



Meeting Date: February 19, 2019

## **AGENDA MEMORANDUM**

**To:** Mayor and Members of Town Council

**From:** Sandy Vossler, Senior Planner, Development Services Department

**Through:** Bill Detweiler, Director, Development Services Department

**Title:** **Resolution for The Meadows Filing No. 16, Parcel 8 Site Development Plan – Continued from January 8, 2019**  
*[Single-Family Attached Homes; Southwest of Wolfensberger Road and Coachline Road/Plum Creek Parkway]* (Town of Castle Rock Project **SDP18-0028**)

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This is a modified staff report addressing only the items requested by Town Council at the January 8, 2019 meeting. Specifically, this report details the two additional meetings held with adjacent neighbors, describes the revisions to the proposed site plan (Attachment B, Exhibit 1) and analyzes, point-by-point, whether the proposed site plan meets the review and approval criteria of Section 17.38.040 of the Municipal Code. Attached for reference, is the staff report distributed to Town Council for the January 8<sup>th</sup> public hearing, in its entirety, as Attachment D.

### **Executive Summary**

Town Council held a public hearing on January 8<sup>th</sup> to consider a resolution for a Site Development Plan in Meadows Filing 16, Parcel 8 (**Attachment A**). Town Council voted 5-2 to continue the public hearing and

1. Requested that the applicant, Castle Rock Development Company (CRDC), notify all Park Preserve residents of the proposal and conduct working meetings with adjacent property owners. Council directed that notice of the meeting be sent to all homeowners in the Park Preserve neighborhood.
2. Directed the Town Attorney to prepare a legal brief regarding the potential implications of Town Council's decision, and
3. Directed staff to prepare a point-by-point analysis demonstrating whether the Site Development Plan criteria in Section 17.38.040 have been met.

The Town Attorney has prepared a confidential memorandum to Town Council that will be distributed to Council prior to the continued meeting on February 19<sup>th</sup>. Staff has

included the requested criteria analysis, which is included in this staff report beginning on Page 7.

Castle Rock Development Company held two additional meetings with the surrounding neighbors. Those meetings are detailed in this report beginning on Page 3.

Since the Council meeting on January 8<sup>th</sup>, the Town has received several letters from the public regarding this site plan proposal. All correspondence received to date has been combined and included with this staff report as **Attachment E**.

### **Proposed Revisions to the Site Development Plan**

Castle Rock Development Company has revised the proposed site plan based on public comments made at the January 8<sup>th</sup> Town Council public hearing and the input provided at the two subsequent meetings with surrounding neighbors (**Attachment B, Exhibit 1**). The changes include the following:

- The proposed grade along the eastern portion of the property is being lowered an average of five feet,
- The structural retaining wall along the rear of Lots 1 through 9, Block 2 has been eliminated. A landscape wall, less than four feet in height, may be required on Lots 1 through 9, Block 2. Landscape walls four feet in height and lower are allowed on private lots throughout the Town and do not require a building permit.
- Lots 1 through 8, Block 2 will be restricted to one-story floor plans and this note has been added to the SDP,
- Shared driveways will be a minimum of 16-feet wide and this note has been added to the SDP,
- Landscape enhancements have been added along the trail in the open space tract between the two neighborhoods, and
- The drainage swale between Park Preserve and the Meadows neighborhood will be sized to accommodate additional capacity, should the builder of Park Preserve wish to tie into it.

### **Neighborhood Meetings and Feedback**

On Thursday, February 7<sup>th</sup>, a neighborhood meeting was held at the Grange in the Meadows. The meeting was noticed as follows:

- Two neighborhood meeting notice signs were posted on the subject property on Wednesday, January 23<sup>rd</sup>,
- Concurrent with the sign posting, a notice of the meeting was posted on the Town's public notice website,
- CRDC sent written notice to property owners within 300 feet of the subject property boundary, based on the Douglas County ownership records as of the date of the mailing,

- CRDC also mailed written notification to all Park Preserve property owners beyond the 300 foot boundary,
- CRDC hand delivered notices to Park Preserve homes that were identified in the County records as being owned by the homebuilder, but had physical evidence of being occupied by residents. All of these additional notices were placed on the front door of the home, and
- CRDC met with the sales person at the DR Horton sales office and discussed the proposed site plan, the concerns of the adjacent neighbors and the schedule for upcoming meetings. Approximately ten copies of the notice and a vicinity map were left with the sales person for distribution to anyone interested in the project or anyone closing soon on Park Preserve property.

#### Neighborhood Meeting – February 7, 2019

Approximately 13 neighbors attended the February 7<sup>th</sup> neighborhood meeting, as well as the CRDC representatives, R.C. Hanisch and Malcolm Mulroney, their engineering consultants, and two Town staff members. CRDC presented details of the proposed site plan and current zoning. They also provided additional information to questions raised at the January 8<sup>th</sup> Town Council hearing. The meeting was then opened for questions, input and discussion. The following elements of the site plan were discussed; parking, wildlife, housing type and density, grading, retaining walls, trail and buffer, drainage, traffic and development of Lots 1 through 8, Block 2. Below is a detailed summary of the concerns expressed and CRDC's responses and proposals.

- Parking – Concerns were raised that the proposed parking was not sufficient to serve the residents, that parking on the shared driveways would restrict access to the private garages and that parking for special events, such as the July 4<sup>th</sup> fireworks display, would affect the Park Preserve neighborhood.

CRDC explained that the parking complies with the Town Municipal Code that requires two parking spaces per single-family attached dwelling unit. Each unit will have an attached private two-car garage. In excess of the Code requirement, each unit has a driveway that allows for additional parking. Of the 116 proposed units, only 58 will have a shared driveway. The shared driveway will be minimum 16-feet wide. The other 58 units will have front loaded garages and private driveways. The units with the shared access drive will require a shared access agreement to be signed at closing by the individual buyers. The benefit of the shared drives is that it allows for better architecture and better visual streetscape, in that half of the garages are turned away from the street. The alternative is that all garages would face the street, a result in a streetscape that is dominated by garages.

Finally, the two neighborhoods have no street connection; therefore parking within the Meadows neighborhood is not likely to overflow to Park Preserve.

- Wildlife – Neighbors raised concerns about impacts to wildlife and, specifically displacement of deer from the site.

CRDC has applied for, and received, annual clearances from US Fish and Wildlife indicating that the Meadows (excepting a portion of Filing 19), including Filing 16, Parcel 8, is not critical habitat for Preble's Jumping Mouse. Further, staff referred the proposed site plan to the Colorado Department of Parks and Wildlife (CPW). CPW did not respond with any comments or objections. In addition, both the Meadows and Park Preserve neighborhoods are adjacent to the 300-acre P.S. Miller Park and open space, which provides area for wildlife habitat and movement corridors.

- Housing Type and Density – Neighbors continued to express concern with the proposed paired home housing type, density and the aesthetics of the home design.

CRDC discussed the existing entitlements, the permitted uses and the 64% reduction in density proposed with the site plan. Relative to density and traffic, the Master Traffic Study completed at the time the zoning was approved anticipated 323 dwelling units on the site. The reduction in density will result in reduced vehicle trips per day anticipated for the site.

Homebuilders must submit floor plans and 360-degree exterior elevations to CRDC for review and approval. Four-sided architecture is required, and CRDC requires that all lots on corners or backing to open space must have enhanced side and rear elevations. Such enhancements may include wrap around porches, bay windows, varied rooflines, etc.

- Grading, Structural Retaining Walls, Trail and Buffer – The neighbors restated concerns about the difference in grades between the two neighborhoods, the presence and the height of the structural retaining wall along the east property boundary, impacts to the trail corridor and the sufficiency of the open space tract, in terms of a buffer between single-family detached and single-family attached housing types.

