



Meeting Date: May 24, 2018

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Site Development Plan for Lot 1B, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 2 and Lot 1A-1, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 10.** *[Multi-Use Building; North of Meadows Boulevard, between Ambrosia Street and Future Street]* (Town of Castle Rock Project #SDP18-0005)

Executive Summary

The Site Development Plan (SDP) proposal is for two lots within Block 3 of the Meadows Town Center. A new 17,191 square foot mixed use building, to include retail, office and apartment uses, is planned for Lot 1B. The associated parking for the mixed use building is proposed for Lot 1A-1 (**Attachment B**).



Vicinity Map

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 PD 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 6,129 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, retail and office, are permitted.

SDP Discussion

The site plan illustrates the proposed building footprint on Lot 1-B, which is highlighted in blue. The building is situated between Ambrosia St. to the north and Future St. to the south. The plan includes detailed landscaping for the building's perimeter and adjacent areas. Key features include:

- Proposed Building (Lot 1-B):** A large blue-shaded area representing the new structure.
- Landscaping and Irrigation:**
 - Rock Mulch:** Indicated by stippled patterns along the building's perimeter and in other landscaped areas.
 - Shrubs and Trees:** Various tree and shrub symbols are placed throughout the site, with notes specifying that all shrubs and trees to be irrigated with point source drip emitters.
 - Irrigation System:** A 2" irrigation backflow-free line is shown, with a 1/2" irrigation P.O.C. and meter for Lot 1-B-1.
 - Turf Area:** A green-shaded area is designated for turf, to be irrigated with overhead rotary nozzles.
- Surrounding Context:**
 - Lot 2-B:** An adjacent lot to the east, shown in white.
 - Lot 1-A:** A portion of the site to the south, shown in orange.
 - Streets:** Ambrosia St. to the north, Future St. to the south, and Meadows Blvd. to the east.
 - Existing Features:** Labels for existing building, patio, landscape, and various easements (Public Access, Utility Easement, Right of Way).
- Orientation and Scale:** A north arrow and a graphic scale bar (0 to 40 feet) are located in the bottom right corner, with a scale of 1" = 20'.

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The Meadows Town Center is intended to be an area of mixed uses, with high density residential, both single-family and multi-family, interspersed with non-residential uses. This site plan proposes a three story building on Lot 1B (highlighted in blue above). The proposed height is approximately 48 feet, which is below the maximum height allowance of 60 feet. There are no maximum density or residential/non-residential separation requirements prescribed for Town Center in the Meadows PD zoning standards.

Approximately 5,425 s.f. of retail is planned for the 1st floor and 6,316 s.f. of office is planned for the 2nd floor. The 3rd floor will consist of 6 one-bedroom apartments with private balconies. The apartment units will range in size from 803 to 966 s.f. The exterior building façade will consist of brick and concrete masonry, with metal panels and railings. Canvas and metal awnings accentuate the store fronts and entries.



Front (East) Building Elevation

A total of 48 parking stalls are required to serve the mix of uses. The Meadows Town Center zoning allows parking as the primary use on a lot, and also allows the required parking to be accounted for with on-street spaces. Twenty-nine on-site parking stalls will be constructed on Lot 1A-1 (highlighted in orange above), with an additional 19 spaces provided on the street; 16 parallel spaces along Future Street and 3 diagonal spaces on Ambrosia Street. Two of the spaces on Ambrosia Street are designated as handicapped accessible, served by an accessible aisle. None of the parking stalls have been allocated to other buildings or uses.

There are two entrances to the properties (red arrows); one is from Ambrosia Street, east of the site and the second is from Future Street, west of the site. Walkability is an important element of the Meadows Town Center design. This project is in the heart of the Town Center, with convenient pedestrian access to the nearby restaurants, shops, offices and extensive trail system.

Administrative Landscape Variances

Although this site plan consists of two separate lots, this project is being developed as a consolidated plan. The Town's landscape criteria requires that 10% of a lot be landscaped. The required and proposed landscaped areas for the lots are shown in the table below.

