



Meeting Date: March 22, 2018

AGENDA MEMORANDUM

To: Planning Commission

Thru: Bill Detweiler, Development Services Director

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Site Development Plan for Lot 1A, Block 10, The Meadows Filing No. 20, Phase 1, Amendment No. 15** [*Multi-Family Apartments; Southeast of North Meadows Drive and Elegant Street*]
(Town of Castle Rock Project #SDP17-0039)

Executive Summary

The Site Development Plan (SDP) proposal is for a new 204 unit multi-family, market-rate apartment development with private amenities to include a pet park, car and pet wash, clubhouse and pool **(Attachment B)**. The project is called The Springs at Castle Rock.

The Meadows is a master planned subdivision 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. The Meadows has gone through several rezonings over the years. The current PD zoning, approved in 2003, allows a maximum of 10,644 dwelling units; to date approximately 6,084 units have been approved or constructed in The Meadows. This site plan is proposed on property within the Meadows Town Center use area, where a mix of uses, such as single-family, multi-family, commercial and office, are permitted.

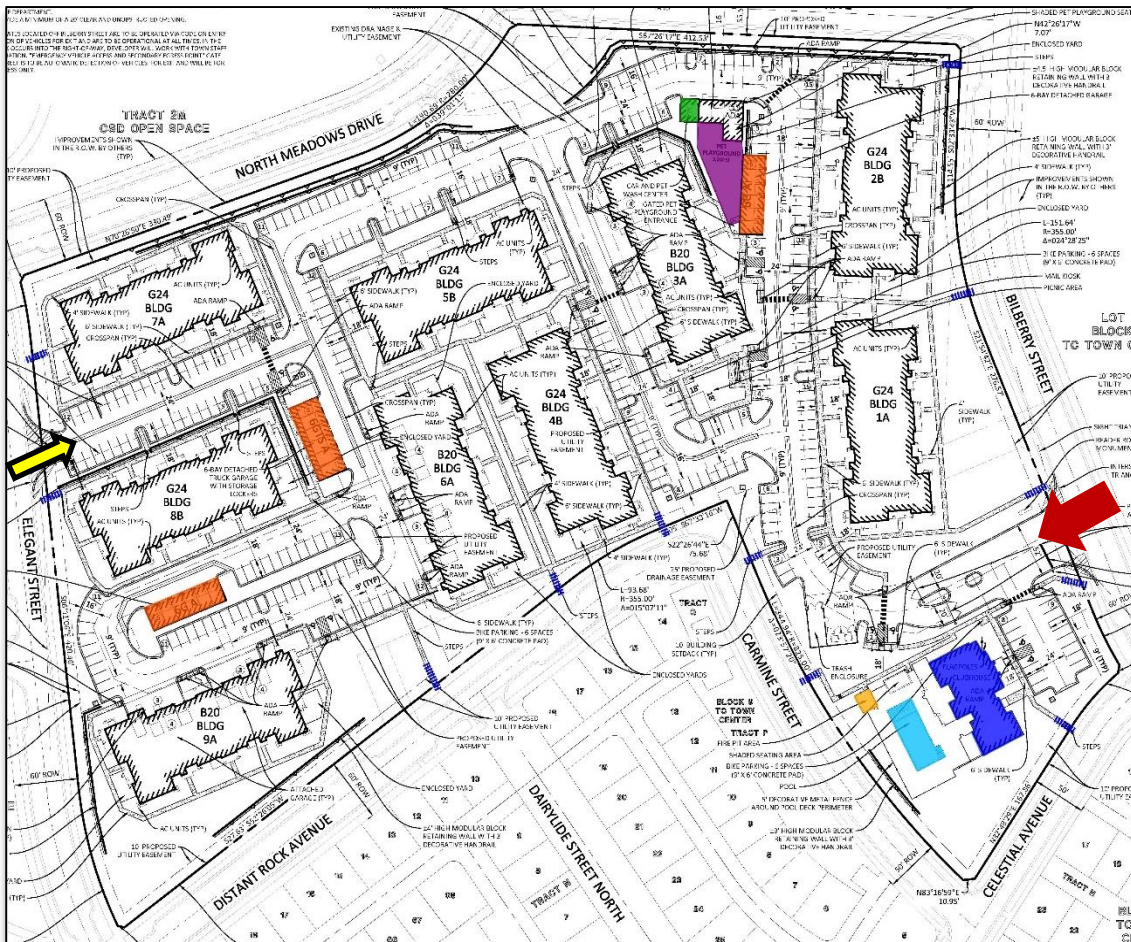


Vicinity Map

The purpose of this report is to seek Planning Commission recommendation on the proposed Site Development Plan. This proposal is in conformance with the approved zoning and Town criteria. Staff comments have been addressed through the review process. Staff recommends that Planning Commission recommend approval.

SDP Discussion

This property is located southeast of the intersection of N. Meadows Drive and Elegant Street (**Attachment A**). The Meadows Native Legends Open Space is located north of the property. Single family neighborhoods are planned to the west and south of the site. A school is currently under construction on the southwest corner of Elegant Street and Distant Rock Avenue. The lot to the east of the property is vacant, with the use and site plan to be determined.



Proposed Site Development Plan

This site plan proposes 204 multi-family units in nine separate buildings. Studio, one, two and three bedroom for-lease units will be offered at market-rates. Private site amenities will include a fenced, natural turf pet playground (highlighted in purple in the illustration above), a pet and vehicle wash (highlighted in green), clubhouse (dark blue), pool (light blue), and fire pit (yellow).



Clubhouse – Front Elevation

The primary vehicle entrance, located on Bilberry Street, is gated (red arrow). A secondary emergency vehicle access (EVA) drive is located on Elegant Street (yellow

arrow). The EVA will be gated, locked and accessible only by emergency services personnel.

Walkability is an important characteristic of the Meadows Town Center. Although this



Clubhouse – Rear Elevation

development is gated at vehicle access points, pedestrians have direct access to and through the site. Pedestrians may enter the site from the public sidewalk at 12 points around the perimeter of the property (blue dash lines). An extensive network of walkways extend through the site. Adjacent neighbors and residents of the complex can conveniently traverse the site to reach the commercial center to the east, the Native Legend Open Space to the north and the school site to the southwest.

Zoning standards require a minimum of 336 onsite parking spaces. A total of 367 onsite parking spaces are proposed, as a combination of attached and detached garages, private driveway spaces and surface parking lots. In addition, separate parking spaces are provided for the clubhouse and pool facilities.

The buildings are designed with vertical and horizontal articulation in order to break up the mass and to provide visual interest. Exterior materials will include stone veneer, horizontal siding, vertical board and batting and stucco. The roof line is varied, consisting of a gabled roof with parapets, standing seam metal overhangs and shed dormers. Each unit has a private entrance and some units include covered balconies and attached garages.

The proposed development complies with the Town Center standards for multi-family developments. The buildings are two stories with a proposed height of 32 feet, which is well below the 60 feet allowed by zoning within the Town Center. The proposed density is approximately 17 dwelling units per acre. The Town Center is intended to be an area of high density residential and a mix of uses; both single-family and multi-family, interspersed with non-residential uses. There is no maximum density or residential/non-residential separation requirements prescribed in the Meadows PD zoning standards.



Apartment Buildings – Front, Rear and Side Elevations

Landscaping on the site exceeds the Town's requirement of 20%. In addition, the streetscape proposed on the perimeter of the site meets the Town landscape criteria and will provide shade, buffers and visual interest.

Analysis

Zoning Regulations

The Meadows Planned Development, 4th Amendment, as approved in 2003, 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. The Town Center zoning anticipated a minimum of 15,000 square feet (s.f.) of retail/commercial uses, and a minimum of 15,000 s.f. of office space. Up to 3,679 residential dwelling units are permitted. To date, approximately 1,620 dwelling units have been approved or construction in the Town Center use area.

The maximum building height permitted in the Town Center is 60 feet, and up to 75 feet with Special Review approval by Town Council. As proposed, the height of the buildings will be approximately 32 feet. Parking standards for multi-family, established in the Meadows PD zoning regulations, require one parking space per bedroom. As noted, previously in this

report, 336 onsite parking spaces are required based on the unit types and number of bedrooms. A total of 367 onsite spaces will be provided.

Existing Conditions

The property is located southeast of the intersection of North Meadows Drive and Elegant Street. The complex will provide a transition between the single-family residential area planned to the west and south, and the commercial core of the Town Center to the east. The property is adjacent to open space to the north.

The vacant site slopes gently from the southwest to the northeast. The site was historically used for grazing. Vegetation on the property is limited to short grasses. Connectivity to wildlife habitat and movement corridors is limited to existing open space tracts and drainage corridors within and surrounding the Town Center, which will not be impacted with this site plan.

Infrastructure and Transportation Capacity

Technical drainage, utility and traffic reports were submitted to the Town with the SDP for analysis. The reports examine the potential impacts of the proposed development on existing and future infrastructure capacity exists. Town utility and public works engineers have reviewed and accepted all reports and analyses for this project, determining that water, sewer, storm sewer and road systems will be sufficient to accept the added demand of this development.

As noted, the access to this site will be from Bilberry Street, with an EVA to the complex from Elegant Street. Both of these streets are part of the planned grid networks of public streets. Bilberry Street is directly accessible from Meadows Boulevard.

The master traffic study for the Meadows Town Center was based on the mix of uses and anticipated 400 apartments to be constructed on this property. As proposed, the complex will consist of only 204 units. The anticipated 1,360 vehicle trips per day complies with the volumes anticipated in the master traffic study.

Notification and Public Outreach

The applicant posted public hearing notice signs on the property and mailed notice letters to property owners and Homeowner Associations (HOA) within 300 feet of the property. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and featured the proposal on the *Development Activity* map. In addition to the public hearing notices, the Continental LLC sent personalized letters to the single family residences that are new additions to the 300 foot mailing buffer list since the neighborhood meeting was held. The letter provided information about the project, the site design and amenities. The residents were encouraged to contact Continental with questions or concerns. To date, the applicant has not received any inquiries about the project.

External referrals were sent to service providers and Douglas County agencies. Douglas County School District acknowledged that the obligation for school land dedications have been

satisfied for this property. Douglas County Addressing provided a standard comment requesting that the Town emergency services departments approve the proposed addressing. Intermountain Rural Electric required a minimum 10 foot wide utility easement around the perimeter of the property, which has been provided. There are no outstanding external comments.

A neighborhood meeting was held on Monday, June 12, 2017 at the Taft House, Docket Room in the Meadows. The site was posted with neighborhood meeting signs, written notice was sent to all property owners within 300 feet of the site and notice was posted on the Town's website. Representatives of Castle Rock Development Company, Continental LLC, and the Town of Castle Rock attended. No members of the public attended the meeting. Town staff has not received any inquiries from Meadows residents regarding the proposed development.

Findings

Staff analyzed the proposed site plan 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. All staff review comments and external referral comments have been addressed. In conclusion, staff makes the following findings regarding the proposed Site Development Plan for Lot 1A, Block 10, The Meadows Filing No. 20, Phase 1, Amendment No. 15:

- The Site Development Plan supports the objectives of the Vision 2020 and the Comprehensive Master Plan,
- The Site Development Plan meets the requirements of the Meadows Preliminary PD Site Plan, Amendment No. 4 and PD Zoning Regulations,
- The Site Development Plan supports 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 with this project to serve the property.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for multi-family developments. Other ongoing cost of serving a new neighborhood, in terms of public infrastructure and services, will be comparable to other residential developments in Castle Rock.

Recommendation

Based on the analysis and findings summarized in this report, staff recommends that Planning Commission recommend to Town Council approval of the proposed SDP.

Proposed Motion

I move to recommend to Town Council approval of the Site Development Plan for Lot 1A, Block 10, Meadows Filing No. 20, Phase 1, Amendment No. 15.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan