



Meeting Date: December 13, 2018

AGENDA MEMORANDUM

To: Planning Commission

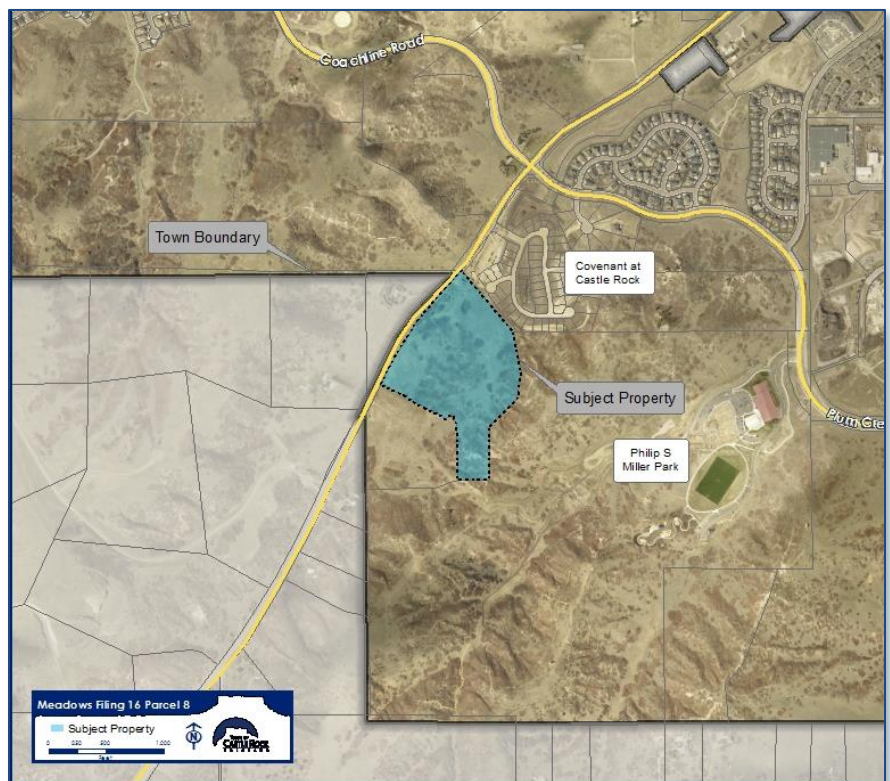
From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Site Development Plan, Amendment No. 9, The Meadows Filing 16, Parcel 8**
[Single Family Paired Homes; Southwest of Wolfensberger Road and Coachline Road/Plum Creek Parkway] (Town of Castle Rock Project **SDP18-0028**)

Executive Summary

The Site Development Plan (SDP) proposal is for a new neighborhood of 58 paired homes, totaling 116 single-family dwelling units. Proposed amenities include two small passive parks and direct trail access to the Philip S. Miller/Ridgeline trail system. **(Attachment B).**

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 6,476 units in the Meadows have received certificates of occupancy. The PD Zoning on for this a property allows both single family, attached and detached, and multifamily uses.



