

# **THE LANTERNS SITE DEVELOPMENT PLAN, AMENDMENT #1**

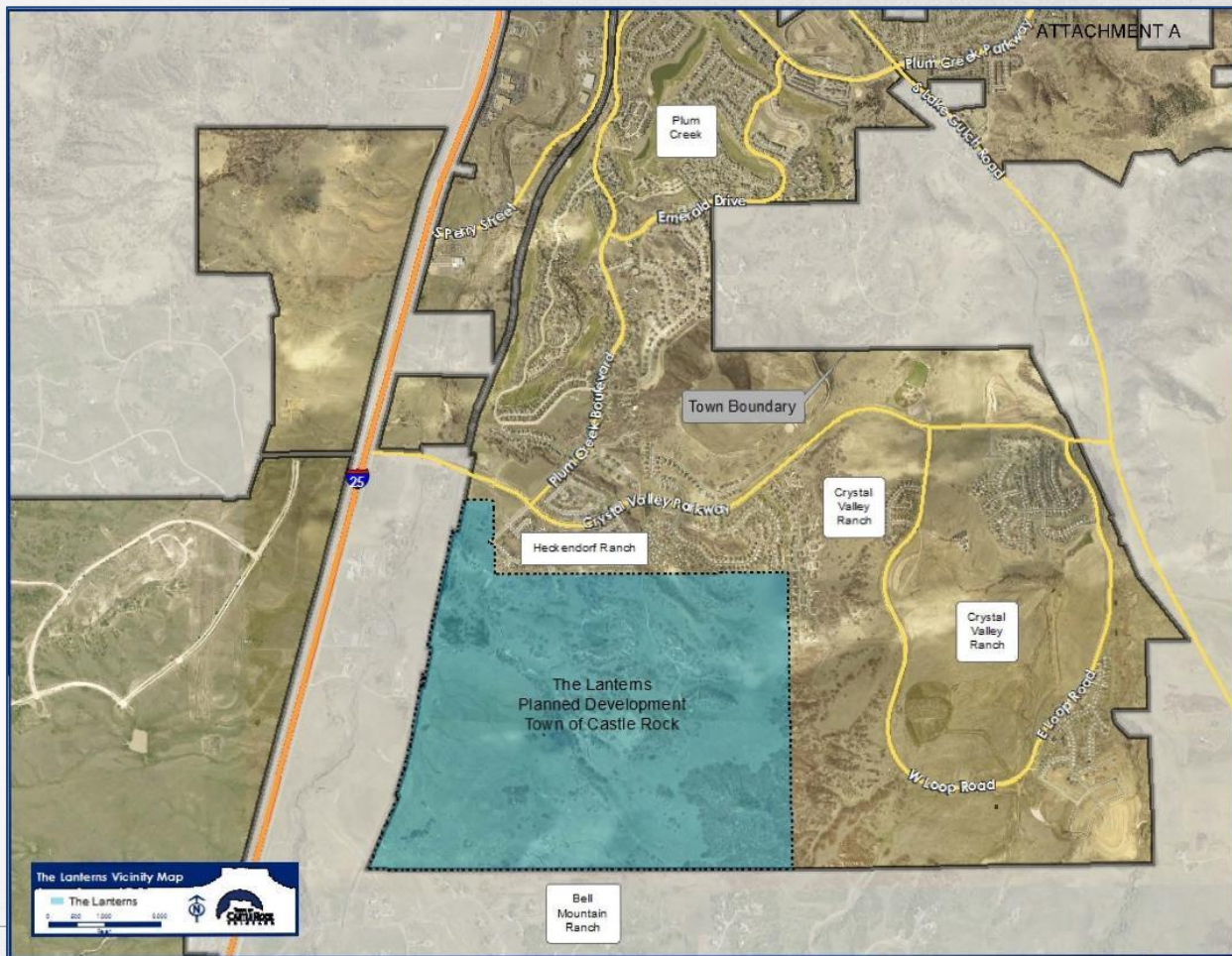
**PLANNING COMMISSION  
FEBRUARY 14, 2019**



# VICINITY MAP

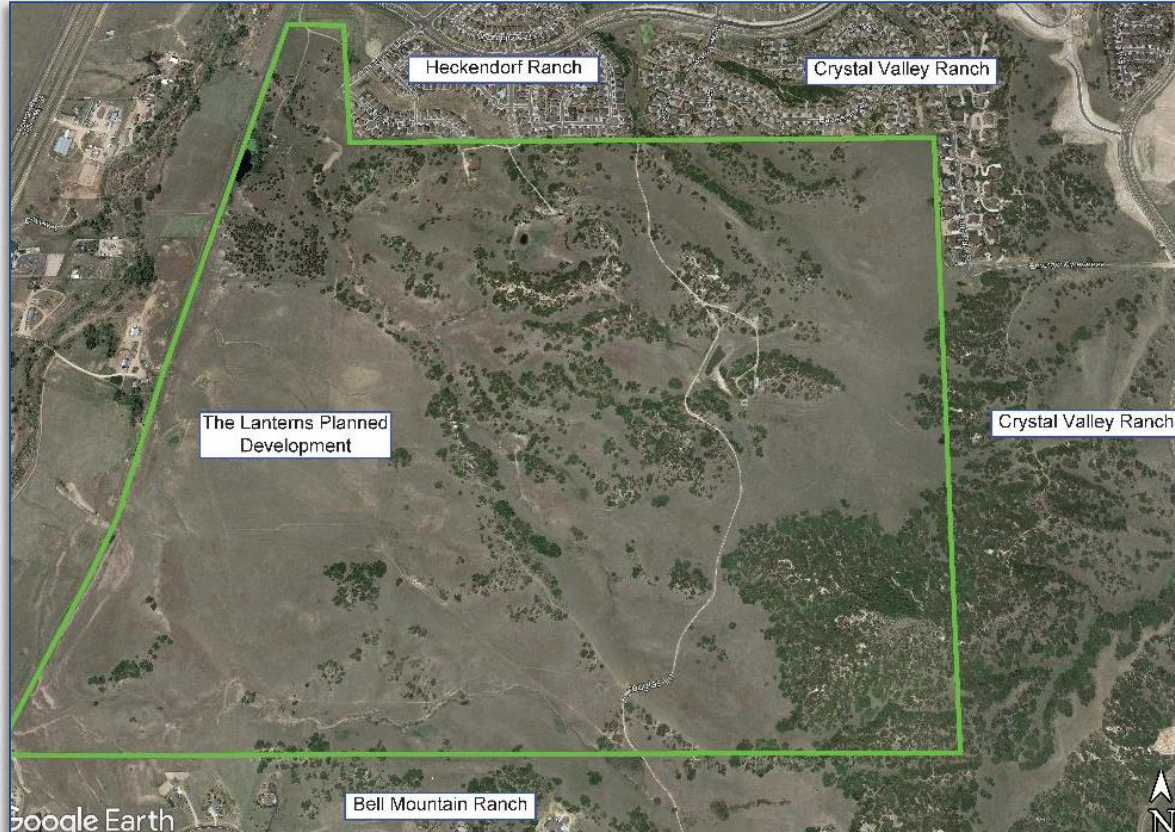
## The Lanterns Planned Development

- Zoning Approved - 2014
- Uses by Right
  - Single-Family Detached
  - Age-Restricted Neighborhoods
  - Non-Restricted Neighborhoods
  - Recreation Facilities
  - Trails
  - School
- 1,200 Dwelling Units Permitted
- Minimum of 51% Open Space/Public Land Dedication
- Prescribed Buffers and Transition Zone





# PROPOSED USES AND STANDARDS



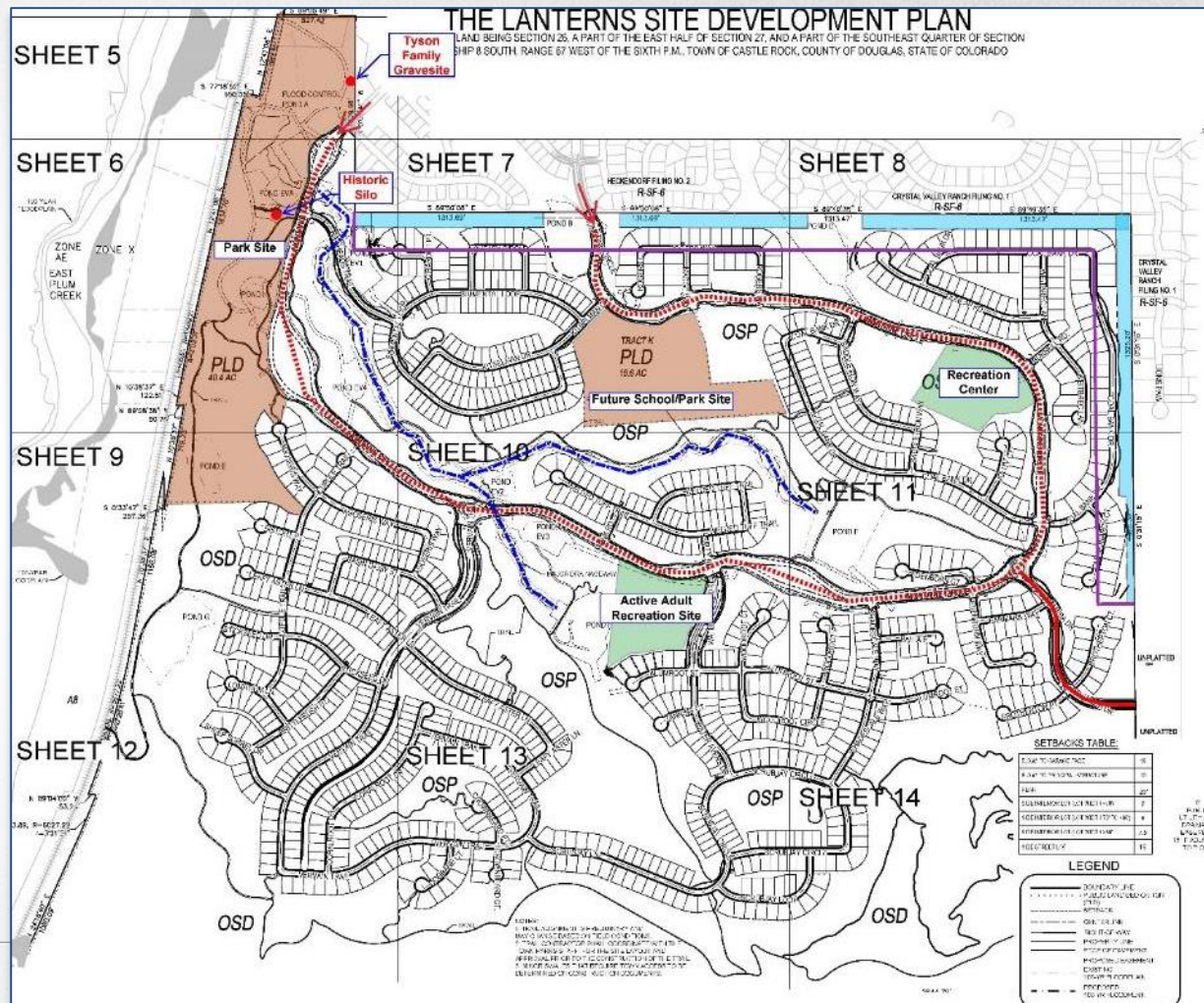
	Proposed SDP
Zoning	PD
Uses by Right	SF-Detached Trails
Dwelling Units	1,200
Non-Restricted	536
Age-Restricted	664
Density Range	2.5 – 4.0 du/ac
Maximum Ht.	35 Feet
Open Space/PLD	65%
Prescribed Buffer	50 – 100 Feet
Transition Zone (Planning Areas 1 through 4)	250 Feet



# SITE DEVELOPMENT PLAN

## Key Elements:

- ✓ **1,200 SF-D Units**
  - **536 Traditional Units**
  - **664 Age-Restricted Units**
- ✓ **2 Points of Access**
- ✓ **1 Future Connection to CVR**
- ✓ **65% Open Space/Public Land**
  - **Future School Site**
  - **Future Recreation Center Sites**
  - **Trails**
  - **Historic Features**
- ✓ **Drainage Improvements**
- ✓ **Transportation Contributions**
- ✓ **Wildfire Vegetation Plan**



