



Meeting Date: March 5, 2019

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

Thru: Bill Detweiler, Development Services Director

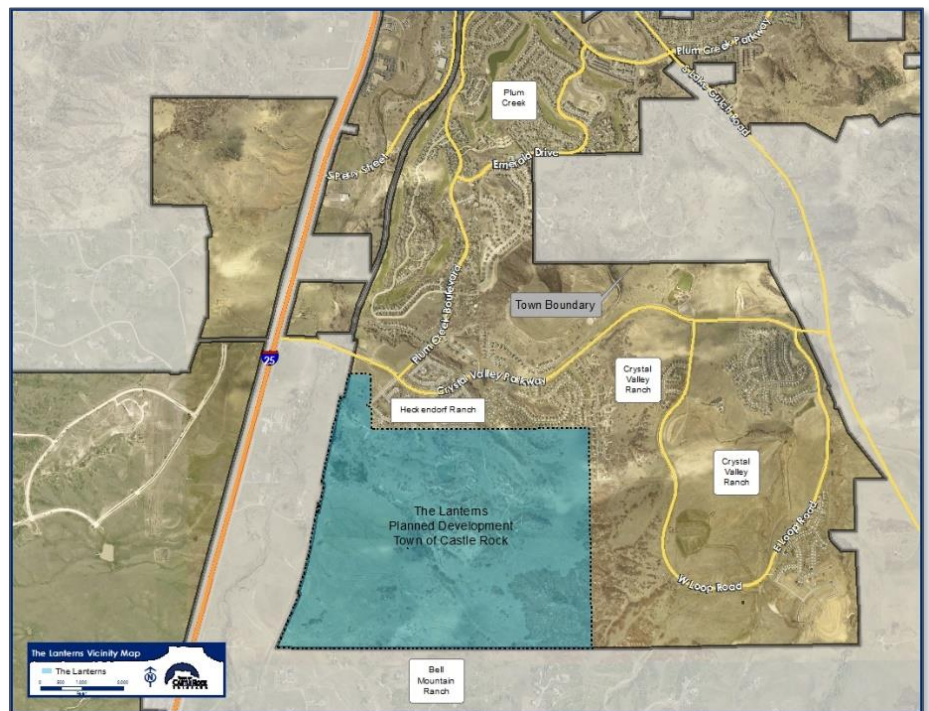
From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Resolution for The Lanterns, Site Development Plan (An Amendment to the Lanterns Preliminary Plat/Final Planned Development Site Plan)**
[Single-family Detached Homes; Located south of Crystal Valley Parkway, Plum Creek Boulevard and Old Lanterns Parkway]
(Town of Castle Rock Project #SDP17-0044)

Executive Summary

Planning Commission considered this proposal on February 14, 2019 and voted 5-0 to recommend approval (Attachment D).

The Lanterns is a Planned Development (PD) that was annexed to the Town of Castle Rock in 2002. The site is located south of Crystal Valley Parkway and the Heckendorf Ranch PD and west of the Crystal Valley Ranch PD (**Attachment A**). The Lanterns PD has been amended over the years, with the most recent amendment approved by Town Council in 2014.



Vicinity Map

This Site Development Plan (SDP) proposes a new 848-acre master planned community, named Montaine (**Attachment B, Exhibit 1**). In conformance with the Lanterns PD plan and zoning, the site plan proposes 1,200 single-family detached dwelling units; 536 units will be offered in traditional neighborhoods and 664 units will be offered in age-restricted neighborhoods. Two sites have been reserved for future private recreation centers.

A total of 549 acres or 65% of the property will be set aside as open space and public land. Approximately 14 miles of trails are planned, including a key link in the Front Range Regional Trail. One school site is reserved as requested by the Douglas County School District, and a 40-acre park site will be dedicated to the Town of Castle Rock. The highest point of elevation in Castle Rock, located in the southeast portion of the site, will be dedicated to the Town as public open space. Historic features on the property, such as the Tyson family gravesite and a remaining silo, will be preserved and incorporated into the theme of the new neighborhood.

Montaine Circle is a loop road that will provide access through the site, connecting to the existing Plum Creek Boulevard and Old Lanterns Parkway. A future road connection will be made to Crystal Valley Ranch to provide cross access to residents. Extensive stormwater improvements will stabilize and preserve historical drainage channels traversing the property. The site will be developed in phases.

All staff comments have been addressed through the review process. There are no outstanding external review comments left unaddressed. This proposal is in conformance with the approved Lanterns PD Plan and Zoning regulations, and the Town criteria. Planning Commission recommended approval of this Site Development Plan, as proposed.

Planning Commission Action

Planning Commission considered this proposal at the February 14, 2019 public hearing and voted 5-0 to recommend approval of the site plan, as proposed (Attachment D). One member of the public addressed the Commission asking when construction was expected to commence. Staff indicated that Town Council would consider the application on March 5th and that Construction Documents were currently in early stages of staff review. The applicant indicated that construction of the loop road would be the first phase of development and expected to begin in late spring or early summer.

