

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Site Development Plan for Lot 1, Heckendorf Ranch Filing No. 2, Amendment No. 3** [*Multifamily Development; Northwest Corner of Crystal Valley Parkway and Plum Creek Boulevard*] (Town of Castle Rock Project #SDP18-0010)

Executive Summary

This Site Development Plan (SDP) proposal is for a new 155 unit multifamily apartment and townhouse complex with private amenities to include a pool, community garden and dog park. The complex will be age-targeted to active adults and all of the units will be leased at market-rates
(Attachment B).

Heckendorf Ranch is a master planned development (PD) located north and south of Crystal Valley Parkway on either side of Plum Creek Boulevard. The PD plan, approved in 2003, proposes a variety of use areas including single family, multifamily, commercial, office and retail. The zoning allows a maximum of 630 dwelling units, including a maximum of 224 multifamily units. To date, approximately 293 single family dwelling units have been issued Certificates of Occupancy and no multifamily units have been developed. This project would be the first multifamily development in the Heckendorf Ranch PD.

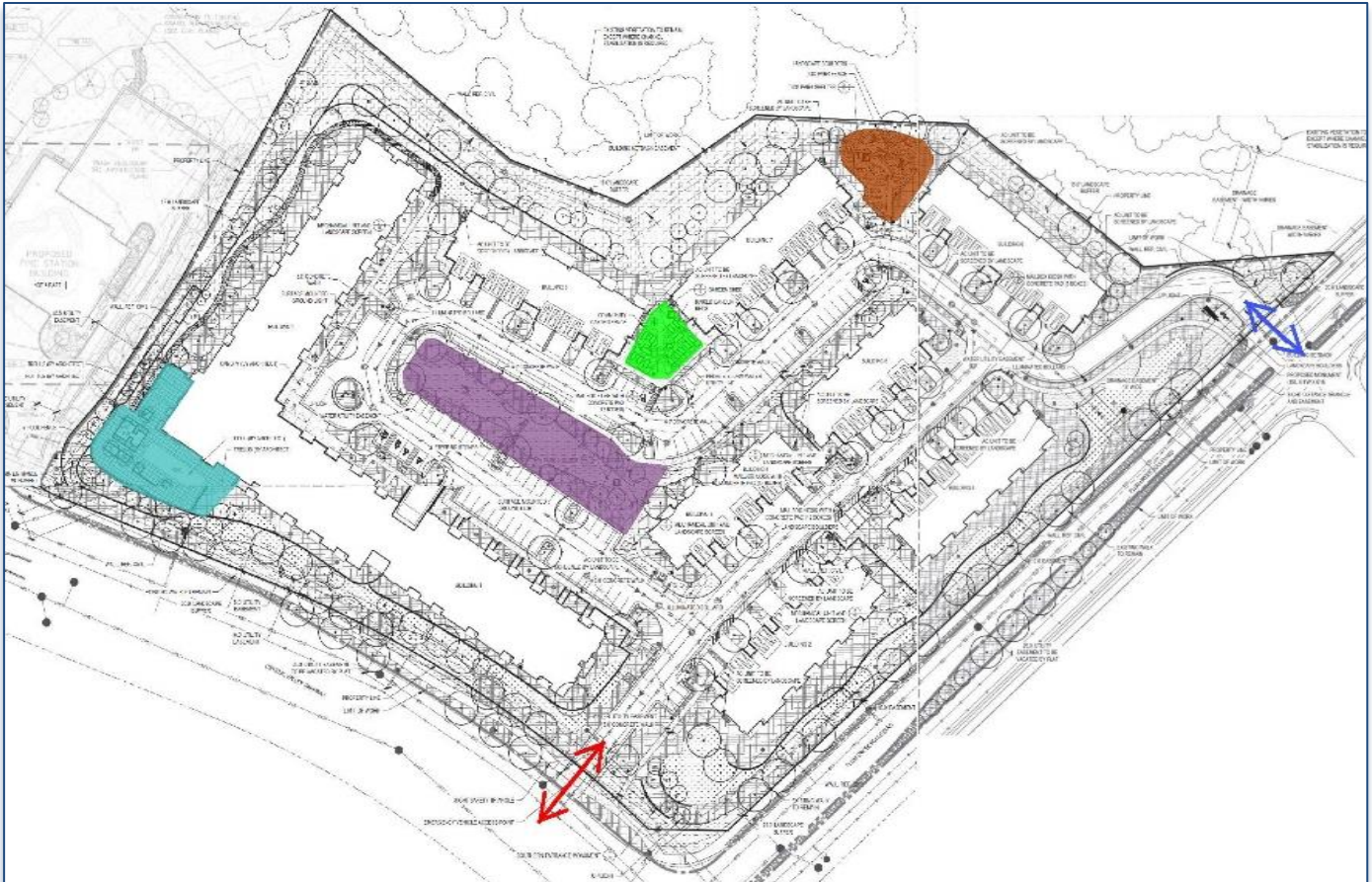
This proposal is in conformance with the approved zoning and Town criteria. Staff comments have been addressed through the review process. Staff recommends that Planning Commission recommend approval of the Site Development Plan to Town Council.