The Town-owned open space and trail corridor between the two neighborhoods varies in width from approximately 35 to 70 feet. The Town of Castle Rock regulations do not require buffering between single-family residential uses; however, the existing open space corridor does provide a natural separation.

CRDC acknowledged the request at the public hearing to provide a better transition to the trail corridor. To that end, the proposed grading along the eastern boundary of the site will be lowered an average of five feet. This grade change will result in the elimination of the structural retaining wall along the rear of Lots 1 through 9, Block 2, parallel to the trail corridor. In addition, landscaping will be added along the trail between the two neighborhoods. Additionally, CRDC committed to restricting Lots 1 through 8, Block 2, to one-story floor plans. As

discussed in the following Drainage section, the cement swale will be at, or slightly below the grade of the trail. All of these changes combine for a smoother transition from the Meadows development to the trail corridor.

- Drainage – Several neighbors expressed concerns about the proposed drainage improvements, some citing issues within their Park Preserve neighborhood. There was concern that development of this site would increase run-off flows on their properties, and that designing for a 100-year flood event was insufficient. Some were concerned that the detention pond would hold water permanently, and be a risk to children and wildlife.

CRDC and their engineering consultants explained that the drainage system is designed to capture the run-off from the ridge and open space surrounding this project, as well as from within the project, and pass the flows to the detention pond. The system is designed to handle the 100-year flood event, as required by the Town. The pond will be a dry pond, without a permanent water surface, except during a storm event. The cement swale proposed around the east perimeter of the site is part of the infrastructure necessary to capture and pass flows to the pond. That swale will be approximately two-feet wide by two-feet deep. At the focus group meeting on February 13<sup>th</sup>, detailed below, CRDC and the adjacent neighbors worked through an enhanced landscape design intended to provide screening of the swale and the Meadows project. The landscaping is also intended to soften the transition to the trail and enhance the visual aspect of the trail itself.

- Traffic – A few people voiced traffic concerns, and questioned the capacity of Wolfensberger Road to accommodate the traffic associated with this development.

CRDC discussed the future widening of Wolfensberger Road to four lanes. In addition, they noted that they have contributed to intersection controls on Wolfensberger Road. Concurrent with the development of this property, CRDC will be adding acceleration and deceleration lanes to Wolfensberger Road, in accordance with the Town's transportation criteria. As noted previously, CRDC explained the Master Traffic Study anticipated 323 dwelling units on this site. The reduction in density will result in reduced vehicle trips per day anticipated for the site.

- Alternative Design of Lots 1 through 8, Block 2 – Neighbors asked whether the site could be redesigned so that the lots nearest their properties would be left as open space or drainage detention. Specifically, they asked if Lots 1 through 8, Block 2, could be moved to back to the detention pond that parallels Street B on the site plan.

CRDC committed that they would meet with their engineers and the Town Stormwater Manager to determine whether the detention pond could be reconfigured in order to allow the eight lots to be relocated. On Monday,

February 11<sup>th</sup>, representatives of CRDC, their engineer, and Town staff met to discuss alternative designs and consequences as summarized below.

**Locate the detention pond along the east property boundary and shift Lots 1 through 8, Block 2, to the north side of Street B** – The inflow and outflow to the pond would both be located at the low point of the pond. This would not provide sufficient pond length to allow a decrease in velocity and sedimentation to take place before the flows were released into the channel. In addition, the structural design of the pond at this location would require an 11-foot berm or embankment along the north and east sides of the pond. Ponds of this height are classified as jurisdictional dams, and may pose a potential flood hazard to existing homes should the embankment fail during a flood event. Creation of a jurisdictional dam within the Town boundaries is prohibited by the Town Stormwater criteria and this design option poses public risks that outweigh the potential benefits.

**Narrow the channel by conveying flows through dual pipes** – By narrowing the channel, perhaps the pond could be reconfigured and/or relocated, allowing enough area for potentially four additional lots along Street B. This option is not feasible given the limited capacity for an online regional detention pond. The Town does not allow major drainageway run-off to be conveyed in storm sewer pipes.

For the reasons described above, Castle Rock Water and Stormwater staff and CRDC concluded that the current channel and pond design is the preferred option from a drainage and public safety standpoint.

#### **Landscape Focus Group Work Session – February 13, 2019**

Castle Rock Development Company held a second meeting with neighbors on Wednesday, February 13<sup>th</sup>. Notices for that meeting were sent via certified mail on February 5<sup>th</sup> to the Park Preserve property owners directly adjacent to the Meadows property. The purpose of this meeting was to seek input on the enhanced landscape screening proposed along the Town-owned trail and tract that separates the two neighborhoods.

Five residents attended, along with R.C. Hanisch and Malcolm Mulroney from Castle Rock Development Company and Sandy Vossler from the Town's Development Services Department.

Mr. Hanisch summarized the revisions to the site plan committed to by CRDC, based on the neighbor's input and requests. After general discussion of similar items discussed at the February 7<sup>th</sup> neighborhood meeting, the neighbors offered what landscaping and screening enhancements they wanted to see installed between the two neighborhoods. Those items are listed below, along with CRDC's response:

- A predominance of evergreens to provide year-round color and screening – CRDC committed to providing 10-12 foot evergreens, as nursery availability permits.
- A design that includes some deciduous trees and a combination of shrubs to fill in gaps between the trees and add color, interest and texture – CRDC agreed and directed their landscape consultant to such a design. CRDC also noted that all plant materials must meet the Town of Castle Rock specifications for plant types.
- A design that does not create a line of the same type of tree resembling a windbreak – CRDC again committed to a design that creates visual interest and may cluster the plants and trees to that effect. Given the location of the trail and the drainage swale, completely avoiding a linear effect may not be entirely possible along the narrower portion of the trail.
- Enough landscaping that houses would not be visible – CRDC indicated that 100% screening of the Meadows neighborhood was not possible, but did commit to 10 – 12 foot evergreens. They also committed to continuing to work with the neighbors one-on-one through the Construction Document (CD) design to incorporate, to the extent possible, the landscape type and placement that they hoped to see adjacent to their properties. Staff will also continue to review the CDs for consistency with the SDP landscape plan and continuing neighbor input.
- Realignment of the trail to create pockets adjacent to their properties for landscaping and, as a side benefit, slow bicycle speeds along that portion of the trail – CRDC committed to discussing the possibility of that option with the Town Parks Department.
- An opportunity to review and have further input on the final CD level design – CRDC committed to providing them with a copy of the revised Site Development Plan prior to the continued Town Council meeting on Tuesday, February 19<sup>th</sup>. CRDC also committed to continued communication with them throughout the CD design and review and ultimately through final tree placement. Planning staff will also remain engaged in the communication and CD review.

### **Site Development Plan Analysis**

The Site Development Plan review and approval criteria are established in the Town of Castle Rock Municipal Code Section 17.38.040 subsections A through F. Staff finds that the proposed site plan complies with the SDP criteria, as outlined below.

#### **Community Vision/Land Use Entitlements - 17.38.040.A**

1. Complies with the most recent version of the Douglas County/Castle Rock Land Use Intergovernmental Agreement (IGA).

*The Douglas County/Castle Rock IGA has expired and is no longer applicable to site plan approval. Future revisions to the Municipal Code will remove this criteria item.*

2. Conforms to the most recent version of the Town's Vision, Comprehensive Master Plan and long-range or master plans.

*The Town Vision and Comprehensive Master Plan (Master Plan) are guiding documents founded on four cornerstones; Distinct Town Identity, Responsible Growth, Community Services, Thriving Economy. This site plan conforms to goals of the Vision Cornerstones and Master Plan that are applicable to site planning, specifically by*

- *Maintaining a buffered, non-urban development on the Town borders*
- *Preserving the ridgeline and scenic vistas*
- *Providing open space, parks and accessible trail connections*
- *Providing compatible architectural character*
- *Providing infill development sensitive to the scale of surrounding development*
- *Offering residents additional lifestyle and housing options*

3. Complies with any applicable Zoning District Overlay provisions, including, if applicable, the Skyline/Ridgeline Regulations.

*The site plan complies with the only applicable Zoning District Overlay associated with this property, which is the Skyline/Ridgeline Protection Ordinance. As previously noted, portions of Lots 16 through 19, Block 2, along the southern boundary of the site, lie within the Minor Skyline, where structure heights are limited to 35 feet. The only structures proposed within the Minor Skyline area are retaining walls that will be a maximum height of approximately 20 feet, well below the 35-foot height allowance.*

4. Conforms to all prior land use approvals or entitlements granted the subject property.

*This site plan conforms to all land use approvals and entitlements on the property. The property is zoned for multifamily uses under the Meadows PD, 4<sup>th</sup> Amendment, approved by Town Council. The residential zoning on this property allows any of the following housing types; single-family detached, single-family attached (also known as paired homes or duplexes), apartment complexes, condominiums, patio homes and townhomes. The maximum number of dwelling units allowed is 323, which equates to 12 dwelling units per acre (du/ac), and the maximum building height permitted is 50 feet.*

*This site plan proposes 58 single-family attached, or paired homes, for a total of 116 dwelling units. The density based on number of paired home is 2.2, the density based dwelling units is 4.3 du/ac. The maximum building height of 35 feet, with the exception of the restrictions placed on Lots 1 through 8, Block 2. The setbacks are not prescribed by the Meadows PD zoning, but rather are to be established with the site plan. The proposed setbacks are detailed in **Attachment D, Page 6**.*



5. Complies with all relevant requirements of the Castle Rock Municipal Code, including but not limited to all other applicable design criteria and standards established in Chapter 17.10 General Design Principles.

*This site plan complies with all relevant requirements, applicable design criteria and technical standards of the Castle Rock Municipal Code, as described in the January 8<sup>th</sup> Town Council staff report (**Attachment D, Pages 5-7**), and this Site Development Plan Analysis Section.*

*The SDP meets the Town's site design principles with the preservation of the prominent ridgeline on the site, maintaining it as the visually dominant landscape feature. Engineered slopes will meet the 3:1 standard and approximately 5.1 acres will be improved to accommodate regional drainage detention and storm flows, per Town and State requirements. An additional 4.25 acres of the site adjacent to the P.S. Miller Park, is being set aside as private open space and for density relief, view shed protection and natural habitat.*

#### Site Layout - 17.38.040.B

1. Provides appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas provided, if warranted.

*The Municipal Code does not prescribe buffers between residential uses; however, the site is buffered from surrounding residential properties on 75% of its perimeter by Town-owned public open space. P.S. Miller Park abuts the property on the west, south and southeast property boundary, and to the east, an existing Town-owned open space tract and trail corridor will separate this neighborhood from the Park Preserve neighborhood, currently being developed.*

*The P.S. Miller Park space adjacent to the west of this property is not diminished by this site plan. Wolfensberger Road, a major arterial road that will be widened to four lanes in the future, separates the site from the unincorporated Douglas County properties to the north.*

2. Provides innovative and creative plan design and layout.

*The 58-paired homes will be designed to resemble single-family detached homes and four-sided architecture is required. In addition, all homes on corners or backing to open space will be required to have enhanced architectural elements, such as wrap around porches, bay windows and varied rooflines. The ridge separating the neighborhood from the active use area of P.S. Miller Park has been preserved as open space and the developable area of the site has been shifted down the hillside and to the north. The two pocket parks will provide residents with passive recreation areas, while the emergency vehicle access doubles as a pedestrian connection to the abutting trail corridor.*