Staff received an email from a Crystal Valley Ranch resident on February 13th that was distributed to the Commissioners prior to the start of the public hearing (**Attachment C**). The neighbor expressed concern that a meandering, detached sidewalk along Coal Bank Drive encroached somewhat into the 100-foot buffer on the eastern edge of the property. The Commission asked for more information. Staff indicated that hard and soft surface walkways are permitted within the 100-foot buffer and that this is not a hiking trail, but rather the detached sidewalk along Coal Bank Drive. The applicant further addressed the question indicating that the sidewalk is detached and meanders to provide pedestrians with separation from the roadway, and allow for placement of street trees in a more natural arrangement. The applicant also pointed out the horizontal and vertical separation between this portion of sidewalk and the rear lot lines in Crystal Valley Ranch. The Commission had no further questions, nor did they request any changes to the sidewalk configuration.

Notification and Outreach Efforts

The Town Council public hearing of the proposed Site Development Plan was noticed in accordance with the Town of Castle Rock Municipal Code. Public Hearing signs were posted on the property at the terminus of Plum Creek Boulevard and Old Lanterns Parkway. The applicant mailed written notices to property owners and Homeowner Associations within 300 feet of the site. A written notice was posted on the Public Notice page of the Town of Castle Rock website. In addition to the required noticing, the project has been featured on the Town's *Development Activity* interactive map since October 2017.

Staff received one inquiry from a Crystal Valley Ranch resident whose home is located on Lions Paw Street within Crystal Valley Ranch, and backs to the Lanterns at the very northeast corner of the project. The resident expressed their concern over the impact to their views of the Front Range. They had spoken with the owner and been told that perhaps grades to the west of their home could be lowered in order to reduce the impact to their views. Staff provided copies of the proposed grading and confirmed that the natural grades of the three lots west of their home are being reduced an average of 15-feet. The end result is that the 100-foot setback buffer will separate the rear lots of the two neighborhoods, and the buildable area of the Lanterns lots will be on average 35-feet lower than the building area of his lot on Lions Paw.

Neighborhood Meeting

The landowner, Scott Carlson with Carlson and Associates, and representatives of the builder, Toll Brothers held a neighborhood meeting on March 14, 2018. Written notice was sent to surrounding property owners and Homeowner Associations. Approximately 100 nearby landowners, residents, and other interested parties attended the meeting. Color boards of the proposed site plan were displayed and the owner, builder and planning consultants were positioned at the boards to discuss the plan, answer questions and listen to feedback. Staff was present to listen to feedback and answer questions about the review and public hearing process. The site plan rendering presented at the neighborhood meeting is shown in this report on Page 4, and is virtually the same as the proposed Site Development Plan.

The feedback was generally positive, although concerns were voiced about growth and traffic in Castle Rock, in general. Questions specific to this proposal were about the setbacks and buffers, price point and construction schedule, traffic impacts, lighting, preservation of the gravesites, drainage impacts, school location and construction schedule, landscaping and the trail network. The applicant addressed these questions at the meeting. Staff will address these items in this staff report. Two emails were received shortly after the meeting (**Attachment C**).

External Referrals

Town staff forwarded requests for external comments to the following agencies. All external comments received have been addressed and satisfied.



Neighborhood Meeting Site Plan Rendering Presented at 2018 meeting

- Black Hills Energy
- Chatfield Watershed Authority
- Colorado Department of Transportation (CDOT)
- Castle Rock Economic Development Council
- Douglas County Planning
- Douglas County Housing Partnership
- Plum Creek Water Reclamation
- Tri-County Health
- Crystal Valley Ranch Master HOA
- Bell Mountain Ranch HOA
- Colo. Agricultural Leadership Foundation
- Castle Rock Post Office
- Comcast Cable
- Colorado Parks and Wildlife
- Douglas County Assessor
- Douglas County Addressing
- Douglas County School District
- Century Link
- Crystal Crossing HOA
- CVR – Painters Ridge HOA
- Bell Mountain Ranch Metro District
- Intermountain Rural Electric (IREA)

The following agencies provided written comments that are summarized below.

Chatfield Watershed Authority – Expressed no objection to the project, if it complies with the Town’s stormwater control program, which it does.

Douglas County Addressing – Provided guidance for street naming and offered feedback on available names.

IREA – Provided standard feedback regarding easements and minimum setbacks.

Douglas County School District – Provided acknowledgement that school site dedications have been satisfied for the Lanterns Planned Development.

Bell Mountain Ranch HOA and Metropolitan District – Requested that an Emergency Vehicle Access (EVA) to serve unincorporated Bell Mountain Ranch be designed into the Lanterns site plan. Castle Rock Fire Department is not requiring the EVA to serve either the Lanterns or Bell Mountain Ranch. The Lanterns property owner, however, made best efforts to accommodate this request by extending the Front Range Regional Trail to Bell Mountain Ranch, allowing emergency access via the trail. Ultimately, Bell Mountain Ranch HOA/Metro District declined to accommodate the trail extension.

Crystal Crossing Metropolitan District – Requested that the Town follow up on a cost-sharing reimbursement agreement between the Lanterns and Crystal Crossing Metropolitan Districts. Staff has verified that this is a third party agreement, to which the Town is not a party; therefore, the Town has no enforcement standing. Staff has, however confirmed with the owner and legal counsel for the Crystal Crossing Metropolitan District that reimbursement resolution is being coordinated.

Black Hills Energy, CenturyLink and CDOT were the only other agencies to respond to the request for comments; all three indicated that they had no objections or no comments.