# STAFF ANALYSIS

- ✓ The Lanterns PD Plan and Zoning Regulations (2014)
- ✓ Site Development Plan Criteria (Code Section 17.48.040 A-F)
  - Community Visions and Land Use Entitlements
  - Site Layout
  - Circulation and Connectivity
  - Services, Phasing and Off-Site Impacts
  - Open Space, Public Lands and Recreation Amenities
  - Preservation of Natural Features
- ✓ Town of Castle Rock Technical Criteria

# STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend approval.



# PROPOSED MOTION

*“I move to recommend to Town Council, approval of the proposed Lanterns Site Development Plan, Amendment 1.”*



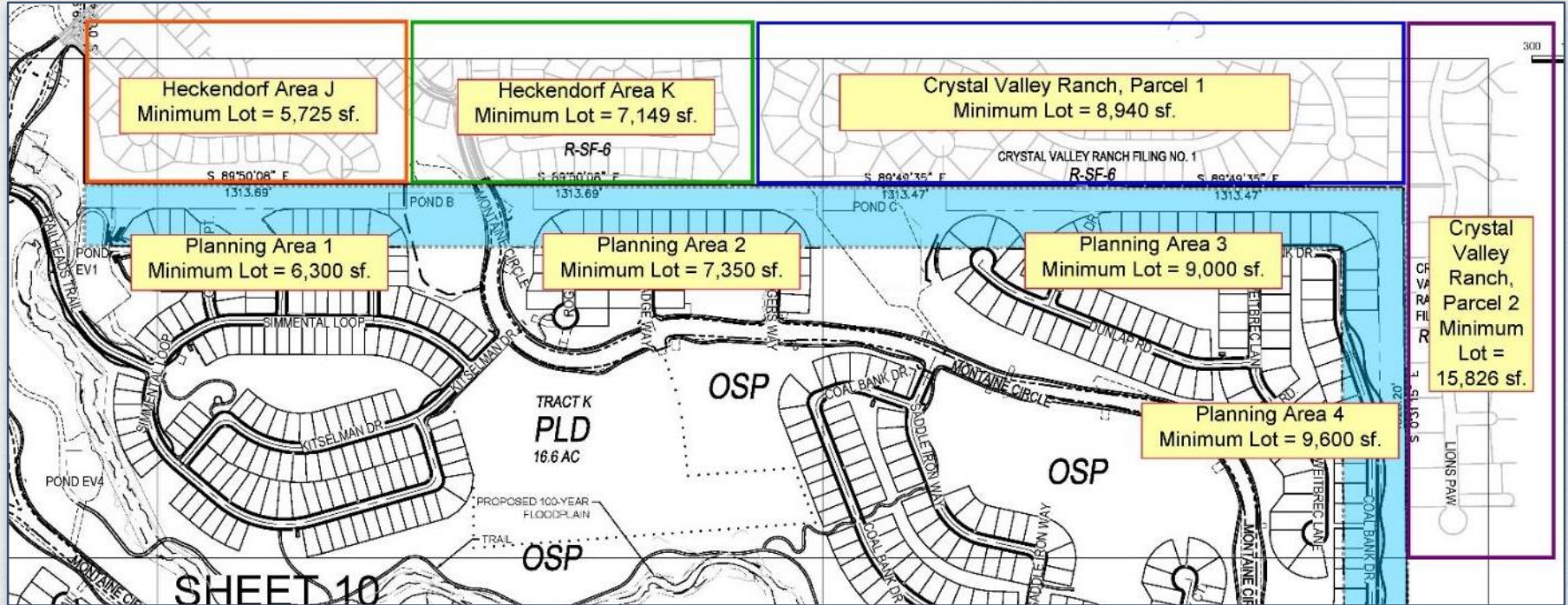


# QUESTIONS AND DISCUSSION





# COMPARISON TO SURROUNDING NEIGHBORHOODS





# LAND FEATURES AND CONSTRAINTS

## THE LANTERNS PROPERTY

### CASTLE ROCK, COLORADO COMPOSITE ANALYSIS

OCTOBER 12, 2017

#### LEGEND:

- DRAINAGES
- - - SECONDARY DRAINAGES
- RIDGES
- SECONDARY RIDGES
- ~ STEEP SLOPES (SLOPES GREATER THAN 20%)
- EXISTING TREE & VEGETATION GROUPINGS

