

17.38.040 - Site Development Plan review and approval criteria.

Site Development Plans and amendments shall be evaluated on the following criteria applicable to the type of development proposed:

A. Community vision/land use entitlements

1. Complies with the most recent version of the Douglas County/Castle Rock Land Use Intergovernmental Agreement.
2. Conforms to the most recent version of the Town's Vision, Comprehensive Master Plan and long-range or master plans.
3. Complies with the any applicable Zoning District Overlay provisions, including, if applicable, the Skyline/Ridgeline Regulations.
4. Conforms to all prior land use approvals or entitlements granted the subject property.
5. Complies with all relevant requirements of the CRMC, including but not limited to all other applicable design criteria and standards established in Chapter 17.10.

B. Site layout.

1. Provides appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas provided, if warranted.
2. Provides innovative and creative plan design and layout.
3. For projects with residential uses, provides a variety of housing types, densities and open space.
4. Conforms to Chapter 17.50 (Residential/Nonresidential Interface), where a proposed Site Development plan is adjacent to residential property, as that term is defined in Chapter 17.50, or, for residential developments, where the proposed Site Development Plan is adjacent to nonresidential property, as that term is defined in Chapter 17.50, except for mixed use development, as that term is defined in Chapter 17.50.
5. Provides an appropriate relationship to the surrounding area; mitigates visual, noise, lighting and odors, fumes and particulates; protects pedestrian and vehicular safety and welfare; provides adequate fire protection; and mitigates any potential impacts to surrounding properties.
6. Site design, including building facades, building bulk, building setbacks, and signage exhibit an appropriate relationship to the surrounding area.
7. Provides adequate parking, on-site circulation and loading.
8. Provides appropriate enclosure and/or screening of outdoor storage of merchandise and materials, loading areas, trash receptacles, mechanical units, and utilities.
9. Demonstrates sensitivity in terms of plan design and density to the site's major environmental characteristics, including topography, view sheds and vegetation.

C. Circulation and connectivity.

1. Accommodates an adequate, functional and safe street system for traffic generated by the development and passing through the development.
2. Provides for emergency vehicle access.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner, separation from vehicular traffic, access to points of destination and recreation and connections to adjacent neighborhoods.

D. Services, phasing and off-site impacts.

1. Complies with the Planned Development phasing plan, minimizes unnecessary utility extensions and adequately addresses other fiscal concerns of the Town.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and will comply with applicable regulations. Provides phased improvements in a logical and efficient manner.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately mitigates all traffic impacts, on- and off-site.

E. Open space, public lands and recreation amenities.

1. Provides adequate trails, parks, recreation and open space.
2. Provides adequate trail systems in terms of internal circulation and appropriate external connections.
3. Provides functional open space for recreation, views, density relief, convenience, function and preservation of natural features, including significant tree stands, ridges and drainage areas. Open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with any applicable requirements of this Title and Title 16, CRMC.

F. Preservation of natural features. The site design and grading plan minimize disturbance to significant natural land forms, vegetation and other areas of environmental and visual sensitivity.

(Ord. No. 2015-06, § 3, 2-17-2015; Ord. 2012-18 §1)