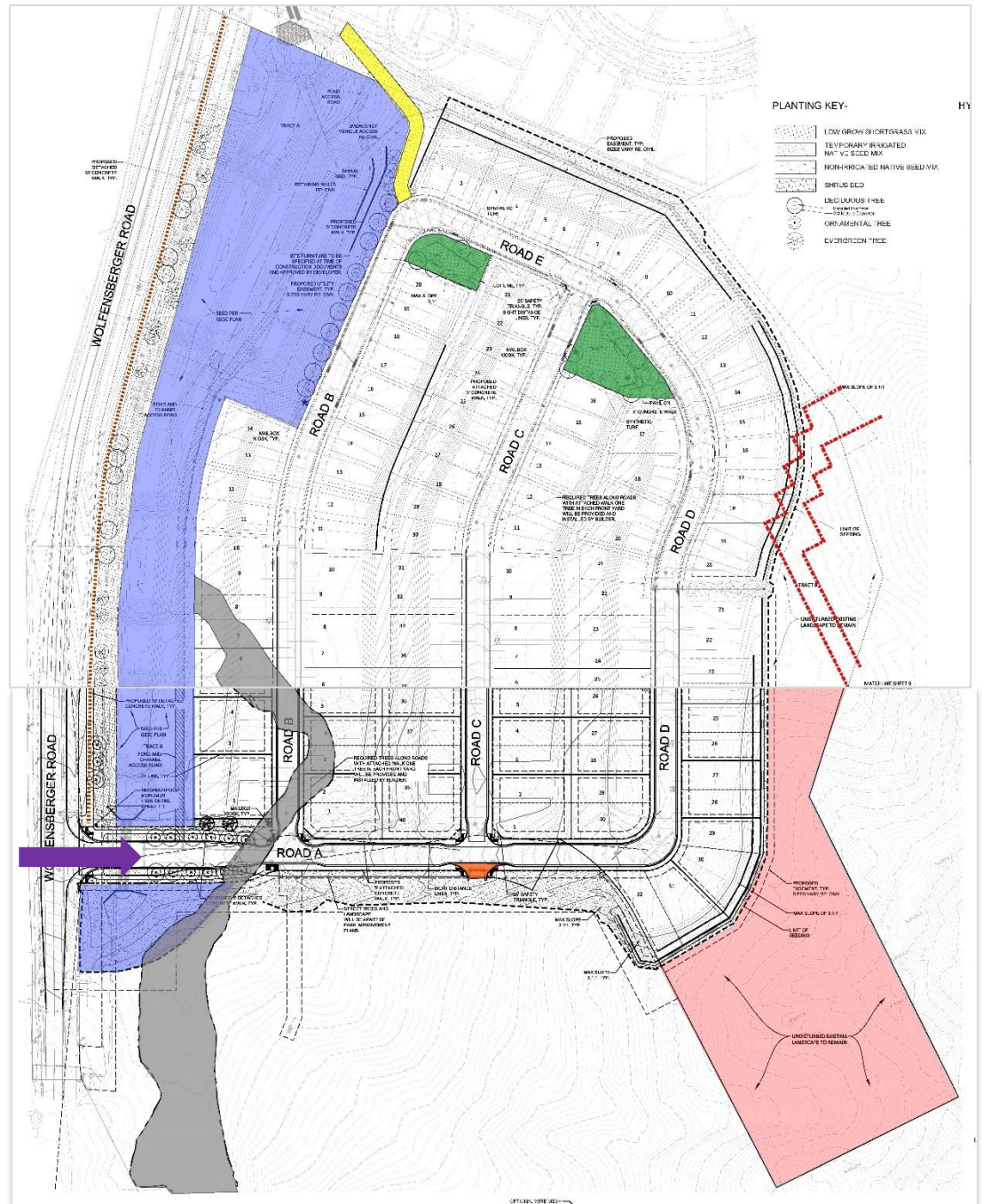
Vicinity Map

The purpose of this report is to seek Planning Commission recommendation on the proposed Site Development Plan. 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.

SDP Discussion

This site is located south of Wolfensberger Road, west of the Plum Creek Parkway/Coachline Road intersection (**Attachment A**).

The Site Development Plan proposes 116 single family dwelling units on approximately 27 acres, for a density of 4.3 dwelling units per acre. The homes will be paired. Two passive parks are provided for the neighborhood (highlighted in green). There is a single point of public vehicular access (purple arrow) from Wolfensberger. An emergency vehicle access (EVA) (yellow) is provided and also serves as a pedestrian connection to the existing trail which links the Ridgeline and PS Miller trail systems.



