

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

From: Donna Ferguson, Senior Planner, Development Services

Title: PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

Executive Summary

On April 26, 2018 the Planning Commission voted 6-0 to recommend approval of the SDP application as presented. There was no public comment on the application.



Figure 1: Vicinity Map

Plum Creek Ridge at Castle Rock is a small residential subdivision cupped between E. Plum Creek Parkway and S. Gilbert Street (Figure 1). The neighborhood was originally conceptualized in 2013 with plans to bring single-family and multi-family residential housing options to the Town of Castle Rock while protecting the gulch and the natural landscape of the area. In 2015 plans for the single-family housing portion of the neighborhood were approved and now plans for the multi-family housing portion are finishing up.

Plum Creek Associates LLC is proposing a Site Development Plan (SDP) for 10 townhome units and 30,000 square feet of open space. This SDP represents the final phase of the Plum Creek Ridge at Castle Rock residential development. The proposed townhomes, if approved, will continue to provide a myriad of housing choices for the residents of Castle Rock. SDPs for residential use must be reviewed and decided upon by Town Council after review and a recommendation by Planning Commission.

SDP Discussion

The SDP proposed a total of 10 townhome units on a 1.15 acre narrow shaped lot (Figure 2). The townhomes are divided into 2 separate 5-plex buildings which are situated on the widest part of the lot. On the narrowest part of the lot resides a rain garden detention pond. Both buildings face S. Gilbert Street and each townhome unit contains a two-car attached garage on the rear side of the building which is accessed by an internal private drive that is connected to S. Gilbert Street. The site plan also