Vicinity Map

SDP Discussion

This property is located on the northwest corner of Crystal Valley Parkway and Plum Creek Boulevard (**Attachment A**). The new Town Fire Station 152 is adjacent to the site to the west and the Douglas Lane Tributary is adjacent to the north. Crystal Valley Parkway and Plum Creek Boulevard border the property to the south and east, respectively. Existing single family neighborhoods exist to the north, across the Douglas Lane Tributary, to the east across Plum Creek Boulevard and to the southeast, south of Crystal Valley Parkway. The property to the south of the site is zoned for commercial, office, retail uses and is currently undeveloped.



Proposed Site Development Plan

This site plan proposes 155 multifamily units in eight buildings. Building 1, located at the southwest corner of the property, will consist of 115, studio, one-, two- and three-bedroom apartments, as well as a clubhouse and outdoor pool/barbeque area (highlighted in blue above). The remaining seven buildings on the site are one-, two- and three-bedroom townhomes, with private entrances, patios and attached garages. All units will be leased at market rates. The development is not age-restricted, but will be age-targeted for active adults.

The other private amenities within the development include a centrally located passive park (highlighted in purple), a community gardening space (green) and a fenced pet play area (brown). The primary vehicle entrance to the site is a full movement access drive from Plum Creek Boulevard, opposite Donnington Circle (see blue arrow). A secondary access drive, restricted to emergency vehicles (EVA) only, is located on the southeast portion of the lot, accessible from Crystal Valley Parkway (see red arrow). The EVA will be gated, locked and accessible only by emergency services vehicles.



Pool and Clubhouse Color Rendering – South Elevation

Circulation into and through the complex is provided via a loop drive, that allows direct access to all buildings. Interior walkways provide pedestrian access throughout the site and connect to public sidewalks at both the Crystal Valley Parkway and Plum Creek Boulevard access drives.

The parking on the site exceeds the minimum of 302 spaces required by the Municipal Code. A total of 309 designated spaces are proposed onsite, as a combination of surface parking, underground parking and attached garages. In addition, the townhomes have sufficient driveway space for vehicle parking that has not been factored into the 309 onsite spaces.



Apartment Building – South and West Elevations

The three story apartment building is designed with a flat roof to meet the 35 foot maximum height allowance. Parapets serve to break up the roofline, while vertical and horizontal articulation, color and material changes create visual interest and breaks up the façade of the building. The earth tone color palette includes variations of brown, tan, dark bronze and cherry

wood. Wood accents will be added as trellis' and timber beam parapets. Each apartment unit will have a private balcony or ground level patio. The townhomes are designed with peaked roofline and gables, chimney



Townhouse Color Rendering – Rear Elevation



Townhouse Color Rendering – Front Elevation

features, private porches, balconies and patios. The exterior colors, materials and accents are consistent with those used on the apartment building.

will be landscaped, exceeding the Town's minimum 20% requirement for multifamily. In addition, the streetscape proposed on the perimeter of the site meets the Town landscape criteria and will provide shade, buffers and visual interest. A cut will be made in the existing median in Plum Creek Boulevard to allow full turning movements to and from the site and Donnington Circle to the east. Trees will be added to the median where the median improvements are made. Enhanced landscaping has been added along the west and north property boundaries, as described in more detail below.



