



Meeting Date: May 22, 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:** 215 N. Wilcox Street

Lot 13A-1 Town of Castle Rock Amendment 31,  
County of Douglas, State of Colorado

Proposed Patio Extension, Riverwalk North  
Project # SDP18-0024

### **Executive Summary**

Confluence Companies is proposing to enlarge the patio on the south side of the Riverwalk North building from the Site Development Plan and Site Development Plan amendment that the Design Review Board previously approved. The changes include extending the patio south of the project's property, which would later require a right-of-way vacation approval by Town Council, and the addition of a stair access from Douglas County office building that is adjacent to Riverwalk North (**Attachment A**). The applicant also requests that part of the patio be enclosed as shown in **Attachment B**.



Location Map: Riverwalk North  
215 N Wilcox 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 Design Review Board Decisions**

### **Design Review Board, September 14, 2016**

Original Site Development Plan approved.

### **Design Review Board, April 26, 2017**

Site Development Plan amendment approved. Amendment included an additional 0.3 acres for the project, revisions to the façade along the Riverwalk South building, more surface parking, and a new pedestrian walkway connecting the north and south buildings over the gulch.

### **Design Review Board, March 27, 2019**

Site Development Plan amendment approved. Amendment included façade changes to the Riverwalk North and South buildings.

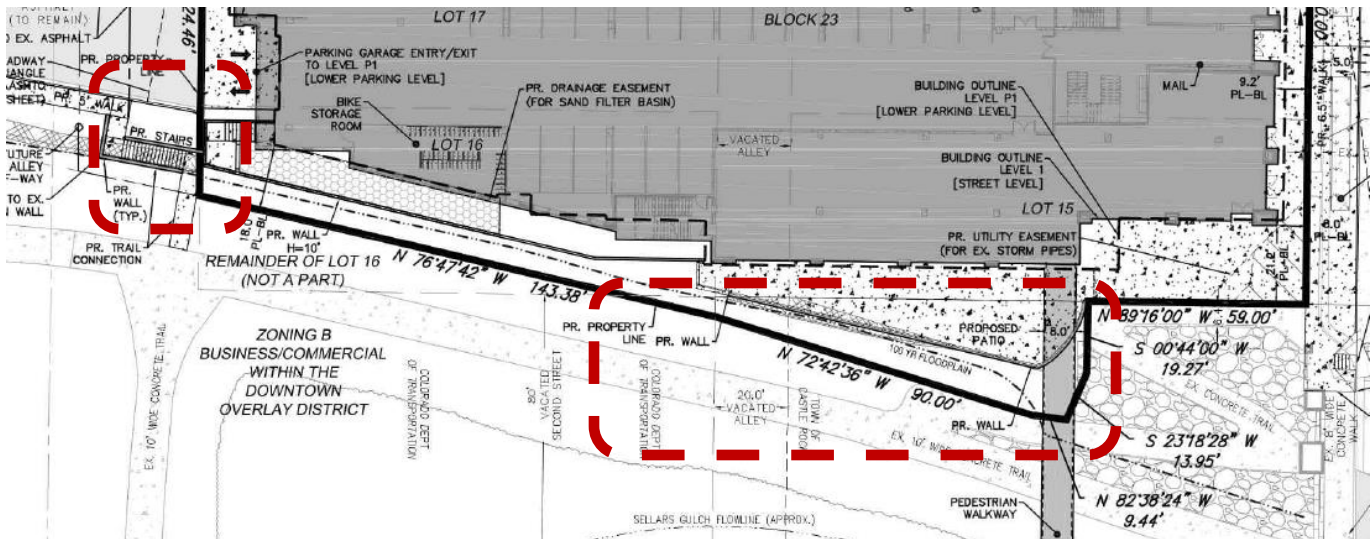
## **Discussion**

### **Existing Conditions**

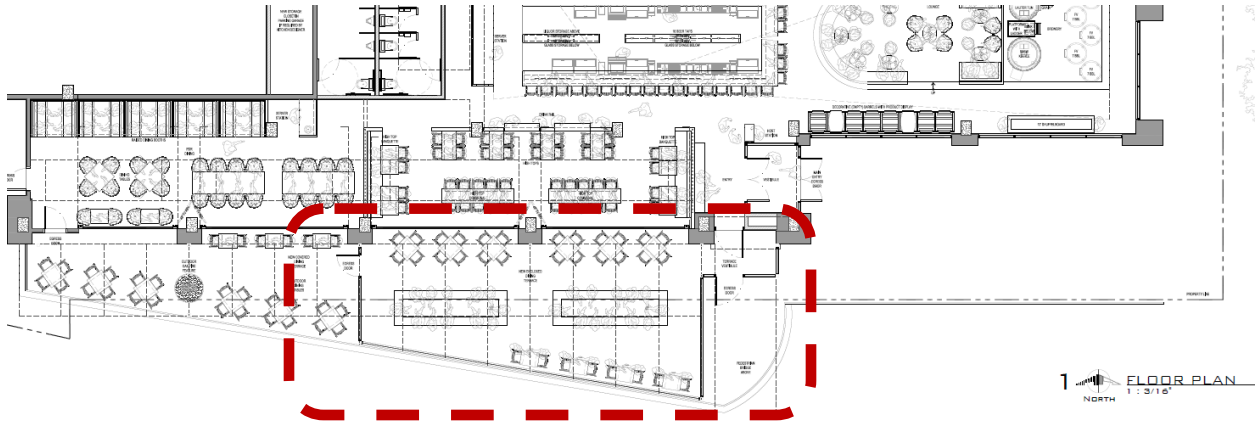
The Riverwalk project is currently under construction with certificates of occupancy issuances expected soon.

### **Proposed SDP Amendment**

To accommodate the future tenant's request, Confluence Companies is proposing to enlarge the approved patio space along the south property line of Riverwalk North. Because the proposed patio would encroach into old Second Street right-of-way, Town Council will need to approve a right-of-way vacation only for the area that would include the patio. Because the patio would be closer to the Town trail, gulch, and floodplain, close review by the Town's Parks & Recreation and Castle Rock Water's staff has occurred. The proposed retaining wall associated with the patio extension will be the same mechanically