3. For projects with residential uses, provides a variety of housing types, densities and open space.

*The Meadows Planned Development is a master planned community designed to provide a variety of housing types, densities and open space. This site plan provides an alternative single-family housing option, a reduction in the permitted density and additional open space. In compliance with the zoning, this neighborhood will offer single-family attached, also known as paired homes, for current or future Castle Rock residents. The number of dwelling units and the density is 64% less than what is allowed by the zoning. All land dedications for the Meadows PD, 4<sup>th</sup> Amendment have been met with previous dedications totaling more than 1,200 acres, however approximately 39%, 10.5 acres, of this site is being set aside as additional public and private open space.*

4. Conforms to Chapter 17.50 (Residential/Nonresidential Interface), where a proposed Site Development Plan [for nonresidential development] 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.

*This site plan proposes a single-family attached residential use next to a single-family detached residential use, and therefore is not subject to the Residential/Nonresidential Interface (Interface) Regulations. As previously noted the Municipal Code does not prescribe a buffer between residential uses, however an existing 35 to 70 foot wide open space tract will separate the two neighborhoods.*

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.

*CRDC has revised the proposed plan to eliminate the structural retaining wall parallel to the open space tract at the rear of Lots 1 through 9, Block 2, and they have committed to restricting the homes on Lots 1 through 8, Block 2, to one-story. Additional landscaping has been added along the trail corridor to provide screening and soften the visual transition to the trail.*

*Castle Rock Fire has reviewed the site plan and is satisfied with the two points of access provided; the all vehicle access on the west side of the site and the emergency vehicle access on the east side of the site.*

*The development includes sidewalks per Town standards, including a 10-foot detached walk along Wolfensberger Road. The site plan also includes curb ramps and street lighting as required. The roadways include sufficient curvature and intersection neck downs to calm traffic. The entry street, approximately 300-feet in*

*length, provides the appropriate transition from the relatively high-speed arterial, Wolfensberger Road, to the lower speed local streets. Curb and gutter are designed to aide draining of the streets.*

6. Site design, including building facades, building bulk, building setbacks, and signage exhibits provide an appropriate relationship to the surrounding area.

*The site is surrounded on three sides by Town-owned open space. Landscaping and grade revisions proposed to improve the transition to the trail corridor have been discussed earlier in this report. Approximately, 39% of the site is being set aside as open space, including in excess of four acres along the ridge and adjacent to P.S. Miller Park. To reduce the impacts of building bulk, CRDC has committed to restricting Lots 1 through 8, Block 2 to single-story. Four-sided architecture is required for all units, and enhanced architectural elements are required for corner lots and lots backing to open space. Fencing along all open space areas will be three rail (split rail) maintaining the sense of openness. Finally, the setbacks are consistent with setbacks in Park Preserve and based on the number of structures per acre, the Meadows neighborhood will have 2.2 structures per acre compared to 2.7 in Park Preserve (**Attachment D, Page 6**).*

7. Provides adequate parking, on-site circulation and loading.

*The proposed two parking spaces per unit within attached garages, fully complies with the Town's parking requirement. The driveways are sized to accommodate surface parking outside of the garage. On-site traffic and pedestrian circulation meets the Town's transportation criteria, as described in more detail under Circulation and Connectivity below. There are no commercial uses permitted or proposed on the property, therefore adequate loading space is not applicable to this site plan.*

8. Provides appropriate enclosure and/or screening of outdoor storage or merchandise and materials, loading areas, trash enclosures, mechanical units and utilities.

*This criterion is applicable to non-residential site plans. As noted above, no commercial, retail or office uses are permitted or proposed on the property.*

9. Demonstrates sensitivity, in terms of plan design and density, to the site's major environment characteristics, including topography, view sheds and vegetation.

*The site includes an established and historic drainageway/floodplain along the northern boundary, and a prominent ridgeline along the southern boundary of the property. The floodplain has been studied and appropriate modification of the drainageway improvements proposed and accepted, in order to manage a 100-year flood event. The ridgeline is partially protected by the Skyline/Ridgeline Minor Protection area; however, CRDC is proposing dedication of an additional 4.3 acres*

*along the ridgeline as open space, therefore protecting the entire ridgeline within the boundary of this property.*

#### Circulation and Connectivity - 17.38.040.C

1. Accommodates an adequate, functional and safe street system for traffic generated by the development and passing through the development.

*The transportation impact study (TIS) estimates approximately 1,200 vehicle trips per day (VTD) to and from the site. The site layout splits internal traffic so that traffic on the residential streets will be much lower than the local residential roadway capacity of 1,500 VTD. The street network includes a future connection to the nearby Philip S. Miller Park. The connection to the Park will be located near the entrance to the development to avoid excessive traffic on the neighborhood street network.*

2. Provides for emergency vehicle access.

*The site plan includes an emergency vehicle access (EVA) at the northeast corner of the site. The EVA provides a dedicated secondary route that will be restricted to emergency vehicle use. The EVA will also serve as a pedestrian connection to the trail that runs parallel to the east property boundary.*

3. Provides for pedestrian bicycle traffic in a safe and convenient manner, separation from vehicular traffic, access to points of destination and recreation, and connections to adjacent neighborhoods.

*The site plan provides for Town-standard street cross-sections of appropriate classification given the site geometry and proposed use. This includes a right-of-way reservation for the future widening of Wolfensberger Road, internal local residential streets, and the transitional entry street between Wolfensberger Road and the internal local streets. The development includes an internal pedestrian sidewalk network that connects to the larger Town network of sidewalks and trails, providing pedestrians a means of travel to destinations outside of the development.*

#### Services, Phasing and Off-Site Improvements - 17.38.040.D

1. Complies with the Planned Development Phasing Plan, minimizes unnecessary utility extensions and adequately addresses other fiscal concerns of the Town.

*The project will not be phased. A sanitary sewer stub will be extended to allow for future connection to Park amenities. There is an existing water line on the property. CRDC has already provided the water tank located southwest of Wolfensberger Road and Coachline Road that is currently serving Park Preserve and will serve this neighborhood.*

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.

*Water has been dedicated to the Town of Castle Rock for development of the Meadows, including this Filing 16, Parcel 8. Castle Rock Water has reviewed and accepted the Drainage and Utility reports and determined that the pipe design, sizes/capacity, slope and velocities meet the Town's technical criteria and are appropriate to serve this proposed development.*

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.

*As noted, this development will not be phased. Run-off flows have been accounted for. The system's interception and conduit capacity have been analyzed and verified so as not to exceed the maximum ponding depths, velocities, and other requirements set forth in the regulations listed below. Water quality for the entire site will be provided. Regional detention will be provided on the site, in order to maintain historic discharge rates into the Omni Channel Tributary. As designed, the pond meets or exceeds storage capacities required by the Town and State.*

*Castle Rock Water engineers have determined that the proposed site plan and stormwater system comply with the following regulations and criteria:*

- *Town of Castle Rock Storm Drainage Design and Technical Criteria Manual*
- *Urban Drainage and Flood Control Criteria Manual*
- *Phase II of the National Pollutant Discharge Elimination System Program (Federal Clean Water Act)*
- *Regulation No. 73, Chatfield Reservoir Control Regulation (Colorado Department of Health and Environment)*
- *Colorado Revised Statute §37.92.602(8) "Concerning a Determination that Water Detention Facilities Designed to Mitigate the Adverse Effects of Storm Water Runoff Do Not Materially Injure Water Rights"*

4. Provides adequate consideration for the future extensions of streets and utilities to adjacent properties.

*Inclusion of the park connection at the intersection of Streets A and C will provide a direct connection to some of the Town's most popular recreation destinations, P.S. Miller Park and the Miller Activity Complex.*

5. Identifies and appropriately mitigates all traffic impacts, on- and off-site.

*The Town-approved TIS recommended a deceleration lane on westbound Wolfensberger Road for site ingress. Public Works requested an acceleration lane*

on eastbound Wolfensberger Road for site egress. The detailed construction design of the deceleration and acceleration lanes will be included in the Construction Documents (CDs) as determined by the Town's transportation criteria manual. The TIS recommended internal traffic controls using stop signs. Traffic control signs are not required to be shown on the Site Development Plan, but rather will be required to be shown in the CDs.

#### Open Space, Public Lands and Recreation Amenities - 17.38.040.E

1. Provides adequate trails, parks, recreation and open space.

*Required open space dedications for the Meadows, including this filing have been satisfied, however, this site plan proposes an additional 10.5 acres, 39% of the site, as open space. Two small parks and passive use areas are proposed within the neighborhood.*

2. Provides adequate trail systems in terms of internal circulation and appropriate external connections.

*P.S. Miller Park and open space surrounds the proposed neighborhood on three side. Seventeen miles of trails are readily accessible and linked by the existing trail corridor east of the property. The EVA at the northeast corner of the site will also serve as a pedestrian connection to the trail corridor.*

3. Provides functional open space for recreation, view and density relief, convenience, function and preservation of natural features, including significant tree stands, ridges and drainage areas. Opens space reservations and public land deductions are of an appropriate configuration and location within the site and comply with any applicable requirements of this Title 17, and Title 16 of the CRMC.

*As noted, all open space and public land dedication required by the Meadows have been satisfied. Twenty percent of the site is required to be as open space, and the site plan proposes 39% to be dedicated as open space. Preservation of natural features such as the ridgeline and drainageway has been provided, and the mature vegetation along the ridge will be preserved.*

#### Preservation of Natural Features - 17.38.040.F

1. The site design and grading plan minimize disturbance to natural landforms, vegetation and other areas of environmental and visual sensitivity.

*The site design and grading will minimize disturbance to the landforms, vegetation and other areas of sensitivity as noted in detail above.*

#### Staff Analysis and Recommendation

Town staff finds that the revised Site Development Plan meets requisite review and approval criteria discussed in this report, and listed below.

- The Meadows Planned Development Plan and Zoning Regulations, 4<sup>th</sup> Amendment,
- Site Development Plan Review and Approval Criteria (Municipal Code Sections 17.38.040 A-F)
- Town of Castle Rock Technical Criteria

Staff, respectfully, recommends that Town Council approve the revised Meadows Filing 16, Parcel 8 Site Development Plan, as proposed.

### **Proposed Motions**

#### **Motion to Approve**

I move to approve Resolution No. 2019 - \_\_\_, approving the Meadows Filing No. 16, Parcel 8 Site Development Plan, with the following conditions:

- A. The proposed grade along the eastern portion of the property is lowered an average of five feet,
- B. The structural retaining wall along the rear of Lots 1 through 9, Block 2 shall be eliminated. A landscape wall, less than four feet in height, may be required on Lots 1 through 9, Block 2,
- C. Lots 1 through 8, Block 2 are restricted to one-story floor plans,
- D. Minimum width of 16-feet for shared driveways shall be noted on the SDP,
- E. Landscape enhancements will be added along the trail in the open space tract between the two neighborhoods, substantially in conformance with the revised landscape plan presented by the applicant at the February 19, 2019 public hearing, and
- F. The drainage swale between Park Preserve and the Meadows neighborhood will be sized to accommodate additional capacity, should the builder of Park Preserve wish to tie in.

#### **Motion to Deny**

I move to approve Resolution No. 2019- \_\_\_, denying the Meadows Filing No. 16, Parcel 8 Site Development Plan based on the findings set forth in the Section 1 of the Resolution.

### **Attachments**

Attachment A: Vicinity Map  
Attachment B: Resolution for Approval  
Attachment B, Exhibit 1: Site Development Plan  
Attachment C: Resolution for Denial  
Attachment D: Town Council Staff Report dated January 8, 2019  
Attachment E: Letters from the Public



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