Interface Color Rendering from Crystal Valley Parkway

Residential / Non-Residential Interface Provisions

The site is adjacent to the Town of Castle Rock's new Fire Station #152 on the west property boundary. This boundary between the Fire Station and this residential development is subject to the Residential/Non-Residential Interface Regulations (Interface). The intent of the Interface

A 30 foot buffer is required between these two uses. The Fire Station site was designed to include 50% of that buffer, with a 15 to 20 foot landscaped buffer constructed on the Station's site. The Heckendorf Ranch site plan also includes a minimum 15 foot buffer along the west property line shared with the Fire Station. Transitional screening within the buffer area on the multifamily site is proposed to include retaining walls and landscaping. The proposed block retaining wall, visible from the Fire Station, is a combination of a single and tiered design. The height ranges from 4 feet to approximately 27 feet at the highest point which is located at the corner of the site. The retaining wall functions to maintain the elevation distinction between the Fire Station and the multifamily development, therefore preserving views to the west, and providing vertical separation from activities taking place in and around the Station.

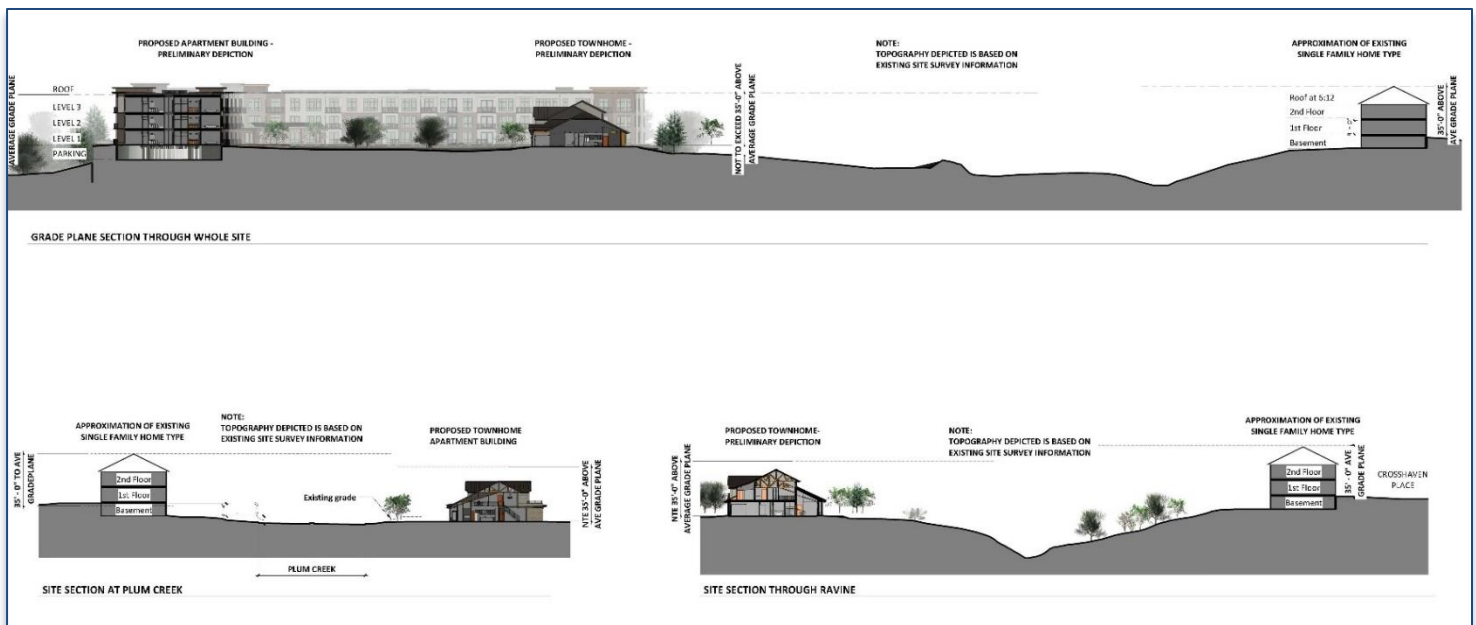
(highlighted in light green). Although not within in the Interface area, the applicant has proposed additional evergreen and deciduous trees along the north property line in order to enhance the screening from the neighborhood to the north (yellow highlighted). Finally, the Douglas Lane Tributary channel to the north of the property contains existing stands of mature trees which will be protected, except as necessary for channel and bank stabilization.

Analysis

Zoning Regulations

The Heckendorf Ranch Planned Development (PD) was approved in 2003 and included zoning for single family and multifamily uses, as well as retail, office and commercial uses. The zoning on this 10.7 acre site allows either multifamily or commercial/office/retail uses. A maximum of 224 multifamily units dwellings, or a maximum of 15 dwelling units per acre, are permitted. This site plan proposes 155 multifamily units at 14.5 dwelling units, which is well below the density permitted by zoning. The PD Zoning Regulations allow a maximum of 35% building coverage on the site. The site plan proposes approximately 27% building coverage.

At the neighborhood meetings, surrounding residents expressed significant concern about the height of the buildings and compliance with the existing Heckendorf Ranch PD Zoning standards. The maximum building height permitted by the Heckendorf Ranch PD for multifamily is 35 feet. All of the buildings on the site, with the exception of the Building No. 1 are below the maximum height allowed. Building No. 1, the apartment building, is proposed to be 35 feet in height and complies with the maximum allowed. It should be noted that in response to neighbor's concerns, the site was designed to orient the shorter buildings closer to the existing neighborhoods to the north and to the east, and the tallest building furthest away. The clubhouse and pool have also been oriented away from surrounding neighbors to minimize noise impacts.



Site Sections Drawing (Also see Sheet 31 of the SDP)

The developer has also committed to working with the existing elevation and grades on the site and lowering the finished floor elevations along Plum Creek Boulevard. The illustration above and color rendering below demonstrate how this proposed development relates to its surrounding developments.



Color rendering looking to the Southwest

Apart from meeting the requirements of the Residential / Non-Residential Interface Regulations along the western property line, the Heckendorf Ranch PD requires a landscape buffer on all perimeters of the site. The intent of the landscape buffer is to create a visual separation between uses and properties through the use of berms, fencing, trees, shrubs, lawns or other types of landscape methods. The landscape buffer along Crystal Valley Parkway and Plum Creek

Boulevard is required to be 20 feet and along the north and west property boundaries the buffer must be 15 feet. The site plan delineates the required buffers and the intent of the landscape buffer will be achieved with walls, evergreen and shade trees and other landscape materials.

The Heckendorf Ranch PD Zoning Regulations prescribe the building setbacks along Crystal Valley Parkway and Plum Creek Boulevard as 30 feet and 20 feet along the north and west property boundaries. The site plan complies with the required setbacks.

As previously discussed, the Code requires a minimum of 302 onsite parking spaces. The site is designed with 309 spaces available and additional spaces available in the townhome driveways.

Existing Conditions

In 2007 the site was over lot graded, fill was added and the site was reseeded. Currently the site consists of sparse vegetation, mostly native grasses and weeds. The site slopes slightly from east to west. Colorado Parks and Wildlife has indicated that there are no concerns with endangered species on the site. Based on the Land Suitability Analysis Report, there are no historic structures or known recovered artifacts of historical significance on the site. The property is not within the Skyline-Ridgeline Protection Area. The site is adjacent to the Douglas Lane Tributary, however there is no FEMA or Town identified floodplain on the property. The Town is currently completing a capital improvement project to protect and restore the channel bottom to reduce hazard and improve stream health for the Tributary channel.

Infrastructure and Transportation Capacity

Technical drainage, utility and traffic reports were submitted to the Town with the site plan 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 all reports determining that water, sanitary sewer, storm sewer and road systems will be sufficient to accept the added demand of this development. With the submittal of the detailed

Construction Documents, Castle Rock Water engineers may require additional slope or channel bank stabilization along the north property boundary with Douglas Lane Tributary. The Castle Rock Fire Department has reviewed the site plan and is satisfied with access to the site from both Plum Creek Boulevard and Crystal Valley Parkway. The drive through the complex is of sufficient width and turn radius to accommodate the Department emergency vehicles. Direct access to the pool area is provided through the clubhouse and around either side of the building.