The Lanterns Planned Development

Annexation and Zoning History

The southern portion of the Lanterns property was first zoned by Douglas County in 1987 for a high-density development named Eagle Ridge. That early zoning included single-family (SF) attached and detached and multi-family residences, as well as commercial, office and retail uses. The primary road connections to the north were Plum Creek Boulevard and Old Lanterns Parkway. Approximately one-third of the site was designated as open space and public land to support a school site, regional park and open space.

In 2002 the Eagle Ridge property, along with additional parcels, totaling approximately 848 acres, were annexed to the Town of Castle Rock as the Lanterns, and zoned PD. Amendments to the Lanterns PD were approved in 2006 and 2008 adjusting planning areas and increasing the density in the northern tier of the site. Also in 2006, the first site plan was approved for the entire property. The 2006 site plan provided a buffer, ranging from 15 to 60 feet along the north and east property boundary lines.

Finally, in 2014, a major amendment to the Lanterns PD Plan and PD Zoning Regulations was approved by Town Council, increasing the number of units, the buffer width and the amount of open space, as well as establishing specific development standards.

Current Zoning and Development Standards

The current zoning on the 848-acre property allows a maximum of 1,200 single-family detached dwelling units for a gross density of 1.4 du/ac. The PD is divided into 13 planning areas, each with prescribed density maximums and development standards. The density on the property generally decreases north to south. A 100-foot minimum open space buffer is required where residential development is proposed adjacent to the Heckendorf Ranch and Crystal Valley Ranch neighborhoods. The road connections to the north remain Plum Creek Boulevard and Old Lanterns Parkway, with a future road connection to Crystal Valley Ranch to the east. The approved zoning set a minimum of 436.7 acres, or 51% of the site to be dedicated as open space and public land, with a stipulation that at least 13-acres of additional open space be dedicated at the time of the Site Development Plan. Setbacks and lot sizes vary by planning area in order to achieve compatibility with adjacent developments. The maximum residential building height is 35 feet.

Site Description, Constraints and Surrounding Uses

Existing Site Conditions

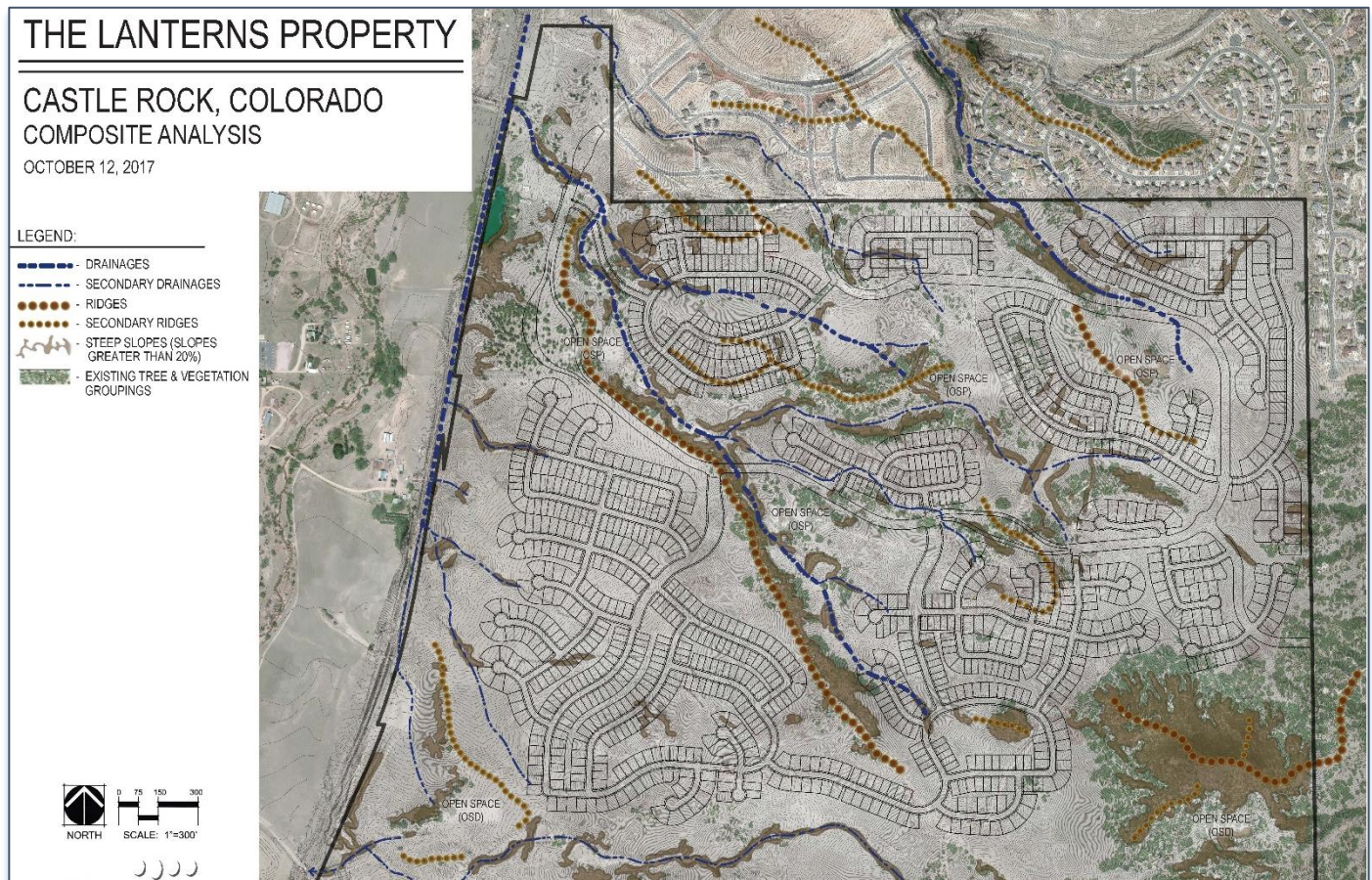
The site consists of a wide variety of topographic features and elevation changes. There are small areas of steep slopes concentrated along the drainageways. Elevations range from approximately 6,300 feet to approximately 6,800 feet in the southeast portion of the site, where the highest promontory in the Town is located. Prominent ridges traverse the site paralleling major drainage channels. The property was historically used for ranching and grazing.

There are three distinct areas of vegetation on the site. The grassland areas include native shortgrass species, such as needle and thread grass, blue and side-oats grama, buffalo grass, bluestem, with some areas of introduced pasture grass. Shrubland areas include a mix of Gambel Oak and Mountain Mahogany. The limited wetland and open water areas include foxtail barley, soft-stem bulrush and some willows. The wetland area along the western property boundary will be preserved and dedicated to the Town as part of the larger 40-acre Public Land dedication located in the northwest portion of the property.

Wildlife on the property includes native species routinely found in short grass prairie habitats in Colorado. Large mammals include mule deer, pronghorn, coyotes and red fox. Small mammals include rodents such as voles, northern pocket gophers and ground squirrels. Water and wetland areas provide habitat for northern leopard frogs and tiger salamanders, as well as seasonal habitat for killdeer, Canadian geese and various ducks.

Sensitive areas of the site, such as heavily vegetated areas, steep slopes and major drainageways have been largely avoided by the proposed site plan and preserved as undisturbed open space. Removal of small areas of shrubland will occur with development, however extensive areas of vegetation will remain undisturbed to provide

wildlife habitat. Wildlife corridors will also remain along the existing drainageways and in the extensive open space.



Site Constraints

This property is affected by development constraints, including the Skyline/Ridgeline Projection area, existing drainageways and floodplain, wetlands and migratory bird habitat, and a pioneer gravesite. These constraints have been carefully considered by staff, and appropriately addressed in this proposed site plan. The following is a brief summary of each constraint.

- Skyline/Ridgeline Protection Area - The southeast portion of the property is within the Moderate and Minor Skyline Protection Areas, where 25-foot and 35-foot structures, respectively, are permitted. The 2006 site plan included development within the protection area. The 2014 rezoning of the Lanterns removed all development from this area and designated the land as open space to be dedicated to the Town for public use. This site plan conforms to the Lanterns zoning and avoids any development in the Protection Areas.
- Drainageway/Floodplain – The drainageways in the Lanterns have not been studied by the Federal Emergency Management Agency (FEMA) and, therefore, are not FEMA designated floodplains. In such cases, the Town of Castle Rock regulates

those drainageways. The drainageways are shown as blue dashed lines on the Site Feature illustration on Page 7 above. The Town required the Lanterns' applicant to prepare a preliminary Floodplain Modification Study (FMS) to determine the boundaries of the existing and proposed 100-year floodplain and to propose appropriate channel stabilization. The Town Stormwater Manager has reviewed and accepted the preliminary FMS, and the site plan reflects the existing and proposed 100-year floodplain boundaries, as well as the extent of proposed improvements within the drainageway.

- Wetlands – As required by the Lanterns PD a wetland delineation report was prepared by ERO Resources Corp., and submitted to the Army Corp of Engineers (the Corp.). The Corp. concluded that the project location does not contain any jurisdictional aquatic resources, and therefore a Department of the Army permit will not be required for development activity on the site. Further, an approved jurisdictional determination was completed for the project, which has been submitted to the Town. Staff finds that the proposed site plan has met the requirements of the Lanterns PD Plan regarding the wetland delineation.
- Migratory Birds - The Lanterns PD requires that a migratory bird survey be conducted if vegetation is to be removed during the migratory bird-breeding season; April 1st through mid-August. ERO Resources Corp. prepared a Migratory Bird Survey. The survey of the site did not observe any eagle, hawk or raptor nests within the property. Two active songbird nests and one active Great Heron rookery were identified. Songbirds do not reuse nests from the previous year; however, if construction and removal of shrubs and trees will occur during the bird-breeding season an updated survey will be required prior to issuance of construction permits. Any work that would destroy the active songbird nests and cause the birds to abandon the young in the nest may not be conducted until the young have vacated the nest.

The Great Heron rookery is located near the western property boundary, within the 40-acre PLD property to be dedicated to the Town. The ERO report recommends that no construction activity occur within 300 feet of the rookery prior to May to avoid disturbance during the critical early nesting period. The site plan reflects the improvements nearest to the rookery are beyond the 300 foot restricted area. The Front Range Regional Trail will be located closer to the rookery, and will be subject to the same restrictions at the time the trail is constructed, which will be overseen by the Town Parks Department.