	Required Area (S.F.)	Provided Area (S.F.)	Percent Provided
Lot 1B (Building)	1,110 s.f.	566 s.f.	5%
Lot 1A-1 (Parking Lot)	2,126 s.f.	10,436 s.f.	49%
Overall Total	3,236 s.f.	11,002 s.f.	34%

The landscaped area on Lot 1B is below the minimum 10% requirement, however the total landscape area proposed on Lot 1A-1 far exceeds the minimum requirement. Since the two lots are being developed as one project, and 34% of the combined lots will be landscaped, staff has approved an administrative variance to allow a reduction in the required landscaped area on Lot 1B. Finally, the approved variance includes a reduction in the number of trees provided on Lot 1B from three to zero. To compensate for this reduction trees on Lot 1B, four additional trees will be planted on Lot 1A-1.

The Town's streetscape criteria requires a minimum of one large canopy tree per 40 linear feet of street frontage, and four shrubs per required tree. The required and proposed streetscape requirements are shown in the table below.

	Street Frontage (L.F.)	Trees Req'd	Trees Prov'd	Shrubs Req'd	Shrubs Prov'd
Lot 1B (Building Lot) Ambrosia Street	120 l.f.	3	1	12	12
Lot 1A-1 (Parking Lot) Future Street	242 l.f.	6	6	24	42

The sidewalk along Ambrosia Street must be configured to match the slope of the street and the level foundation of the building, while still remaining walkable. In addition, accommodating the two-foot bumper overhang for the head-in parking makes placement of tree grates challenging, while still maintaining the walkable area and ADA accessibility. Because of these conditions, staff has approved an administrative variance to allow a reduction in the number of street trees along the Ambrosia Street frontage from three trees to one.

Analysis

Zoning Regulations

The Meadows Planned Development, 4th Amendment, as approved in 2003, created a mixed-use Town Center 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 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 building height will be approximately 48 feet. As previously noted, 48 parking spaces are required for the proposed uses. Forty-eight spaces are being provided through a combination of on-site and on-street parking.

Existing Conditions

These vacant properties are located adjacent to lots that are developed or are under construction. There is little natural vegetation remaining on the properties, due to surrounding grading and construction. Both properties slope generally from southwest to the northeast with an overall elevation drop of 15-20 feet. 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. 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.

The building and its parking lot will access the Town's transportation network primarily via Future Street, a local mixed-use roadway connecting to Meadows Parkway, a Town major arterial class roadway. The developer provided the Town with a traffic impact letter comparing the site's anticipated traffic generation to its proportional share of Town Center traffic with similar uses. The comparison was made by computing the ratio of the site's land area to the total Town Center commercial land area and multiplying this ratio by the Town Center's total traffic from sites with similar uses based on the Meadows Arterial Street Access Plan. The site's proportional share is expected to be approximately 211 trips per day. The proposed usage is expected to generate approximately 311 trips per day. While higher, the relatively small number of additional trips is not expected to significantly impact the adjacent and surrounding street network. The traffic letter was reviewed and approved by the Town's Public Works Department. An approved development agreement obligates the master developer to construct right-of-way improvements along the site's street frontage prior to site construction. Improvements include curb, gutter, sidewalk, lighting, streetscape, and roadway drainage elements.

Notification and Public Outreach

Public Hearing notice signs were posted on the two lots and written notices were sent to property owners and Homeowners Associations (HOA) within 300 feet of the properties at least 15 days prior to the Planning Commission public hearing. Town staff published notice of

the public hearing on the Town's website and featured the proposal on the *Development Activity* map. To date, staff has not received any concerns or objections about the project.

External referrals were sent to service providers and Douglas County agencies. There are no outstanding external comments.

A neighborhood meeting was held on Wednesday, January 31st at the Taft House, Docket Room in the Meadows. The lots were 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, White Construction, and the Town of Castle Rock attended. No members of the public attended the meeting.

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 1B, Block 3, The Meadows Filing No. 20, Phase 1, Amendment No. 2 and Lot 1A-1, Block 3, The Meadows No. 20, Phase 1, Amendment No. 10:

- The Site Development Plan supports the objectives of the Town Vision and 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 revenue from use taxes. Other ongoing cost of serving the commercial, office and residential uses, in terms of public infrastructure and services, will be comparable to other similar 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 1B, Block 3, The Meadows Filing No. 20, Phase 1, Amendment No. 2 and Lot 1A-1, Block 3, The Meadows No. 20, Phase 1, Amendment No. 10.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan