



Meeting Date: February 13, 2019

AGENDA MEMORANDUM

To: Design Review Board

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager
Development Services

Title: Site Development Plan (SDP) Amendment Approval

Subject Property: 514 N. Perry Street

Lot 1A, Block 10, Town of Castle Rock, Located in the Northwest Quarter of Section 11, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock County of Douglas, State of Colorado

Proposed Exterior Door to Exterior Patio, Iron Mule Brewery
Project # SDP19-0003

Executive Summary

As stated in the *Downtown Master Plan's* economic development vision, "Small, one-of-a-kind independent businesses are viewed as the backbone to the additional retail and restaurants." This Site Development Plan Amendment would enhance an existing brewery by adding an exterior door to an outdoor seating area.

The application proposes a new, exterior door to a patio on the north side of Iron Mule Brewery, located at 514 N. Perry Street. Formerly known as Castle Rock Beer Company, Iron Mule Brewery would like to make minor changes to the approved Site Development Plan Amendment that included the patio.



Location Map
514 N. Perry Street

Notification and Outreach Efforts

The proposed SDP Amendment was noticed in accordance with the Town of Castle Rock Municipal Code. Signs were posted on the property, and the applicant mailed letters to property owners within 300 feet of the site. Town staff published the hearing notice on the Town's website and the "Development Activity Map."

History of Past Town Council, Boards & Commissions, or Other Discussions

Design Review Board, December 14, 2016

Site Development Plan Amendment 1 approval for 514 N. Perry Street included exterior, fenced patio and landscape changes to accommodate patio. The applicant, Castle Rock Beer Company, did not build the patio, fence, or landscape changes.

Design Review Board, April 10, 2014

The DRB approved the initial Site Development Plan for 504, 510, and 514 N. Perry Street, which included the Acme Water Tower building that now houses Iron Mule Brewery.

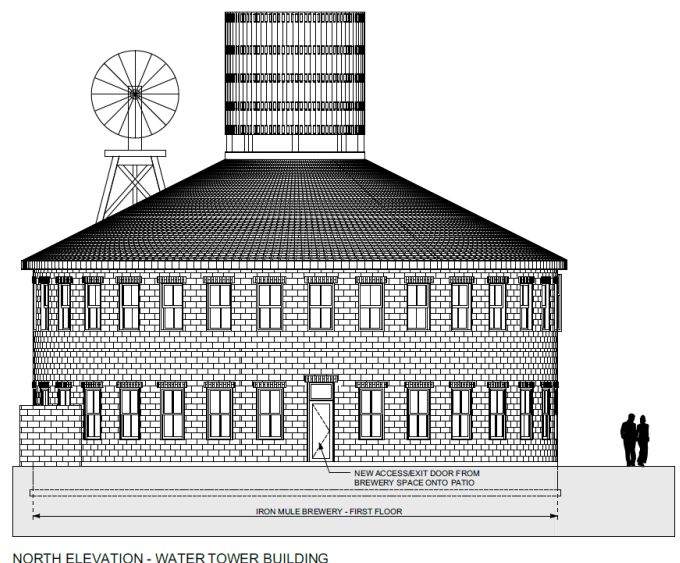
Discussion

Existing Conditions

Located on the north side of the Acme Water Tower building at 514 N. Perry Street, the Iron Mule Brewery replaced the Castle Rock Beer Company.



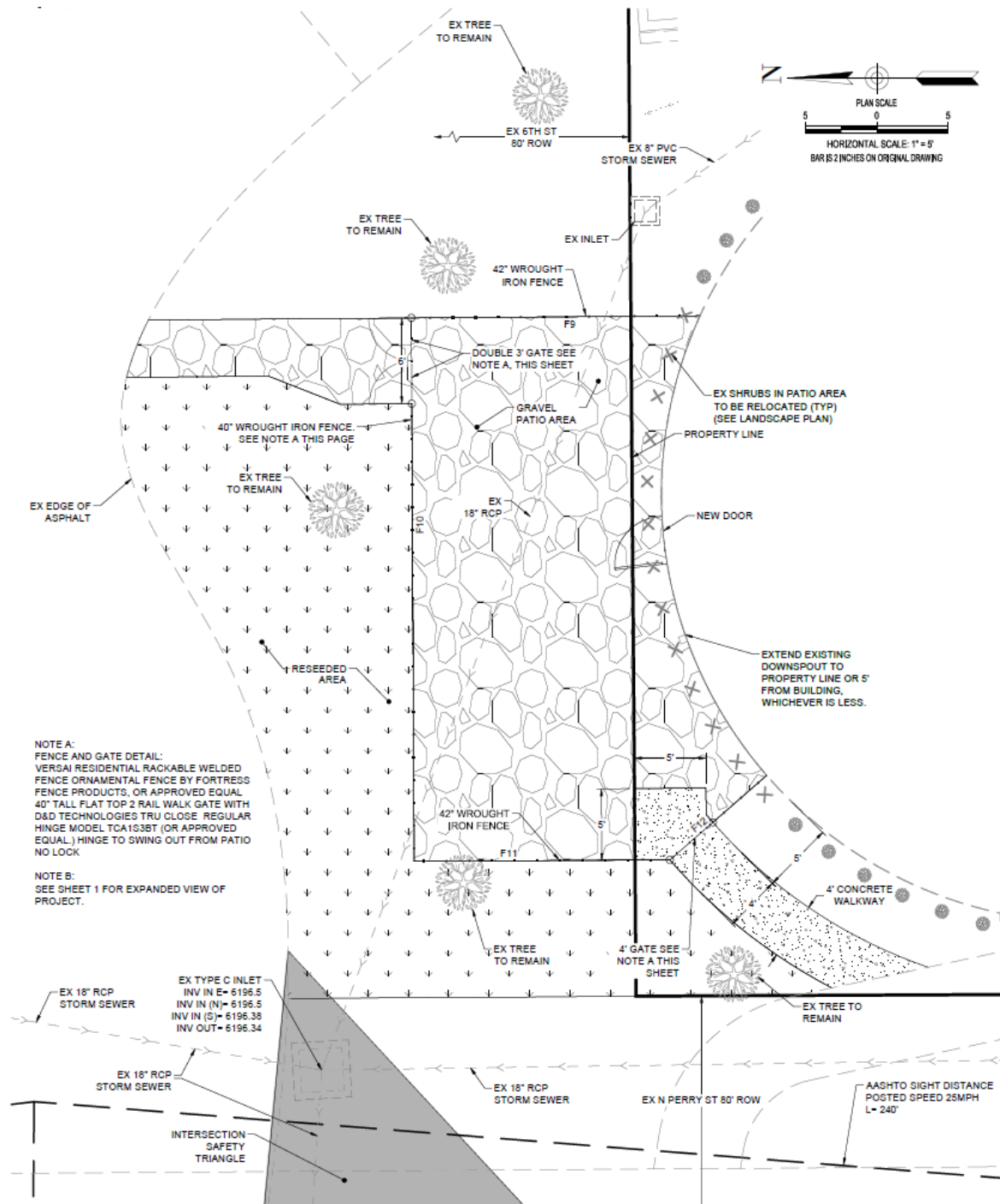
Existing Elevation



Proposed Elevation with New Door

Proposed SDP Amendment

The Iron Mule Brewery would like to expand their business with a new exterior door that would open to the previously approved outdoor patio. The new door would match the existing exterior doors of the building. The patio area would include walkways to the adjacent Town parking lot and existing sidewalk along Perry Street. Existing landscaping affected by the new construction will be relocated or new plant material added so that the existing plant material requirement will continue to be met. Please see **Attachment A** and the plan below for details.



While some of the improvements will occur on private property, most are within the Town right-of-way (ROW), the remnants of Sixth Street, currently serving the community with a public parking lot. The applicant and consultant have worked extensively with Town staff to ensure that the proposed improvements within the Town right-of-way are still acceptable, per the previously approved plan. The applicant is required to obtain a Revocable Permit Agreement to encroach in the Public Right-of-Way prior to the issuance of any construction or building permits. Because most of the patio and associated improvements are within the ROW, the materials are not permanent. Meaning, the applicant is still proposing a gravel patio rather than a concrete one along with a removable fence, in the possible event that the Town has a different, future need for that ROW. Town staff is working on an updated agreement with the applicant since the property is under new ownership.

Development and Design Standards

The following Downtown Overlay District development and design standards apply to this application:

Setbacks, Fences, Residential Unit Size:

- A. Maximum lot coverage: one hundred percent (100%) of lot area;
- B. Minimum side yard: zero (0) feet;
- C. Minimum front yard: zero (0) feet;
- D. Minimum rear yard: zero (0) feet;
- E. Maximum building setback: A minimum of twenty-five (25%) percent of a building's linear footage facing a public roadway must have a setback of zero (0) to twenty (20) feet with a direct pedestrian connection.
- F. Maximum fence height: ten (10) feet
- G. Multifamily residential units must each be a minimum of 500 square feet in size and must each have an individual kitchen and individual bathroom.

Staff Comment – The requirements of this section have been met. The proposed, fence is 40" tall, well under the allowable 10 feet.

Window or Transparency Requirements:

The main front elevation shall provide at least thirty-five percent (35%) window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least thirty percent (30%) window or transparency at the pedestrian level. The window or transparency is measured in a lineal fashion. (For example, a one-hundred-foot long building elevation shall have at least thirty-five percent (35%) transparency in length equal to 35 linear feet of total window or transparency area). The height of the glass or plexiglass must be a minimum height of five (5) feet.

Staff Comment – The proposed west façade facing N. Perry Street is considered the main front elevation and totals approximately 51 feet, with approximately 30 feet (58%) of windows at the pedestrian level. The side elevation that faces 6th Street to the north measures approximately 81 feet, with approximately 40 feet (48%) of windows at the pedestrian level.

Summary of Findings

Staff recommends approval of this project based on:

- The project meets the intent of the DOD;
- The project helps further the goals and objectives set out for downtown Castle Rock through its Master Plan.

Motion Options

Option 1: Approval of SDP Amendment

I move to approve the Site Development Plan Amendment No. 2 for Lot 1A, Block 10, Town of Castle Rock.

Option 2: Approval with Conditions

I move to approve the Site Development Plan Amendment No. 2 for Lot 1A, Block 10, Town of Castle Rock with the following conditions: (list conditions)

Option 3: Denial

I move to deny the Site Development Plan Amendment No. 2 for Lot 1A, Block 10, Town of Castle Rock.

Option 4: Continue item to next hearing (need more information to make decision)

I move to the Site Development Plan Amendment No. 2 for Lot 1A, Block 10, Town of Castle Rock to the next regular Design Review Board meeting on February 27, 2019.

Attachments

Attachment A: Site Development Plan Amendment 2

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