- Cultural Resources – Tyson Gravesite - A Cultural Resource Survey of the property identified the gravesite of a family named Tyson. The grave is believed to contain the remains of two adults and two children. The family of four perished in a destructive flood that occurred along Plum Creek in 1864. The gravesite is located in the extreme northwest portion of the Lanterns property, also within the PLD property to be dedicated to the Town. The gravesites will be protected and preserved, during the construction of Montaine Circle and development of the property.

Site-Specific Development Plan Option

Article 68 of Title 24 of the Colorado Revised Statutes authorizes the creation and protection of vested property rights in certain site-specific development plans. The Town Code provides that a site plan approved in accordance with the Town criteria, constitutes a site-specific development plan. A site-specific development plan provides vested property rights for the owner for a period three years.

The option to vest a site plan is left to the discretion of the owner. If the option is exercised, the site plan must be labeled as a site-specific development plan, notice of the vesting must be published in the local newspaper, and the site plan is subject to a 30-day referendum period.

The applicant has expressed their intent to vest their property rights in this site plan as a site-specific development plan.

Proposed Site Development Plan and Development Agreement Obligations

Proposed Site Development Plan

The Chapter 17.38 of the Municipal Code establishes that the purpose and intent of a Site Development Plan is to depict the general layout of a residential subdivision and site improvements.

This Site Development Plan proposes 1,200 single-family detached dwelling units on 848 acres for a gross overall density of 1.4 dwelling units per acre. The site plan is divided in to 13 planning areas. Planning areas 1 through 11 will be constructed as traditional, nonage-restricted neighborhoods, comprising a total of 536 dwelling units. Planning areas 12 and 13 are age-restricted to residents 55 years and older and will total 664 dwelling units.

This site plan provides the requisite 100-foot private open space (OSP) buffer along the north and east property boundaries shared with Heckendorf Ranch and Crystal Valley Ranch, respectively (highlighted in blue in the illustration on Page 10). This is double the size of the buffer provided on the previously approved 2006 site plan. The dedicated open space (OSD) along the southern property boundary, ranges in width from 600 to 2,000 feet, and provides a buffer between the Lanterns and Bell Mountain Ranch, a rural, large lot County development to the south.

In addition to the open space buffers, a 250-foot transition zone, also prescribed by the Lanterns zoning, applies to planning areas 1 through 4 (see solid purple line). The purpose of the transition zone is to promote compatibility between the Lanterns development and surrounding residential neighborhoods. Specifically, minimum lot widths and size controls apply to lots within the transition zone. The lot dimensions are found in the Summary Table, on Sheet 2 of the Site Development Plan and meet the standards set in the Lanterns zoning.

[illegible]

An additional 242 acres of dedicated open space (OSD) is identified on the site plan. This is open space that will be owned by the Town and may include trails and passive recreational space. Finally, 249 acres private open space (OSP) is identified on the site plan and will be owned by the Homeowner's Association. Private open space may be used for recreational amenities, trails, natural open space and drainage areas.

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the high point on the property and trails internal to the site that will link the various neighborhoods and private amenities. Tracts FF and Tract N are reserved for future private recreation centers (green). Site plans for those recreation facilities will be submitted and processed separately.

Primary access to the site will be from the existing Plum Creek Boulevard and Old Lantern Parkway (see red arrows). The loop road, Montaine Circle, connecting these access points will be constructed in its entirety with the first phase of development (orange dashed line). All future neighborhoods will be accessed from Montaine Circle. A third access road connecting to Crystal Valley Ranch will be constructed with future development of the adjacent phases (solid orange line).

The streets are required to have landscaping that creates areas of shade along streets and pedestrian walkways. The Town's landscape regulations require a minimum of one large canopy deciduous or evergreen tree per 40 linear feet of street length. Trees may be clustered to achieve a more organic look and to avoid utility easements. One shade tree per front yard is required along residential streets where sidewalks are attached, in order to achieve the same effect. Portions of detached sidewalks meander along the right-of-way to provide pedestrians will increased separation from the vehicle lanes and to allow for more natural placement of street trees.

The Town requires major drainageways be preserved in their natural state, to the extent possible, and that stabilization measures be designed to complement and enhance the natural character of the drainageway. This Site Development Plan identifies the boundary of the proposed 100-year floodplain and of the channel improvements. The plan demonstrates that lots will be located outside of the floodplain and that the drainage improvements are concentrated along the bottom of the channels. Staff has reviewed and accepted the drainage analysis, the FMS and the proposed site plan.

All water and sanitary sewer capacities have been reviewed, verified and accepted by Castle Rock Water staff, as documented in the utility analysis and in the site plan. The development will be served by two pressure zones, assuring that adequate water pressure is provided at the point of delivery. The infrastructure will be appropriately sized to provide the necessary capacities to serve the development.

The Lanterns Water Bank contains 979 single-family equivalents (SFE) to serve the development. The 2014 Lanterns PD includes a Water Efficiency Plan (WEP) that imposes additional water conservation requirements on the residential development. The Lanterns WEP mandates certain water conserving appliances, low water use plants, smart-controllers and rain-meters, etc. Verification of application of the required water conservation measures will occur with submittal of the residential building permits. Management and monitoring of the water plan will occur through a restrictive water budget established for the Lanterns.

