



Meeting Date: April 3, 2018

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

From: Donna Ferguson, Senior Planner, Development Services

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

Executive Summary

On March 22, 2018 the Planning Commission voted 5-0 to recommend approval of the Use by Special Review Site Development Plan (UBSR/SDP) application as presented.

Planning Commission heard public comment from two residents. Comments and Town Staff responses follow:

1. Home value impacts - *The development is not expected to have a negative impact on home values.*
2. Marketability of homes – *The development is expected to be marketable because it offers a product (single-family attached) which is lacking and desired in the Town.*
3. School overcrowding – *The development is not expected to negatively impact schools. A referral was sent to the Douglas County School District with no overcrowding concerns being reported.*
4. Water shortage – *The development has enough water entitlements to cover the proposed 120 single-family attached homes.*
5. Traffic Safety - *At the intersection of Highway 86 and Autumn Sage the development will be constructing an eastbound and westbound turn lanes into the site, a left bound turn lane out of the site as well as a shared through/right lane out of the site. A signal at the intersection of Highway 86 and Autumn Sage Street will also be erected when warranted. The erection of a flashing warning device on Highway 86 would have to be implemented by the Colorado Department of Transportation (CDOT).*
6. Dust Mitigation – *The development will be responsible, at time of site disturbance, for dust control in line with approved Grading Erosion & Sediment Control plans.*
7. Fire Mitigation of scrub oak– *The existing scrub oak is a native site landscape feature which the applicant is proposing to incorporate into the site's landscape plan. To aid in fire mitigation the landscape plan proposes to create a cleared buffer area between the existing scrub oak and the proposed homes as well as thin out the scrub oak. In addition, the SDP proposes to plat out the scrub oak area as private open space to be owned by an HOA who would become responsible for the future maintenance of the scrub oak in conformance with the approved landscape plan.*
8. McMurdo Gulch flooding – *The development will be responsible for demonstrating, at time of platting, that all lots reside outside of the McMurdo Gulch floodplain.*

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 for 120 single-family attached units on a 45 acre site within Terrain (Figure 1). The site is located south of the intersection of State Highway 86 and Autumn Sage Street. Access to the site will be from State Highway 86 directly across from Autumn Sage to the north.

The 45 acre site resides within the Multi-Family Integrated Business (MF/IB) use area of the Terrain Planned Development which permits a mix of uses including multi-family residential and/or retail and commercial uses. Single-family attached dwelling units are a use by special review within the MF/IB use area. As such, Town Council shall review and make a decision upon the application after review and a recommendation by Planning Commission.

Findings and Recommendation Summary

Planning Commission found that the UBSR/SDP meets the objectives and criteria of the Terrain Planned Development Plan and Zoning Regulations, the Town of Castle Rock's 2030 Comprehensive Master Plan and the Municipal Code.

Discussion

Background

The proposed development site is within Planning Areas (PA) 49 and 50 of the Terrain, which are also known as Sunstone Village of the Terrain. Sunstone Village PA 49 and 50 are located



Figure 1: PA 49 and 50 within the Terrain Planned Development (PD).

in the southeast quadrant of the intersection of State Highway 86 and N. Ridge Rd. To the north of the site and across State Highway 86 are PA 45 and 46 of the Terrain which have already been platted for 155 single-family detached dwellings. To the west and southwest and adjacent to the site resides undeveloped planning areas of the Terrain PD. To the east and southeast resides developed section of Founder's Village PD consisting of single-family residences and a church. Only two lots in the proposed UBSR/SDP will be contiguous to existing lots in Founder's Village PD. All other lots will back to private open space (Figure 2).

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 Use by Special Review.

The Town of Castle Rock's Municipal Code Section 17.38.050 outlines the review and approval criteria for UBSR applications and Municipal Code Section 17.38.040 outlines the review and approval criteria for Site Development Plans. All approvals shall take into consideration the review and approval criteria of both Code Sections.

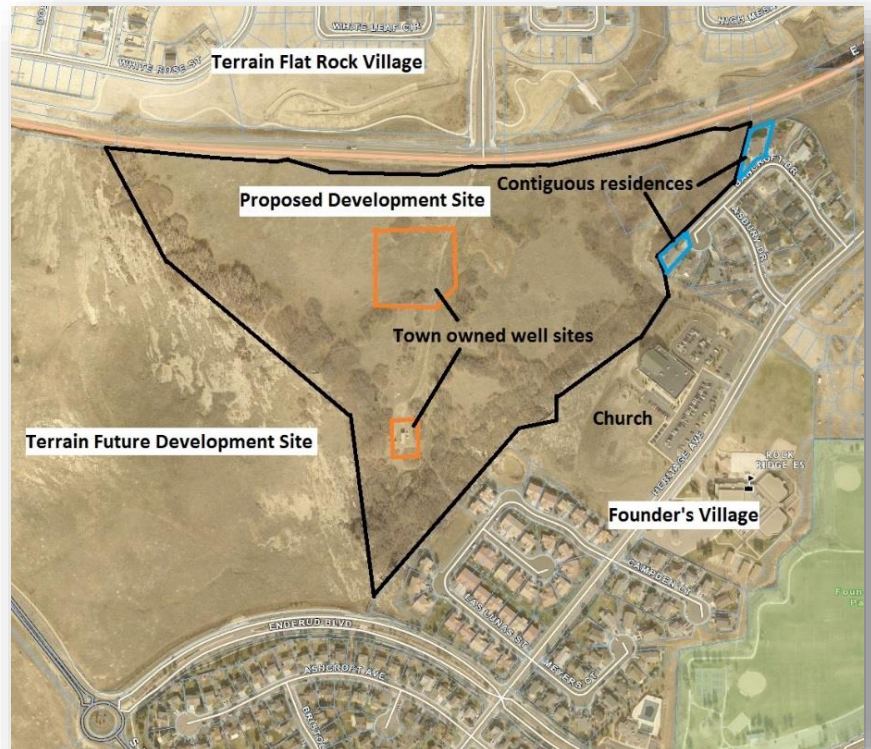


Figure 2: Sunstone Village PA 49 and 50

The UBSR review and approval criteria and associated analysis follow:

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.).

Because of the location of McMurdo Gulch within the site a referral was sent to the U.S. Fish and Wildlife Service (USFWS) for comment on the applicant's biological assessment of the property. The USFWS responded by providing a "no impact" determination letter expressing agreement with the biological assessment that a population of Preble's is not likely present on the property.

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 eastern 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.

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.

Findings

Planning Commission concurred with the Staff findings below:

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.

Recommendations

Planning Commission

On March 22, 2018 the Planning Commission voted 5-0 to recommend approval of the Use by Special Review/SDP application as presented.

Town Staff

Based on the analysis and findings summarized in this report, staff recommends that Town Council approve the Use by Special Review/SDP application as presented.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

Attachment A: Resolution

Exhibit 1: Use by Special Review/Site Development Plan