stabilized earth (MSE) block wall as previously approved. At the request of Douglas County, the applicant has also added a stair access to the trail from the Douglas County building, west of the Riverwalk North building (**Attachment A**). The applicant also requests that part of the patio be enclosed as shown in **Attachment B** with materials to match the existing facade.



Proposed Patio & Trail Access Stairs Above (Dashed in red)  
Proposed Patio Enclosure Below (Dashed in red)



## Development and Design Standards

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

### **Castle Rock Design and Downtown Master Plan:**

All project design should be based on the Castle Rock Design and the Downtown Master Plan.

Staff Comment – Castle Rock Design encourages outdoor dining and seating areas. The Downtown Master Plan also suggests creating a pleasant pedestrian experience that includes outdoor café seating, particularly along sidewalks. The Downtown Core is a place for people and serves as the “hub for unique retail and restaurant experiences,” per the Downtown Master Plan, page 22.

### **Accessory Structures:**

The design of accessory structures should incorporate design elements of the primary structure and should not become a dominant feature on the property.

Staff Comment – Because retaining walls require a building permit, the patio extension and wall are considered accessory structures. The retaining wall will be the same MSE block as previously approved by the Design Review Board, and the patio will match the previously approved surface of gray concrete.

## 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 this Riverwalk Site Development Plan Amendment and Patio Enclosure as shown.

### **Option 2: Approval with Conditions**

I move to approve this Riverwalk Site Development Plan Amendment and Patio Enclosure as shown with the following conditions: (list conditions)

### **Option 3: Denial**

I move to deny this Riverwalk Site Development Plan Amendment and Patio Enclosure based on the following findings: (list portion of code criteria not met)

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

I move to continue this Riverwalk Site Development Plan Amendment to the next regular Design Review Board meeting on June 12, 2019.

## **Attachments**

Attachment A: Site Development Plan Amendment – patio expansion, trail stairs

Attachment B: Patio Rendering

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