however that has occurred because the outfall structures were clogged. The basins are an intricate part of the overall Crystal Valley Ranch drainage system and the ponds are intended to be dry, except in a rain event during which they will detain and release stormwater at historic flows. The stormwater is not intended to be retained, nor are the basins intended to be a fresh water amenity in the subdivision.

A second resident asked about future signalization along Loop Road. Ryan Germeroth, Transportation Planning and Traffic Engineering Manager, explained that the developer has paid for signalization of four intersections. At this time, traffic volumes do not warrant the signalization of Loop Road intersections.

Analysis and Findings

The proposal has been analyzed according to the requisite review criteria. 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. In conclusion, Planning Commission

made the following findings regarding the proposed Crystal Valley Ranch Filing No. 15 Site Development Plan.

- The SDP supports the objectives of the Vision 2020 and Comprehensive Master Plan,
- The SDP meets the requirements of the Crystal Valley Ranch Preliminary PD Site Plan Major Amendment No. 4 and PD Zoning Regulations,
- The site design is consistent with the goals for single-family residential development set forth in the Castle Rock Design Guidelines,
- The SDP meets the review and approval criteria of the Municipal Code Chapter 17.38, and
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed to serve the property.

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 and General Design Principles (Chapter 17.10)
https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=T17ZO_CH17.10LADEENDEPR
- Site Development Plan Review and Approval Criteria (Chapter 17.38)
https://www.municode.com/library/co/castle_rock/codes/municipal_code?nodeId=T17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR

Budget Impact

Development of the property with 900 single-family lots will generate review and impact fees, along with use taxes. Other ongoing costs of serving a new neighborhood, in terms of public infrastructure and amenities, as well as police and fire, will be comparable to other single-family residential developments in Castle Rock.

Recommendation

Based on the analysis and findings summarized in this report, Planning Commission recommends that Town Council approve the proposed SDP, as proposal.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

Attachment A: Vicinity Map
Attachment B: Resolution
Exhibit 1: Site Development Plan
Attachment C: Planning Commission Minutes