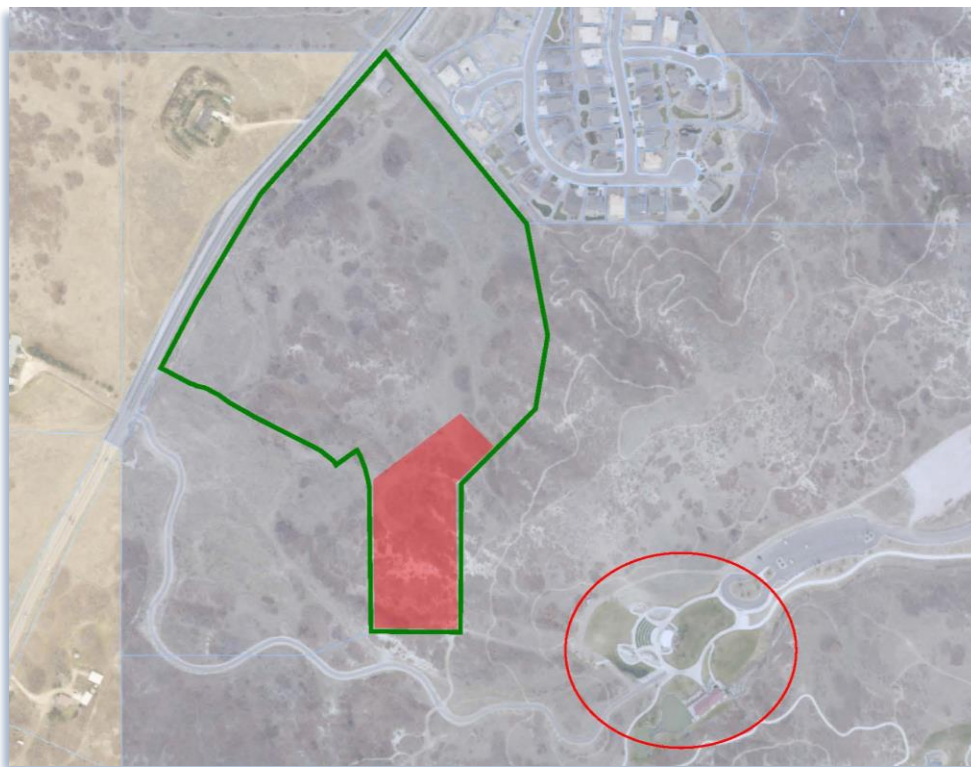
Proposed Site Development Plan

Site Constraints and Accommodations

This property is impacted by a few constraints that have been addressed in this site plan. Portions of lots 16 through 19 along the southern boundary lie within the Minor Skyline (red dashed lines), where building heights are limited to 35 feet. The portion of the affected lots in the restricted area have retaining walls with a maximum height of 19 feet, well below the maximum allowed.

A FEMA designated floodplain traverses on the property (gray). The applicant has completed a Preliminary Floodplain Modification Study (FMS) to demonstrate how the drainageway will be realigned to convey flows into a proposed improved channel (blue). Prior to approval of the Construction Documents (CDs), a Final FMS must be submitted and approved by the Town. The affected lots are shown on the SDP with crosshatch lines. No building permits may be issued for these lots, until the proposed floodplain improvements have been constructed.

Lastly, this property abuts the PS Miller park property along the east, west and south property lines. The applicant has willingly accommodated the Town's request that homes not be constructed along the ridgeline overlooking the park. Specifically, the area highlighted in red on the illustration on the previous page and shown below, lies in close proximity to the outdoor amphitheater (circled in red below), the parking lot and the park emergency access road. The reason for the request was two-fold; 1) staff was concerned that activities at the amphitheater and park would negatively impact the adjacent residents, and 2) the Town wanted to preserve



Proximity to the PS Miller Park

the natural environment and views surrounding this portion of the park. The proposed site plan has shifted lots out of this area and further down the north side of the hillside.

