

## **AGENDA MEMORANDUM**

**To:** Planning Commission

**From:** Brad Boland, Planner II, Development Services

**Title:** OAKWOOD APARTMENTS PLANNED DEVELOPMENT PLAN AMENDMENT NUMBER ONE, AN AMENDMENT TO THE PRELIMINARY SITE PLAN, AND PLANNED DEVELOPMENT ZONING REGULATIONS

### **Executive Summary**

The Oakwood Apartments is a 64 unit affordable senior living community owned by the Douglas County Housing Partnership located at 559 Oakwood Drive. Douglas County Housing Partnership would like to expand the complex to 109 units. Major Amendments to Planned Development Plans require public hearing before the Planning Commission who shall review the proposed plan and provide a recommendation to Town Council.

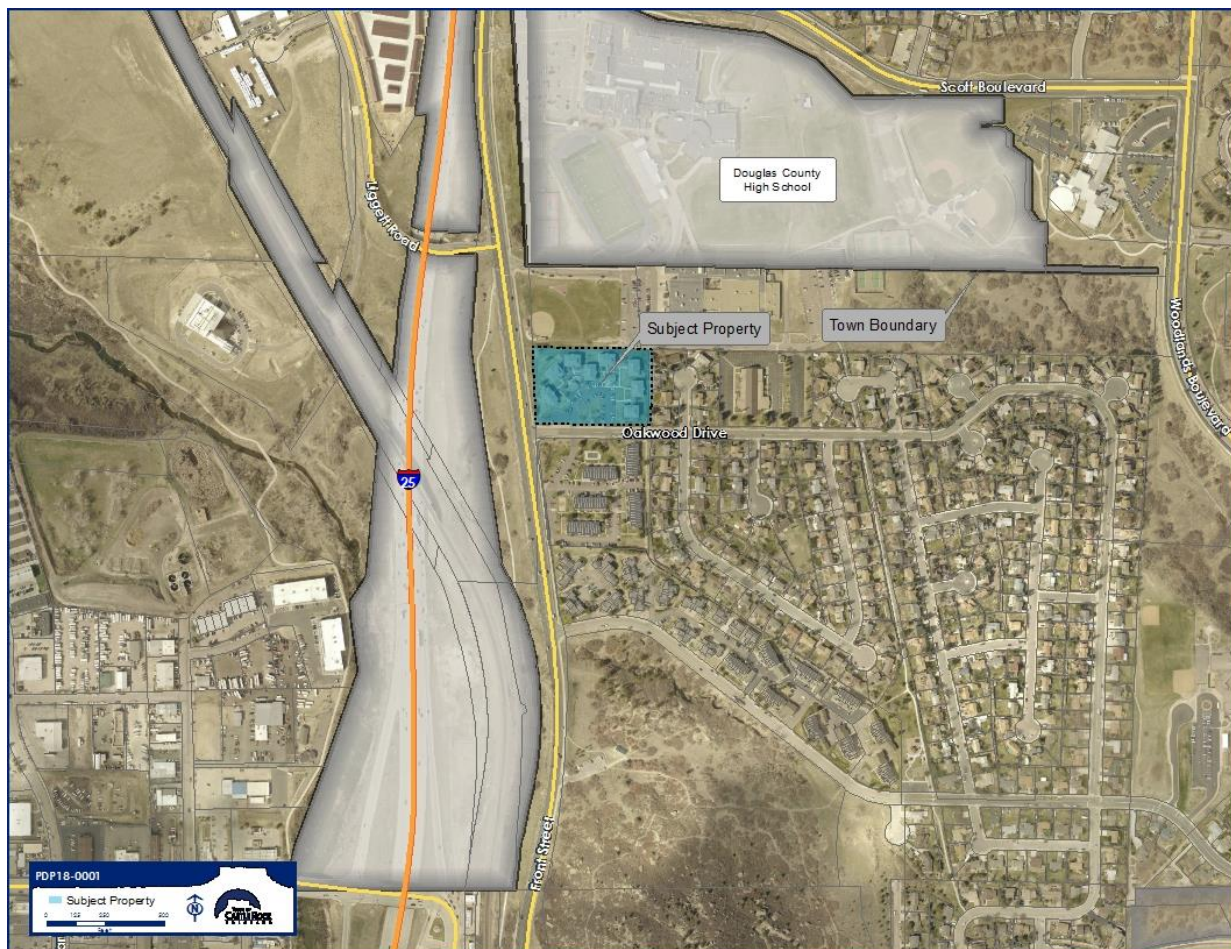


Figure 1: Location Map

## **Background**

The Oakwood Apartments is a 64 unit affordable senior living community owned by the Douglas County Housing Partnership. The current Planned Development Plan and Zoning Regulations were established in 1983 and according to the Douglas County Assessor's records building was completed in 1985. The original zoning allowed a maximum density of 64 units.

The Douglas County Housing Authority proposes to add an additional 45 units to the complex bringing the total to 104 units. The Authority's current plan is to remove the western most apartment building, clubhouse, and leasing office. These will be replaced by a single building that will have 53 units. The new building will be three stories tall and have an elevator and a covered Porte Cochere. The new building will also consolidate all leasing and amenity areas in its ground floor. In order to support the addition of 45 new dwellings, 45 new parking spaces will be added. Review of the new building and related improvements will occur at time of the Site Development Plan which will also require public hearings. The purpose of amending the PDP and Zoning Regulations is to accommodate this future development.