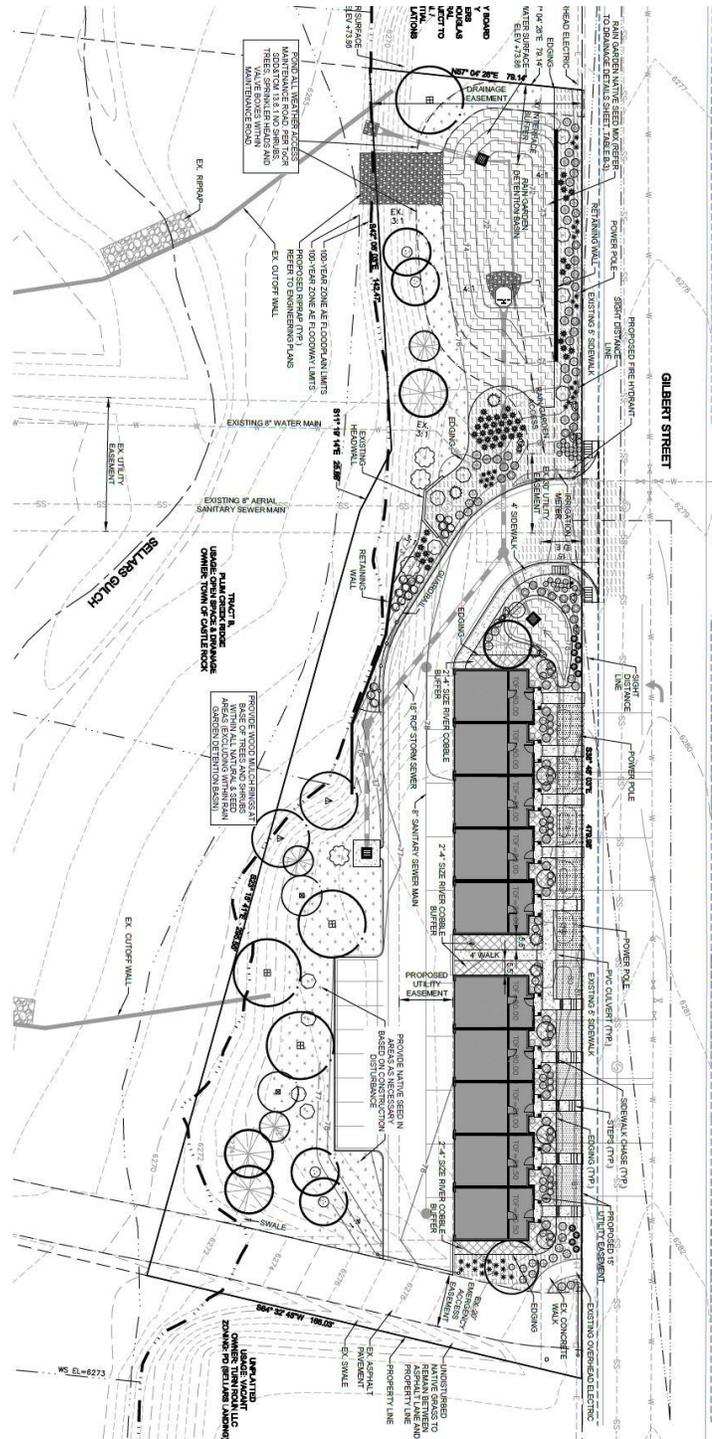


Figure 2: Site Development Plan

incorporates pedestrian walkways that attach each townhome to the existing sidewalk along S. Gilbert Street as well as lighting and landscaping. The townhomes are three stories and approximately 36-feet high.

Analysis

Existing Conditions

The site is very narrow with a 480-foot street frontage along S. Gilbert Street. To the west resides Sellers Gulch, to the north resides a native grass area which is associated with the Douglas County Fairgrounds Regional Park, to the east and across S. Gilbert Street are single-family homes and to the south are multi-family homes. The site is constrained by Sellers Gulch to the west, by a 30-foot interface buffer requirement to the north and by overhead electric lines to the east along S. Gilbert Street.

Open Space & Buffering

The purpose of the Residential/Nonresidential Interface Regulations are to mitigate the impacts of nonresidential uses upon residential uses. Mitigation requirements include buffering and screening elements. This site plan is subject to review for conformance with these regulations along the north property line where it interfaces with the regional park. The proposed SDP has met the Interface Regulations by providing a minimum 30-foot buffer area as well as a combination of deciduous shade and evergreen trees along the north property line.