Analysis

Zoning Regulations

The Meadows Planned Development, 4th Amendment, as approved in 2003, established this property as a low density multifamily

use area. Permitted uses include single family attached and detached housing types, apartments, townhomes, patio homes and condominiums. The maximum building height allowed is 50 feet and a maximum of 323 dwelling use are permitted. Per the zoning, setbacks are to be established with the site plan. The site plan proposes a maximum of 116 dwelling units, designed as paired homes, with a maximum height of 35 feet. Two parking spaces per unit are required; which is exceeded with the garage and driveway spaces.

Surrounding Uses

The property is surrounded by Town-owned park and open space to the east, south and west of the property. The Covenant subdivision is adjacent to the northeast of the property.

Wolfensberger Road defines the northwest boundary of the site. The properties on the north side of Wolfensberger Road are unincorporated Douglas County and zoned Agriculture one (A-1).

Approved in 2014, Covenant is a neighborhood of 58 single family detached homes. The table below provides a comparison of development standards between Covenant and this proposed site plan, and demonstrates that as proposed the site plan is consistent with surrounding residential developments.

	Meadows Filing 16, Parcel 8	Covenant Subdivision
Housing Type	Paired Homes	Single Family Detached
Number of Lots	58	58
Number of Units	116	58
Maximum Height	35 feet	35 feet
Setbacks		
Front	15 feet	15 feet
Front to Garage	20 feet	18 feet
Rear	10 feet	15 feet
Sideyard	0 feet	5 feet
Sideyard to Street	10 feet	10 feet
Parking	2 per garage, plus driveway	2 per garage, plus driveway

Existing Conditions

The vacant site contains a wide range of slopes and physical features, including significant ridges, drainages and high points. The vegetation consists predominantly of native grasslands and Gambel Oak. Some pine trees exist on an intermittent basis at the higher elevations. Other vegetation includes yucca, rabbit brush and mountain mahogany. Environmentally sensitive areas have been largely avoided by the proposed development.

Common wildlife such as deer and elk, as well as mice, voles and rabbits may be found on or near the property. The adjacent natural park property to the west and south, and the significant drainage channel along the northern boundary will provide habitat and movement corridors for the wildlife.

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 exists. 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.

Mitigation of the traffic generated from the proposed 116 homes will be accomplished with the construction of a westbound left turn lane into the development, as well as an eastbound acceleration lane out of the development onto Wolfensberger Road. In addition, a stop sign will be installed at the proposed Road A and Wolfensberger Road intersection. In anticipation

of a future connection to the park property west of the site, the developer is providing a curb cut and returns on Road A (see orange highlight on illustration on page 2 above). Lastly, a 10-foot sidewalk and streetscape will be constructed along the Wolfensberger Road frontage to extend the pedestrian connectivity from the existing neighborhood to the east (see brown dashed line on page 2 illustration).

Notification and Public Outreach

The applicant posted public hearing notice signs on the property and 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 project.

External referrals were sent to service providers and Douglas County agencies. Douglas County School District acknowledged that there is no increase in the number of units permitted by the zoning. Douglas County Addressing provided a standard comment that the street names be included on the plat. Intermountain Rural Electric required easements be called out. There are no unresolved external comments.

A neighborhood meeting was held on Thursday, May 17th at the Meadows Taft House. The site was 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. Two residents and Town staff attended the meeting. Representatives of Castle Rock Development Company, discussed the proposed site plan and presented a PowerPoint. Attendees asked general questions about the number of units, price point, permitted uses, and Wolfensberger Road improvements. There were no objections to the project.

Findings

Staff analyzed the proposed site plan according to the requisite review criteria. All staff review comments and external referral comments have been addressed. In conclusion, staff makes the following findings regarding the proposed Site Development Plan, Amendment No. 9, for the Meadows Filing 16, Parcel 8:

- The Site Development Plan supports the objectives of the Town Vision and the 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 use taxes for residential development. Other ongoing cost of serving a new neighborhood, in terms of public

infrastructure and services, the project will be comparable to other residential 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.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan