



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Resolution Approving the Meadows Filing No. 20, Amendment No. 8 Site Development Plan** [*Single-Family; SW of the North Meadows Drive and Champagne Avenue Intersection*] (Town of Castle Rock Project #SDP17-0018)

Executive Summary

Planning Commission considered this proposal on September 28th and voted 6 to 0 to recommend approval (Attachment C). There was no public comment.

The Meadows is a master planned community located in the northwest portion of the Town of Castle Rock. The original Meadows Planned Development (PD) was approved in 1984 and allowed a maximum of 14,000 dwelling units. Since that time, the Meadows has gone through several rezonings. The current zoning, approved in 2003 allows a maximum of 10,644 dwelling units. To date approximately 6,007 units have received Certificates of Occupancy.

This property proposed for development is within the Town Center use area, which allows single-family [attached and detached], townhomes and apartment type residential units. The property was originally site planned in 2004 as a single lot allowing a maximum of 24 multi-family dwelling units. Castle Rock Development Company is proposing a Site Development Plan amendment to create 11 lots for single-family detached development (**Attachment B, Exhibit 1**).

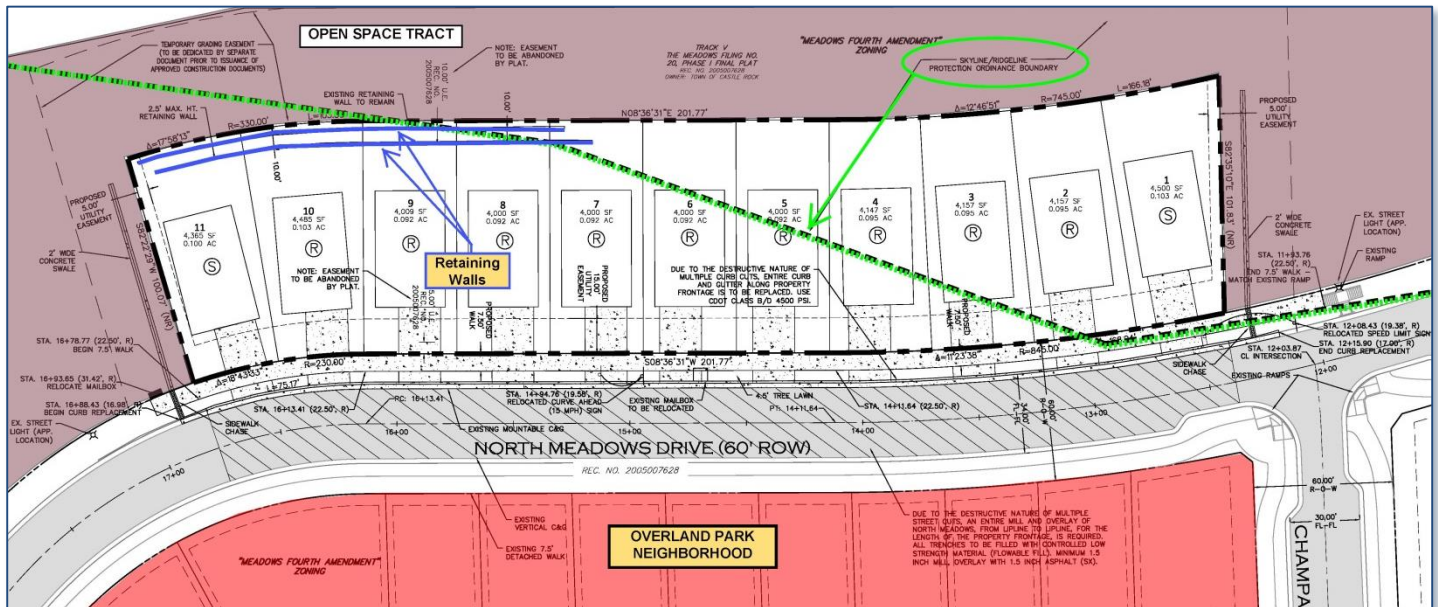


Vicinity Map

This SDP complies with the Meadows Planned Development (PD) development standards for single-family detached uses, as well as the Town's review and approval criteria and technical requirements. All staff comments have been addressed through the review process. Staff recommends that Planning Commission recommend approval.

