



Meeting Date: August 23, 2018

AGENDA MEMORANDUM

To: Planning Commission
From: Donna Ferguson, Senior Planner, Development Services Department
Title: Crystal Valley Ranch, Planned Development Plan, Amendment No. 5

Executive Summary

Crystal Valley Ranch Development Company, LLC (Applicant), has submitted an application to amend the Crystal Valley Ranch Planned Development Plan (PDP). The amendment proposes to formally reduce the maximum permitted dwelling units within Planning Area 4 (PA-4) from 290 units to 238 units, a reduction of 52 units (18%). No other changes are proposed for the planning area.

PA-4 is located within Crystal Valley Ranch at the southwest corner of Crystal Valley Parkway and W. Loop Road (Figure 1).

PDP amendments which propose density changes greater than 10% require public hearing before the Planning Commission who shall review the proposal and provide a recommendation to Town Council.

Background

The amendment is being initiated by the Applicant, at the request of the Town, in conjunction with an Annexation application for property known as Ridge Estates.

Ridge Estates is a 70-acre property located south of Crystal Valley Ranch and is owned by the Applicant who is seeking to develop Ridge Estates as a residential community consisting of 52 dwelling units. As an initial term of Annexation, Castle Rock Water is requiring the Applicant to formally reduce the maximum permitted dwelling units within PA-4 of Crystal Valley Ranch by a corresponding number of dwelling units.

Analysis

Existing Conditions

A Site Development Plan (SDP17-0007) for PA-4 was approved in September of 2017 for 140 single-family units and construction of the SDP is underway. Because the approved units are well below the maximum permitted units of 290 the amendment to reduce the maximum

permitted units within PA-4 is a formality and results in no substantial changes to the PDP or the approved SDP.

Neighborhood Outreach, External Referrals and Notices

On April 4, 2018 Gregg Brown, representing Crystal Valley Ranch Development Company, LLC, held a neighborhood meeting at the local Village Inn Restaurant. There were six residents in attendance. Mr. Brown shared the proposal and answered a variety of questions about the Crystal Valley Ranch community in general. The residents expressed support for the dwelling unit reduction.

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 performed in accordance with the Town of Castle Rock Municipal Code.

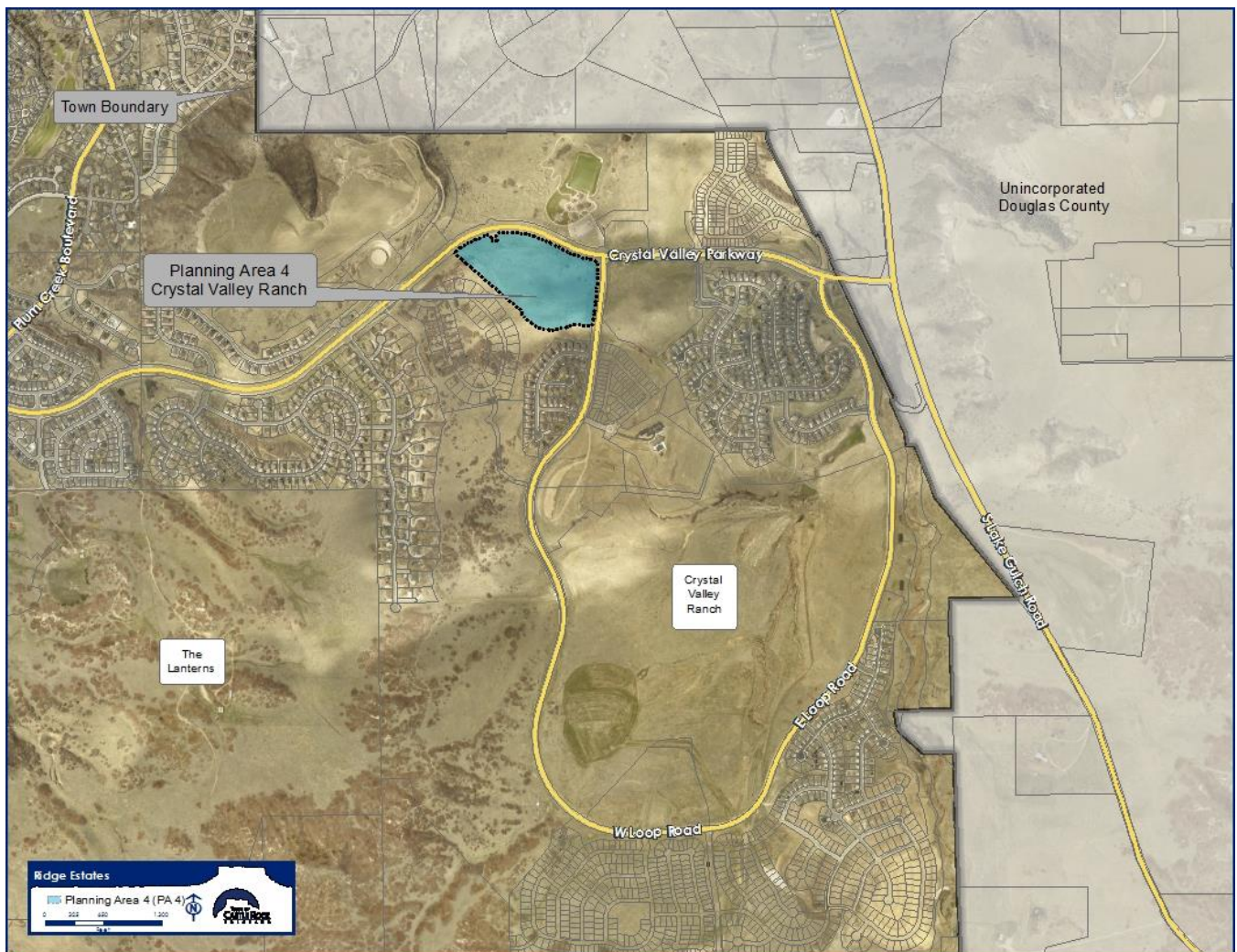


Figure 1: Vicinity Map

Budget Impact

The proposed amendment will generate typical review fees.

Findings

Staff finds that the proposed amendment to the Crystal Valley Ranch PDP meets the PD Plan review and approval criteria of Section 17.34.030.

Hyperlink to the review and approval criteria of Section 17.34.030:

https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.34PDPL_17.34.030PDPLAPCR

Recommendation

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

Proposed Motion

I move to recommend approval of the Crystal Valley Ranch PD Plan Amendment No. 5 to Town Council.

Attachments

Attachment A: Crystal Valley Ranch Planned Development Plan Amendment No. 5