A Master Traffic Study was submitted and approved with the 2014 rezoning. A traffic compliance letter was required with the site plan to analyze how the proposed site plan complies with the assumptions of the Master Traffic Study. In addition, the traffic

compliance letter validates the necessary on- and off-site transportation improvements needed to serve the development.

The Master Traffic Study estimated approximately 8,824 vehicle trips per day, based on 725 age-restricted dwelling units and 475 unrestricted dwelling units. The proposed site plan modifies that split to 663 age-restricted dwelling units and 537 unrestricted dwelling units, resulting in a projected increase of 280 vehicle trips per weekday. The compliance letter concluded that the findings of the original Master Traffic Study are still applicable, even with the increase in estimated daily trips. The Town's Transportation Planner has reviewed and accepted the analysis and conclusion of the compliance letter and is satisfied with the road configuration and classification proposed to serve the site.

The proposed Site Development Plan includes a Wildland/Urban Interface (WUI) Wildfire Vegetation Management Plan, see sheet 156 of the plan set. The WUI outlines steps and criteria for creating defensible space near structures, preserving trees and shrubs adjacent to roads, and preserving and protecting environmentally sensitive open space areas. The plan was created with the support and guidance of the Town of Castle Rock Fire Department.

Development on the site will occur in phases. The phases may be developed in any sequence or concurrently, provided that all improvements necessary to serve the phase have either been constructed and accepted by the Town, or will be constructed with development of the proposed phase. Phase 1 of construction on the site will be the main loop road, Montaine Circle, and all water, sewer, sanitary sewer and drainage infrastructure associated with the road and stubbed out to each planning area. The first two residential phases are anticipated to be planning area 1 and a portion of planning area 12.

Development Agreement and Phasing Obligations

Along with the 2014 Lanterns PD amendment, the Lanterns Development Agreement was also amended. The following summary highlights the key developer obligations relative to the Crystal Valley Parkway/Interstate 25 Interchange, intersection controls, and public land dedications.

- Crystal Valley Parkway/Interstate 25 Interchange Contribution

The pro-rata share of the Lanterns Interchange contribution is \$1,357,056, (to be adjusted based on any change in the Colorado Construction Index). The payment schedule is as follows:

- 50% of the adjusted Interchange contribution is due with the recordation of the first Plat that contains developable lots, unless
- The first Plat creates in excess of 300 developable lots, then 100% of the adjusted Interchange contribution is due upon recordation of that first Plat.

- Crystal Valley Parkway Intersection Control Improvements

Concurrent with the recordation of the first Plat on the property the property owner must pay \$325,000 to the Town for intersection controls, broken out as follows:

- Crystal Valley Parkway and Plum Creek Boulevard - \$112,500
- Crystal Valley Parkway and Old Lanterns Parkway - \$112,500
- Crystal Valley Parkway and the Interstate 25 Frontage Road - \$100,000

- Public Land (PLD) and Open Space (OSD) Dedications

The total 57-acre PLD is required to be dedicated to the Town with either the Plat of Montaine Circle, or the Plat of planning area 1. The preparation of the deed and the conveyance of the property is in progress, contingent upon the completion and acceptance of the requisite environmental study.

Site Development Plan - Review and Approval Criteria and Analysis

The Site Development Plan review and approval criteria, established in Section 17.38.040, subsections A through F, is intended to ensure that the proposed development is consistent and compatible with;

- All applicable Town-adopted plans and the general health, safety and welfare;
- Any pre-existing land use approvals for the subject property; and
- Surrounding neighborhoods and with the Residential/Non-residential Interface Regulations (if applicable).

Staff finds that the proposed site plan complies with the criteria, as summarized below.

Community Vision/Land Use Entitlements (Section 17.38.040.A)

The Town Vision and Comprehensive Master Plan (Master Plan) are guiding documents founded on four cornerstones. The Lanterns PD zoning was found to be consistent to the principles of the Vision and Master Plan. This site plan further advances the objectives of the Vision and Master Plan.

The site plan proposes a broad open space buffer along the Town's southern boundary with unincorporated Douglas County. Natural features and scenic views are preserved through extensive open space dedications. Future recreational amenities, parks and trails will be well distributed and highly accessible.