SDP Discussion

Castle Rock Development Company has submitted this SDP application on behalf of Adamo Homes, the buyer and builder of the site. Adamo Homes is a local homebuilder, who focuses on small projects of 10 to 20 lots. This property is located on North Meadows Drive, south of Meadows Boulevard (**Attachment A**). Native Legends Open Space surrounds the property on



Site Development Plan

the north, west and south. The Overland Park neighborhood is located to the east and consists of single-family detached homes with alley loaded garages.

The SDP amendment proposes 11 single-family lots on approximately 1.052 acres for a gross density of 10.5 dwelling units per acre (du/ac), down from 22.8 du/ac for the previously proposed multi-family development. Each unit fronts to North Meadows Drive. Two parking spaces will be provided in each attached garage, and two additional spaces will be available on each driveway.

The building envelopes of Lot 1-6 are impacted by the Minor Ridgeline area, restricting the maximum building heights to 35 feet. Lots 7-11 are allowed a maximum building height of 60 feet per the Meadows 4th PD zoning regulations. Meadows Town Center single-family residential development standards require enhanced architectural elements. Lots designated with an R are required to have enhanced rear elevation architectural details, including a minimum of two architectural details that break the main plan of the rear elevation. Homes built on lots designated with an S are required to have enhanced side elevation architectural details approved by Castle Rock Development Company.

Streetscape is being provided along the North Meadows Drive frontage. The Master Developer will be constructing trail improvements just south of this property that will intersect with the sidewalk along North Meadows Drive and provide direct pedestrian access to the Native Legends Open Space.

Analysis

Zoning Regulations

The Meadows PD, 4th Amendment created a mixed-use Town Center use area intended to promote economic vitality through the consolidation of commercial, retail, office, institutional uses with residential uses. No maximum square footage was established for non-residential uses. Up to 3,679 residential dwelling units are permitted. No maximum densities were established by the PD zoning regulations. The maximum building height permitted in the Town Center is 60 feet, and up to 75 feet with Special Review approval.

Surrounding Conditions

The site is located on North Meadows Drive, south of Meadows Boulevard. There is an existing single-family residential neighborhood directly adjacent to the property to the east, with both attached and detached unit types. The single-family detached residential development to the west is separated from this site by a minimum of 290 feet and a ridgeline that is part of the Native Legends Open Space tract (see aerial below).



Aerial View of Surrounding Uses

North Meadows Drive is a local collector road with capacity to serve this development. Due to previous overlot grading and erosion control measures, the vegetation on the site consists of sparse grasses. Connectivity to wildlife habitat and movement corridors is limited to existing open space tracts within and surrounding the Town Center, which will not be diminished with the site development.

Notification and Public Feedback

- *Planning Commission:* The Planning Commission held a public hearing on Thursday, September 28th. No members of the public addressed the Commission. The Commissioners did raise any concerns and voted 6-0 to recommend approval.
- *Neighborhood Meeting:* The applicant held a neighborhood meeting on Monday, June 5th at the Grange in the Meadows. Four residents attended. The master developer and the project architect discussed the proposed site plan and answered questions about the color and design of the homes, the necessary grading on the site, impacts to the open space, the maximum heights allowances and the anticipated start date. In addition, concerns were raised about construction traffic. The representative for Adamo Homes committed to monitoring their construction site and traffic to reduce impacts. There was support for a reduction from 24 multifamily units to 11 single-family detached units.
- *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. At the writing of this report, Town staff has not received any inquiries about the project.
- *External Referrals:* Requests for external comments were sent to the various utility service providers, Douglas County Government, Douglas County School District and surrounding HOAs. All comments have been addressed by the applicant and accepted by staff.

Findings

Staff analyzed the proposed site plan according to the requisite review criteria. The property is impacted by the Skyline-Ridgeline Protection area and those restrictions have been called out on the SDP. It has been determined that there are no protected or endangered species present on the site. All staff and external referral comments were addressed through the review process.

Planning Commission held a public hearing on September 28th and made the following findings.

- The SDP supports the objectives of the Vision 2020 and Comprehensive Master Plan;

- The SDP meets the requirements of the Meadows Preliminary PD Site Plan Amendment No. 4 and PD Zoning Regulations;
- The SDP meets the review and approval criteria of the Municipal Code Chapters 17.10, and 17.38, and;
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed to serve the property.

Budget Impact

Development of the property with 11 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 and staff recommend approval.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

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