The site is being developed at a lower density than the zoning would allow. The project is projected to generate 887 daily vehicle trips, of which 60 are anticipated to generate during the AM peak hour, and 78 are projected to be generated during the PM peak hour. The surrounding road system was constructed with the capacity to accommodate higher density and traffic generation from this site. A traffic impact report was reviewed and accepted by Town Public Works engineers.

Public Outreach and Notification

Neighborhood Meetings

The applicant has held numerous neighborhood meetings with surrounding residents dating back to 2016. Initial conversations with the neighbors pertained to a potential rezoning of the site to increase the maximum building height beyond 35 feet. The neighbors opposed that proposed amendment and the applicant decided not to pursue the rezoning. Feedback gathered during these early meetings included:

- Maximum building heights should not exceed 35 feet.
- The median on Plum Creek Boulevard should be reconfigured to allow full turning movements from Donnington Circle.
- Primary access should align with Donnington Circle.
- Landscaping should be added to the Plum Creek Boulevard median.
- Tree sizes on the lot should be larger than the minimum requirements.
- Accommodate all necessary parking on the site.
- The finish grade on the site should be lower, preferably to street level.

Although the potential rezoning was abandoned, the applicant did give consideration to the earlier feedback received and has designed the site to address and incorporate the neighbors' concerns and requests.

On February 22, 2018, the applicant held a neighborhood meeting to present this multifamily residential proposal. At that meeting it was confirmed



Color rendering view from Plum Creek Boulevard

that the building would not exceed the 35 foot height maximum, the entrance to the site would align with Donnington Circle, the project would be age-targeted, all units would be rentals, floor plans would range from studios to 3 bedrooms and that a large portion of the site would be graded so that the townhomes finished floor elevation would be below Plum Creek Boulevard. The site, as designed, meets these assurances made at the neighborhood meeting and also, includes median improvements and landscaping, additional landscape screening on the perimeter of the property, and orientation of active use pool and barbeque area away from all surrounding residential neighborhoods.

External Referrals

Staff sent external referral requests to the service providers, Douglas County agencies, Colorado Parks and Wildlife, and surrounding Homeowner Associations (HOAs) and Metropolitan Districts. The service providers and agencies returned standard comments, such as labeling of dry utility easements, and all comments have been addressed. Staff did not receive any written comments from the HOAs or Metropolitan Districts. Staff received one inquiry by email in March asking about the number of units proposed, which staff confirmed to be 155 dwelling units.

Public Notice

Public notice signs were posted on the property and the applicant mailed notice letters to property owners and Homeowner Associations (HOA) within 300 feet of the property. Town staff published notice of the Planning Commission public hearing on the Town's website and featured the proposal on the *Development Activity* map. To date, staff has not received any inquiries about the upcoming public hearing.

Findings

Staff analyzed the proposed site plan according to the requisite review criteria. The property is not within the Skyline-Ridgeline Protection Area, nor is it within any FEMA or Town identified floodplain. It has been determined that no protected or endangered species are present on the site. All staff site plan comments and external referral comments have been addressed. In conclusion, staff makes the following findings regarding the proposed Site Development Plan for Lot 1, Heckendorf Ranch Filing No. 2, Amendment No. 3:

- The Site Development Plan supports the objectives of the Town's Vision Plan and the Comprehensive Master Plan,
- The Site Development Plan meets the requirements and standards of the Heckendorf Ranch Planned Development Plan and Planned Development Zoning Regulations,
- The Site Development Plan complies with 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 use taxes for multifamily developments. Other ongoing cost of serving a new neighborhood, in terms of public infrastructure and services, will be comparable to other multifamily residential developments in Castle Rock.

Recommendation

Based on the analysis and findings summarized in this report, staff recommends that Planning Commission recommend approval.

Proposed Motion

I move to recommend to Town Council approval of the Site Development Plan for Lot 1, Heckendorf Ranch Filing No. 2, Amendment No. 3.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan