

## AGENDA MEMORANDUM

**To:** Planning Commission

**From:** Donna Ferguson, Planner II, Development Services

**Title:** Terrain PA 49 and 50, Use by Special Review/Site Development Plan

### Executive Summary

Terrain is a master planned subdivision located in the eastern portion of the Town of Castle Rock. It is planned for a maximum of 1,575 dwelling units on approximately 1,180 acres. SLV Castle Oaks, LLC is proposing a Use by Special Review/Site Development Plan (UBSR/SDP) for 120 single-family attached units on 13 ± acres with 24 ± acres of associated open space. With associated infrastructure the total site acreage of 45 ± acres Figure 1. The project is located east and south of the intersection of State Highway 86 and N. Ridge Rd. It will take access from State Highway 86 directly across from Autumn Sage to the north.

The Terrain Planned Development (PD) zoning for this property is mixed-use development including multi-family residential and/or retail

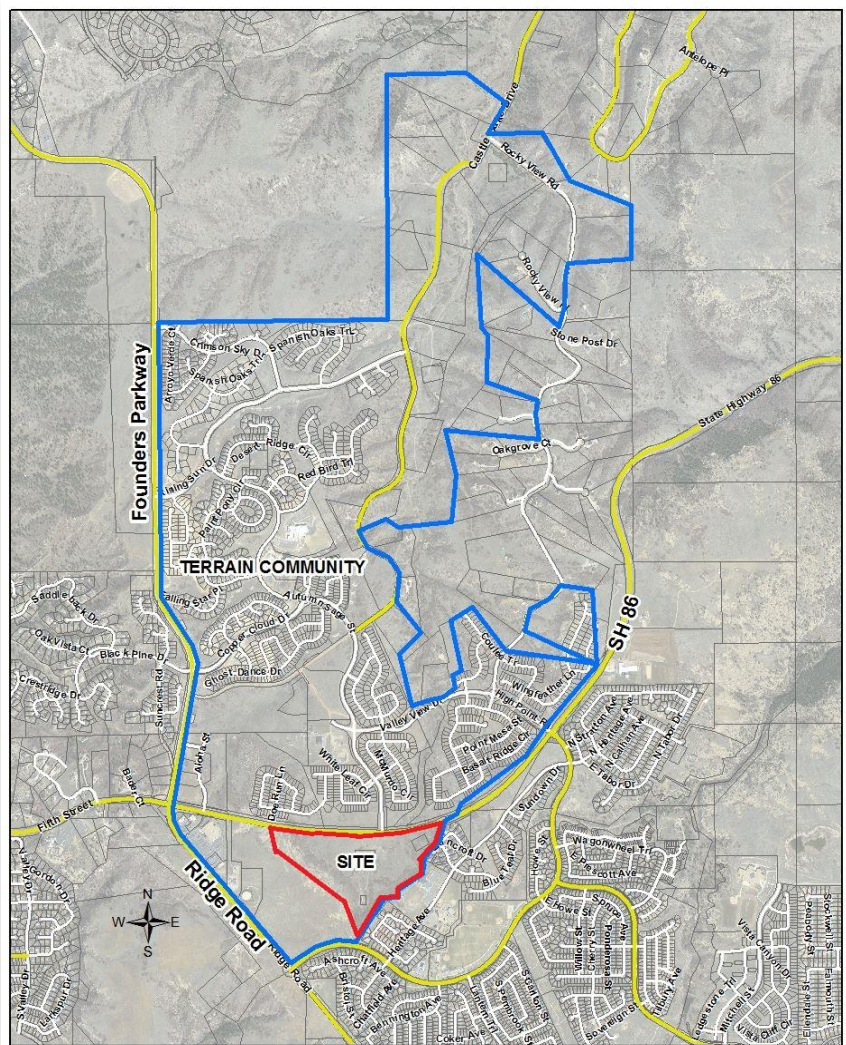


Figure 1: Site Location (outlined in red) within Terrain Community (outlined in blue)

and commercial uses (MF/IB). Single-family attached dwelling units are a use by special review (UBSR) within the MF/IB zoning designation. This UBSR/SDP complies with the Terrain PD use and development standards for single-family detached uses.