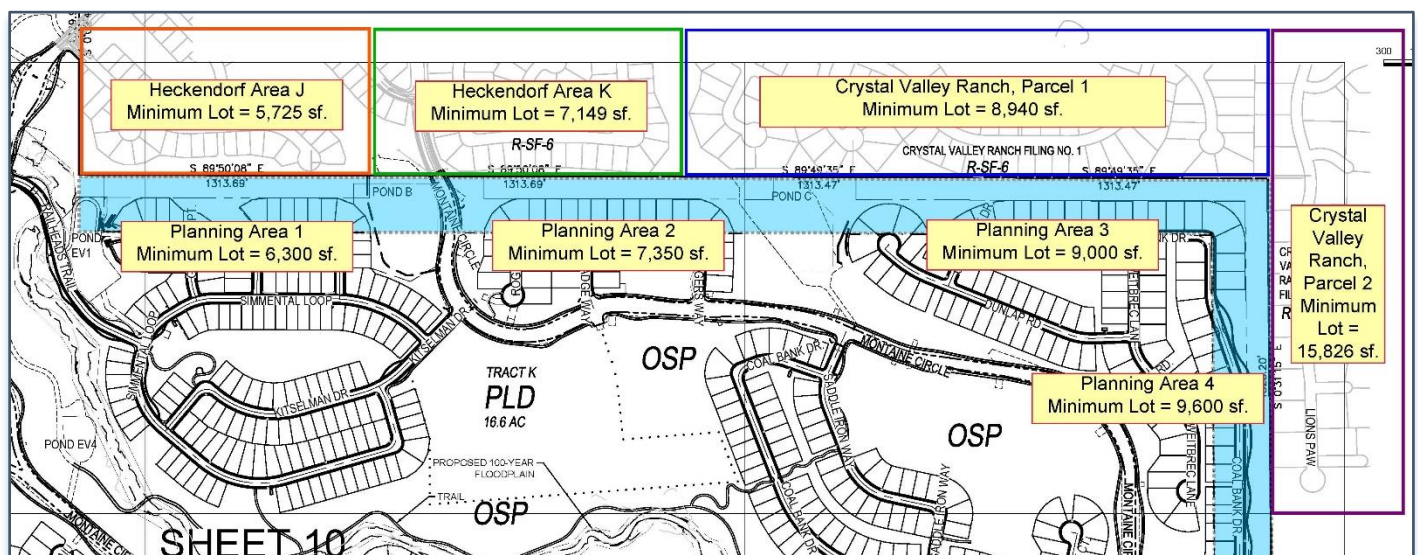
The age-restricted and unrestricted neighborhoods will offer lifestyle options to serve a changing demographic. The single-family housing type is consistent with surrounding neighborhoods. The homes adjacent to existing neighborhoods in Crystal Valley Ranch and Heckendorf Ranch must meet minimum lot sizes and widths. The proposed road system, and sidewalk and trail network provide connections to neighborhoods and amenities and promote multimodal movement. A Water Efficiency Plan applies to all residential development in the Lanterns and requires low water use landscaping, fixtures and appliances.

The water, wastewater, stormwater and road systems are designed to Town standards to operate efficiently and reliably. Sites have been reserved, per the zoning, to provide for a future school, and park and recreation facilities to promote healthy living options.

The Douglas County/Castle Rock Land Use Intergovernmental Agreement (IGA) has expired and is no longer applicable as a site plan criteria. The site plan recognizes the area subject to Skyline-Ridgeline protections, and has avoided development in those areas. In addition, the site plan conforms to the Lanterns PD Plan and Zoning and complies with the design standard established in the Municipal Code and the Town's technical criteria documents.

Site Layout (Section 17.38.040.B)

The single-family detached housing type is consistent with the existing neighborhoods that surround the property, all of which consist of single-family detached units. The open space buffer between the Lanterns neighborhoods and adjacent neighborhoods has been increased compared to the previously approved site plan, and meets the standards of the Lanterns PD zoning. Lots have been sited to preserve natural features, vegetation, and wildlife habitat. Lots within the transition zone (blue) generally



Transition Zone – Lot Size Comparison

meet or exceed the minimum lot sizes of lots in the adjacent existing neighborhoods, in order to provide compatibility and establish an appropriate relationship between neighborhoods.

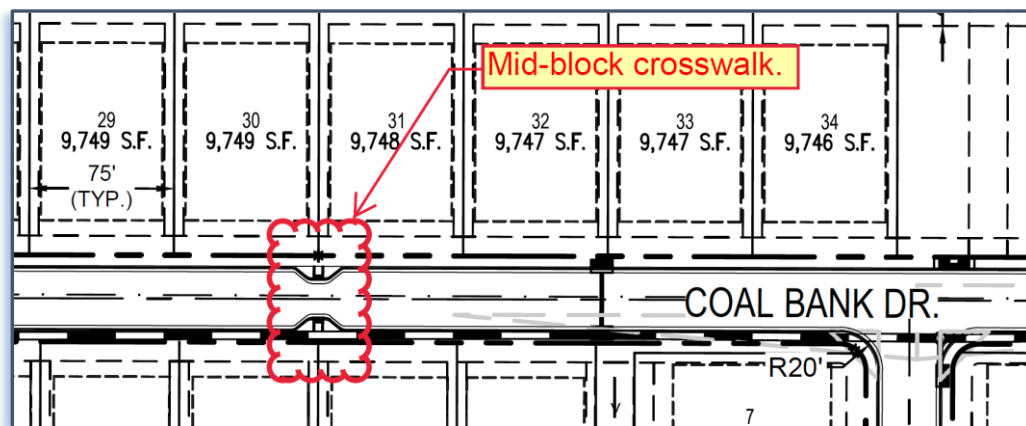
The age-restricted and unrestricted neighborhoods will provide for varied lifestyles and resident needs. The densities vary between planning areas and comply with the zoning standards. Extensive open space interspersed throughout, and surrounding the neighborhoods provides for density relief, preservation of view sheds, trail connectivity, and wildlife corridors.

A vegetation management plan has been incorporated into this site plan to enhance fire protection within and surrounding the development. In addition, development has been

clustered to avoid areas of major drainage, the unique landforms and areas of more dense vegetation.