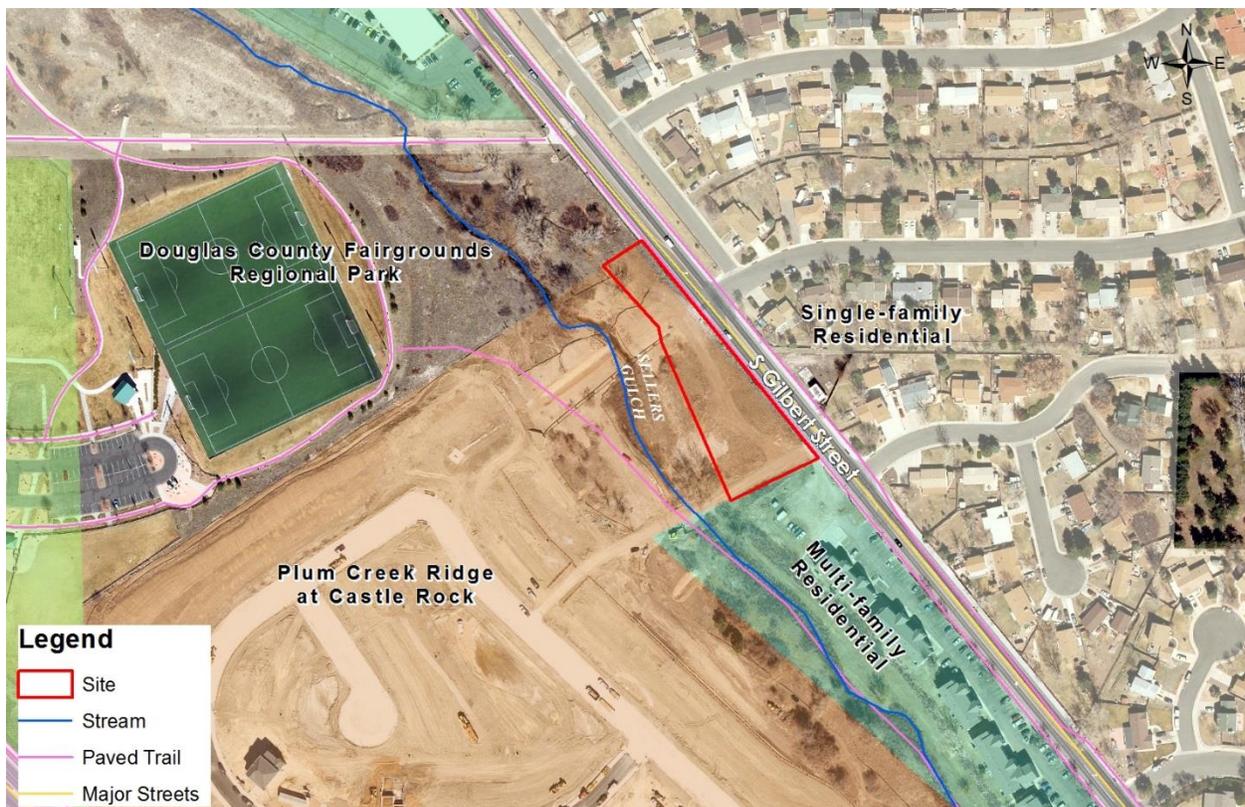


Figure 3: Existing Conditions Map

Zoning Regulations

The site development plan is regulated by the Plum Creek Ridge at Castle Rock Amendment No. 1 Planned Development Plan & Zoning Regulations (PDP). The site is located within Planning Area 2 (PA 2) of the PDP which governs permitted uses, maximum density requirements and minimum development standards.

PA 2 permits mixed residential uses at a maximum dwelling unit per acre requirement of 8.82. This site plan proposes 10 townhome units on a 1.15 acre lot which equates to 8.7 dwelling unit per acre which is in conformance with both the permitted uses and maximum density requirements.

In addition, PA 2 establishes minimum development standards for setbacks, building separation, building height, roof type and parking. The proposed SDP meets all the development standards of the PDP as illustrated in the Zoning Comparison Chart (Figure 4).

Plum Creek Ridge at Castle Rock Amendment No. 1 PDP		
Planning Area (PA)	PA 2	
	PD Requirement	Proposed (this SDP)
Use	Mixed residential	Townhomes
Number of Units Maximum	12 units	10 units
Density Maximum	8.82 DU/Ac	8.70 DU/Ac
Building Setback	PD Requirement	Proposed (this SDP)
From Front	10'	17.4'
From Open Space	15'	49.2'
Building Separation	PD Requirement	Proposed (this SDP)
Front and Rear	35'	N/A
Side to Rear	25'	N/A
Side to Side (3 story)	15'	15'
Building Height (3 story)	50'	35.73'
Roof Type	pitched roof	pitched roof
Parking	20 spaces (2 spaces per unit)	28 spaces (ten two-car attached garages + 8 surface parking spaces)

Figure 4: Zoning Comparison Chart

Transportation and Traffic Analysis

The original Traffic Impact Analysis (TIA) dated March 2014 for the entire Plum Creek Ridge at Castle Rock PDP assumed 62 single-family homes and 60 townhomes, for a total of 122 dwelling units. This TIA evaluated two access scenarios: 1) access for all dwelling units via Plum Creek Parkway, and 2) access for all dwelling units via both Plum Creek Parkway and Gilbert Street.

In June of 2017 an amended TIA was presented which evaluating a third access scenario. This amended TIA assumed 65 single-family homes and 45 townhomes, for a total of 110 dwelling units, with two accesses; one for all 65 single-family homes and 33 townhomes via Plum Creek Parkway and another for 12 townhomes via the Gilbert Street/Elm Avenue intersection (the location of this site development plan). The amended TIA found that the proposed access changes to the Plum Creek Ridge at Castle Rock PDP would not add any additional impacts compared to the original March 2014 TIA.

As part of the required improvements for this SDP restriping of the center median on S. Gilbert Street will be required in order to allow for a northbound left turn deceleration lane into the site. In addition, a traffic signal is planned to be constructed at the intersection of Plum Creek Parkway and Emerald Drive by the end of 2018.

Neighborhood Outreach, External Referrals and Notices

On March 20, 2017 the applicant held a neighborhood meeting to share and discuss the proposed site plan. Four people from the surrounding neighborhood attended the meeting. A comment regarding the need for a grassy area for children to play was expressed. In addition, the Town received one comment via e-mail from a neighbor across S. Gilbert Street who expressed dissatisfaction about one of the buildings blocking his view to the Douglas County Fairgrounds. Both comments were subsequently addressed by the applicant in the formal SDP submittal.

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

Posted, written and published notices were also performed in accordance with the Town of Castle Rock Municipal Code.

Budget Impact

The proposed Site Development Plan will generate review and impact fees, along with property taxes.

Findings

Staff finds that the SDP meets the objectives and criteria of the Plum Creek Ridge Amendment No. 1 Planned Development Plan & Zoning Regulations as well as the Town's SDP review and approval criteria.

Recommendations

Planning Commission

On April 26, 2018 the Planning Commission voted 6-0 to recommend approval of the SDP application as presented.

Staff

Based on the analysis and finding summarized in this report, staff recommends approval of the proposed SDP.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

Attachment A: Resolution
Exhibit 1: SDP