## **Findings and Recommendations**

Staff finds that the UBSR/SDP meets the objectives and criteria of the Terrain PD, PD zoning regulations, the Town of Castle Rock 2030 Comprehensive Master Plan and the Municipal Code and recommends approval of the application.

## **Discussion**

### **Background**

The UBSR/SDP proposed development site is within the Sunstone Village of the Terrain PD, specifically planning areas (PA) 49 and 50. Sunstone Village PA 49 and 50 is located south and east of the intersection of State Highway 86 and N. Ridge Rd (Figure 2). To the north of the site and north of State Highway 86 is Terrain Filing No. 2, PA 45, 46 and 32 that has been platted for 155 single-family detached dwellings. The property abuts an undeveloped portion of the Terrain PD to the west and a developed section of Founder's Village PD to the east that consists of single-family residences and a church. Only two single-family residences share adjacent lot lines with the proposed development site. The remaining contiguous property within Founder's Village consists of open space and church property as represented on the following map.

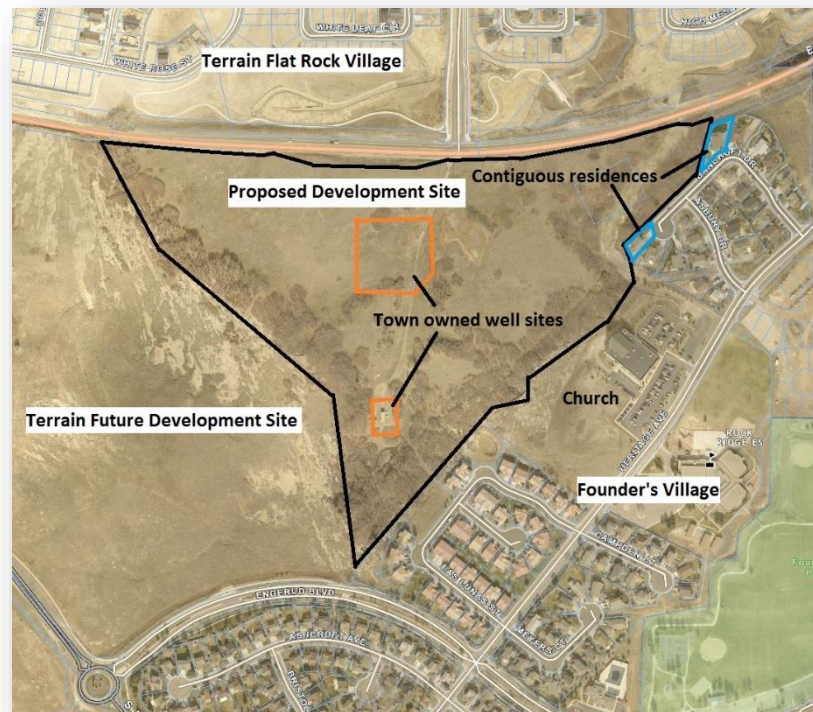


Figure 2: Sunstone Village PA 49 and 50



## **Analysis**

### **Zoning Regulations**

The zoning regulations that govern this proposed development site are the Terrain Planned Development Zoning Regulations, Approved Oct. 6, 2015, by the Castle Rock Town Council. Within the MF/IB use area, single-family attached dwelling units are a USBR. Within the Town of Castle Rock's Municipal Code Section 17.38.050 – Use by Special Review review and approval criteria, five elements for review are to be considered in addition to all criteria set forth in Section 17.38.040, Site Development review and approval criteria. All approvals shall take into consideration the approval criteria within both 17.38.050 and 17.38.040.

The extra review associated with the USBR include:

1. Design compatibility with adjacent properties – The paired home product is proposed as single story design with separate drives and garage parking, designed in scale and architecture to be compatible with adjacent development.
2. Compatibility with adjacent properties proposed and existing uses – The existing surrounding property is primarily single-family residential. Although the proposed product is a zero lot line paired home, each home will take individual drive access and be constructed on individual lots ranging in size from 4,367 sq. ft. to 6,916 sq. ft. The homes will be a for sale product.
3. Mitigates adverse impacts associate with proposed uses such as light intensity, hours of operation, etc. (typically associated with business uses) – This review criteria would be associated with business uses, which is not being proposed.
4. Will not result in undue traffic congestion or traffic hazards, plus adequate off-street parking is proposed – Each residence will include garages and adequate driveway length to provide parking for two vehicles, just as would be required for single-family residences. All traffic for the proposed development would take access from State Highway 86 only, across from Autumn Sage. A traffic signal will be constructed when warranted from funds associated with the Terrain development.
5. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impacts – The residences are proposed to be on the northern and interior areas of the project site. They are significantly removed from the perimeters of the site that are adjacent to existing development. Additionally a perimeter of scrub oak will remain in place acting as an existing natural buffer.

The development standards associated with the MF/IB zone within the Terrain PD and the associated proposed development are as follows:

	Permitted	Proposed
Maximum Height	50'	30'
Max Dwelling Units/Gross Acre	19	9

Setbacks	Set at time of SDP	
Front, Side Load Garage		12'
Front, Front Load Garage		18'
Rear		12'
Side, Interior Lot		5'
Side, Street Lot		10'

### Existing Conditions

The site is a bowl-shaped basin surrounded by steep slopes encompassing the western, southern and eastern perimeters of the site. These perimeter areas are comprised of scrub oak and Mountain Mahogany. The other areas of the site consist primary of grasslands and low growing vegetation. A former stock pond is located in the northeast sector of the site. The McMurdo Gulch crosses the site with headwaters at the southern boundary draining northerly under State Highway 86 (east of Autumn Sage Dr.).

The upper reaches of McMurdo Gulch are comprised of habitat that could potentially contain Preble's Jumping Mouse, an endangered species, habitat. Therefore, the Dept. of Interior, U.S. Fish and Wildlife Service (USFWS) were contacted and a biological assessment of the area was conducted. The conclusion of the study resulted in a "no impact" determination letter from USFWS agreeing that a population of Preble's is not likely present in the subject area.

Another environmental hazard associated with the development site was the potential for wildfire within the scrub oak biome. The applicant has proposed to clear all areas from the homes into the perimeter areas surrounding the homes and revegetate. The native vegetation will remain in place with the buffer of cleared and revegetated land between the homes and existing scrub oak.

Lastly, thirteen of the proposed 120 lots within the USBR/SDP are currently in a Zone X floodplain. The applicant is required to provide hydraulic modeling that demonstrates that those lots will not be within Zone X after grading and on-site construction. The model must be reviewed and approved through a Floodplain Modification Study process by the Town's Floodplain Administrator. Per Municipal Code Section 18.12.070.A – Subdivision proposals – "All subdivision proposals including the placement of manufactured home parks and subdivisions shall be reasonably safe from flooding. If a subdivision or other development proposal is in a flood-prone area, all platted lots shall be located outside the Special Flood Hazard Area and the floodplain shall be contained within designated tracts." Therefore, until the Floodplain Modification Study is reviewed and approved the thirteen lots may not be platted.

### Transportation and Traffic Analysis

The project site is located south of the existing intersection of SH-86 and Autumn Sage Street. These roadways are classified as a state highway and a Town residential minor collector street, respectively. The proposed development will access the wider transportation system by constructing the fourth leg of the SH-86/Autumn Sage intersection. The internal transportation system will include two local residential streets. An emergency vehicle access point will be established from SH-86 to the most remote point within the internal street system near the

western edge of the property. The project includes land dedications to establish right-of-way for the internal street system and to widen the SH-86 right-of-way to 175 feet.

A south-trending pedestrian trail is planned near the western property line. The trail will connect the development to future developments to the south and west and may ultimately provide pedestrian connectivity to an existing shopping center located at SH-86 and N Ridge Road. The development agreement includes provisions for a paved regional trail segment along the SH-86 frontage. The developer and the Town agreed there were significant benefits to constructing the trail with the highway widening. Benefits of this plan include: avoiding construction of a trail with excessive grades; avoiding maintenance of a trail without connectivity on either end; and avoiding potential for trail damage during highway widening. The developer will provide cash-in-lieu of trail construction.

A site-specific Transportation Impact Analysis (TIA) was prepared by LSC (March 16, 2017). The TIA established existing traffic by counting traffic in January 2017 and assessed the project's traffic impacts by comparing existing traffic to future traffic projections. Estimates were made for years 2020 and 2040 for both background traffic (without the project) and total traffic (with the project) cases. The TIA was reviewed and approved by the Town's Public Works Department.

The project is expected to generate an average of 755 weekday trips with 57 morning and 67 evening peak hour trips. The TIA recommends improving the existing SH-86/Autumn Sage intersection with an eastbound right-turn/deceleration lane; a westbound left-turn/deceleration lane; and a northbound to westbound left-turn/acceleration lane. The TIA includes a provision for a traffic signal at SH-86/Autumn Sage in-lieu of the westbound acceleration lane, however CDOT indicated the signal was not currently warranted. The northbound site access approach to SH-86 will include a dedicated left-turn lane and a shared through/right-turn lane.

The internal street system was designed using a Town-standard local residential street cross-section with a 45-foot right-of-way width. The standard street section includes two drive lanes with a curb, gutter and a sidewalk on each side of the street. Other roadway improvements include lighting and roadway drainage features. The street system layout was designed using current Town transportation infrastructure criteria. Transportation-related site plan items were assessed and were found to be in compliance with existing code and technical criteria. During a June 2017 neighborhood meeting, concern was expressed regarding mitigation of traffic impacts to SH-86. As discussed above, impacts will initially be addressed by adding auxiliary lanes. When warranted, the SH-86/Autumn Sage intersection will be signalized. Ultimately, the Town and CDOT have plans to widen this and other segments of SH-86 to a four-lane state highway section.

#### Notification and Public Outreach

- *Neighborhood Meeting:* The applicant held a neighborhood meeting on June 29, 2017. Four neighbors were in attendance. Questions from the attendees included: Would the project include fire mitigation for the existing scrub oaks? How would traffic impacts on State Highway 86 be mitigated? The applicant responded by indicating that the proposed homes would not abut the scrub oak around the perimeter. Wildfire mitigation would be provided by creating a cleared buffer between the proposed residences and

the scrub oak. In regards to the traffic created by the proposal, the applicant indicated that a Traffic Impact Analysis had been conducted and would be reviewed by the Town's traffic engineers. A traffic signal at the intersection of Autumn Sage and State Highway 86 would be constructed when warranted from funds associated with the Terrain PD.

- *Public Notice:* The USBR/SDP was noticed in accordance with the Town of Castle Rock Municipal Code. Public hearing signs were posted 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 received one inquiry about the project requesting the public hearing notice dates and times.
- *External Referrals:* Requests for external comments were sent to the various utility service providers, Douglas County Government, Colorado Department of Transportation (CDOT), Colorado Division of Wildlife and surrounding HOAs among others. All comments have been addressed relating to the conceptual UBSR/SDP. Further refined technical details will be addressed with the review of the construction documents. Concerns that will need to be addressed relate to grading within the future CDOT right-of-way; potential future need to haul off all rock spoils; approval of the cost estimate for regional trail cash-in-lieu payments to CDOT along the property's State Highway 86 frontage and detailed grading plans in order to provide access for the Intermountain Rural Electric Association under their power lines.

## **Findings**

Staff analyzed the proposed site plan according to the requisite review criteria. It has been determined that there are no protected or endangered species present on the site. In conclusion, staff makes the following findings regarding the proposed Sunstone Village PA 49 and 50 UBSR/SDP:

- The UBSR/SDP supports the objectives of the 2030 Comprehensive Master Plan; and
- The UBSR/SDP meets the requirements of the Terrain PD; and
- The site design is consistent with the goals for residential development set forth in the Castle Rock Design Guidelines,
- The UBSR/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 120 paired home 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 similar single-family residential developments in Castle Rock.

### **Recommendation**

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

### **Proposed Motion**

I move to recommend approval to Town Council of this Use by Special Review/Site Development Plan as introduced by title.

### **Attachments**

Attachment A: Use by Special Review/Site Development Plan