Circulation and Connectivity – (Section 17.38.040.C)

Town staff has reviewed the proposed roadway layout and traffic compliance study to assure that a safe and functional street system has been designed. The street cross-sections meet the Town's technical criteria and the street types are appropriate to meet the projected traffic volumes. Roadway geometry, such as horizontal and vertical alignment, curves and grades, have been reviewed and accepted as appropriate by Town staff. Where relatively long, straight and uninterrupted street sections are proposed, staff required traffic-calming features such as mid-block curb extensions, to slow traffic. The future connection to Crystal Valley Ranch will provide connectivity and disperse Crystal Valley Parkway traffic. Additionally, a traffic compliance report was reviewed and accepted by Town staff as conforming to the projections and recommendations of the Master Traffic Analysis approved with the 2014 Lanterns PD amendment.



Traffic Calming Feature – Mid-Block Crossing

Transportation staff also reviewed the site plan for safety and convenience of the pedestrian and bicycle access and circulation planned for the development. As required by Town criteria, bike lanes will be provided on the collector roads, along with bicycle on and off ramps adjacent to roundabouts. Similarly, sidewalks are planned on both sides of each street, with detached sidewalks adjacent to collector class roadways. Internal soft surface and hard surface trails will provide access to open space and will link neighborhoods and community amenities.

Access to the development will be from Plum Creek Boulevard and Old Lanterns Parkway, both determined to be of the appropriate functional class to accommodate the traffic generated by the Lanterns. Each neighborhood in the Lanterns will have at least two points of access. Given the multiple points of access and planned circulation, no emergency vehicle accesses are required with this site plan.

Finally, a traffic compliance report was reviewed and accepted by Town Staff as conforming to the projections and recommendations of the Master Traffic Analysis approved with the Lanterns PD amendment in 2014.

Services, Phasing and Off-Site Improvements (Section 17.38.040.D)

Technical drainage, floodplain modification and utility reports examine the impacts and demands that will be generated by the proposed development, and specify the necessary infrastructure to be constructed in order to provide adequate services to the future residents. Town engineers carefully analyzed the elevation changes within the site, and the design of facilities necessary to provide the appropriate gravity flows and pressure zones. Town engineers have reviewed and accepted all reports submitted with the Site Development Plan, determining that water, sewer and stormwater facilities exist, or will be constructed, to meet the demands of this project.

Described in detail earlier in this report, the Town Stormwater Manager evaluated the Floodplain Modification Plan (FMS) and drainage improvements necessary to allow for safe development of the property. The FMS has been reviewed and accepted by the Town. The site plan complies with the approved PD phasing plan. Water resources have been dedicated to the Town to meet the demands of the development. In addition, a Town approved Water Efficiency Plan will promote aggressive water conservation measures.

As outlined previously in this report, payments are scheduled for mitigation of off-site impacts, including contributions to intersections controls and the Crystal Valley Parkway/Interstate 25 interchange. The site plan also provides a connection to Crystal Valley Ranch. Future development within Crystal Valley Ranch will be required to meet and extend that connection.

Open Space, Public Lands and Recreation Amenities (Section 17.38.040.E)

Public land and open space have been identified on the site plan and exceeds the amount required by the Lanterns PD zoning standards. The land will be dedicated to the Town in accordance with the conveyance schedule in the approved Development Agreement and the approved Planned Development Plan – Phasing Plan.

The public and private open space will provide for density relief, view corridors and preservation of natural features, vegetation, ridges and drainage areas. Fourteen miles of trails will traverse the site providing internal and external connections. Two tracts have been identified for future private recreation centers.

Preservation of Natural Features (Section 17.38.040.F)

A total of 549 acres of open space and public land, equaling 65% of the site, will be provided. The extensive open space includes, and will minimize disturbance to, the significant landforms, established vegetation, major drainageways, and other areas of environmental or visual sensitivity.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for residential development. Other ongoing cost of serving the new neighborhoods, in

terms of operation and maintenance of public infrastructure and provision of services, will be comparable to other Planned Developments within the Town of Castle Rock.

Staff Findings

Since the submittal of this Site Development Plan and supporting documentation in October 2017, Town staff from Development Services, Public Works, Castle Rock Water, Parks, and Fire have conducted multiple reviews and analyses of the proposal. Staff has determined that the plan complies with the standards and technical criteria established in the Town's guiding documents, the Lanterns PD regulations, the Municipal Code and all applicable technical criteria. Referrals were sent to surrounding HOAs, Douglas County Schools and Government and to applicable service providers.

Staff has determined that all staff review comments and external referral comments have been considered and addressed through revisions to the site plan during the review period. Staff finds that the proposed site plan meets the Town's review and approval criteria.

Planning Commission Findings and Recommendation

The Planning Commission held a public hearing on February 14, 2019. The Planning Commission voted 5-0 to recommend approval of the Site Development Plan, as presented, finding that the site plan

- Supports the goals of the Town Vision and the Comprehensive Master Plan,
- Meets the requirements and standards of the Lanterns Planned Development Plan and Planned Development Zoning Regulations, 3rd Amendment,
- Complies with the Site Development Plan review and approval criteria of Chapter 17.38 of the Municipal Code, and
- Meets the criteria for approval as a Site Specific Development Plan according to Section 17.08.020 of the Municipal Code

Proposed Motion

I move to approve the Resolution, as introduced by title.

Attachments

Attachment A: Vicinity Map
Attachment B: Resolution
Attachment B, Exhibit 1: Site Development Plan
Attachment C: Public Emails
Attachment D: Draft Planning Commission Minutes