## **Discussion**

### **Location**

The property is located directly south of Douglas County High School on the North East corner of Front Street and Oakwood Drive. The property is accessed by Oakwood Drive.

To the west of the property is Front Street with I-25 just beyond. Across Oakwood Drive to the south lies the Stone Creek Apartments. To the east and southeast lies the Castle North subdivision. Douglas County High School shares the properties northern boundary.

### **Existing Conditions**

The current apartment complex consists of eight two story apartments buildings each consisting of eight units. The second floor of every building is accessed by stairs. These buildings are situated along the east, north, and west property lines. Two one story buildings providing spaces for amenities and leasing are located in the center of the property. The property is accessed off of Oakwood Drive by two driveways with parking starting right at the southern property and filling in the horseshoe created by the buildings.





Figure 2: Existing Property Layout



Figure 3: Looking Northwest from the Eastern Parking Lot





*Figure 4: Looking North from the East Parking Lot*

#### Public Outreach, Notice and External Referrals

Written and published notices were performed in accordance with the Town of Castle Rock Municipal Code and external referrals were sent to utility and service providers with no objections being reported.

On November 16, 2017 the applicant hosted a neighborhood meeting. Sixteen stakeholders attended the meeting, many of which were residents of the Oakwood Apartments. Many of the questions were related to the operations of the apartment complex and the transition to the new building. A discussion was had concerning how the proposed building could impact the views of the properties to the east on Barbie St. The applicant has taken this into consideration and has proposed to maintain the existing building height on the east side of the property.

#### Zoning Regulations

Per the Castle Rock Municipal Code, any amendment to a Planned Development that increases the density of any use by more than 10% is considered a major amendment. Major Amendments require public hearings before the Planning Commission and Town Council. The increase of 45 units exceeds the 10% threshold.

The new zoning regulations follow the same structure of the existing regulations. Three development standards have been changed in the amended development standards and can be seen in the below zoning comparison chart.

## Zoning Comparison

	Previous PD	This Amended PD
<b>Land Use</b>		
Minimum Open Space	20%	20%
<b>Dwellings &amp; Parking</b>		
Maximum Dwelling Units	64	109
Maximum Density (DUA)	17	29
Minimum Parking Ratio (Spaces per Units)	1.00	1.00
<b>Building Properties (In Feet)</b>		
Minimum West Setback	40	40
Minimum South Setback	40	30
Minimum East Setback	25	25
Minimum North Setback	22	22
Minimum Building Separation	20	20
Maximum Building Height	28	28/42*

\*Maximum Building Height is 28' in the easterly 100' of the site as shown on the PDP

### Parking

The parking ratio will remain the same requiring the development to add an additional parking space per new apartment.

### Circulation and Connectivity

The property is accessed by two driveway access points from Oakwood Drive. Proposed access after redevelopment will remain at two access points from Oakwood Drive, with the eastern access point shirting further to the east.

The path along the eastern property line that provides access to Douglas County High School to the surrounding neighborhood will remain.

### Traffic

With a net increase of 45 dwelling units and a trip generation rate of 3.44 average daily trips per dwelling unit, the project is expected to add approximately 155 trips per day to the Town's transportation system. The Owner's traffic engineer has provided a memo indicating significant impacts are not anticipated. In accordance with Town criteria (TDCM 7.2.1) Public Works staff has waived the requirement for a detailed transportation impact analysis.

As requested by the Public Works Department, the Owner has acknowledge their responsibility to pay for an additional street light on the north side of Oakwood Drive. This will bring this section of Oakwood Drive up to current Town standards for street light spacing. This will be a condition of construction document approval.

The project includes relocation of an existing access onto Oakwood Drive. As a condition of construction document approval, Public Works will require the Owner to close the existing access by demolishing the existing driveway and constructing Town-standard curb, gutter and sidewalk in the resulting gap.

### Review and Approval Criteria

Amendments to existing PDP and Zoning Regulations shall be evaluated by the same criteria as a newly proposed PD Plan and Zoning Regulations, set forth in Section 17.34.030 of the Castle Rock Municipal Code.

### Phasing

A phasing provision has been added to the zoning regulations. In order to limit the amount of disruption to existing residents, the Douglas County Housing Authority plans to keep residents in the western most building during construction of the new building. Once construction of the new building is complete, the zoning regulations stipulate that the building is to be demolished and the required parking be built within 30 days.

### Budget Impact

The proposed Planned Development Plan will generate development review and impact fees, along with use taxes.

### Staff Findings

Staff finds that the PD Plan and Zoning Regulations meets the objectives and criteria of the Town's PD Plan review and approval criteria, as follows;

- A. Community vision/land use entitlements
- B. Relationship to surrounding area
- C. Circulation and connectivity
- D. Services, phasing, and off-site impacts
- E. Open Space, public lands and recreation amenities
- F. Preservation of Natural Features

### Recommendation

Staff recommends approval of the proposed amendment to the Oakwood Apartments Planned Development Plan and Zoning Regulations.

### Proposed Motion

I move to recommend approval of the Oakwood Apartments Planned Development Plan and Zoning Regulations to Town Council.

### Attachments

Attachment A: PD Plan and Zoning Regulations