

AGENDA MEMORANDUM

To: Planning Commission

From: Donna Ferguson, Senior Planner, Development Services

Title: Ridge Estates Planned Development Plan and Zoning Regulations

Executive Summary

Maple Grove Land, LP, property owner and applicant, has submitted an application for zoning of a 70-acre property known as Ridge Estates, which is located south of Crystal Valley Ranch, east of Bell Mountain Ranch and north of Sellers Creek Ranch (Figure 1).

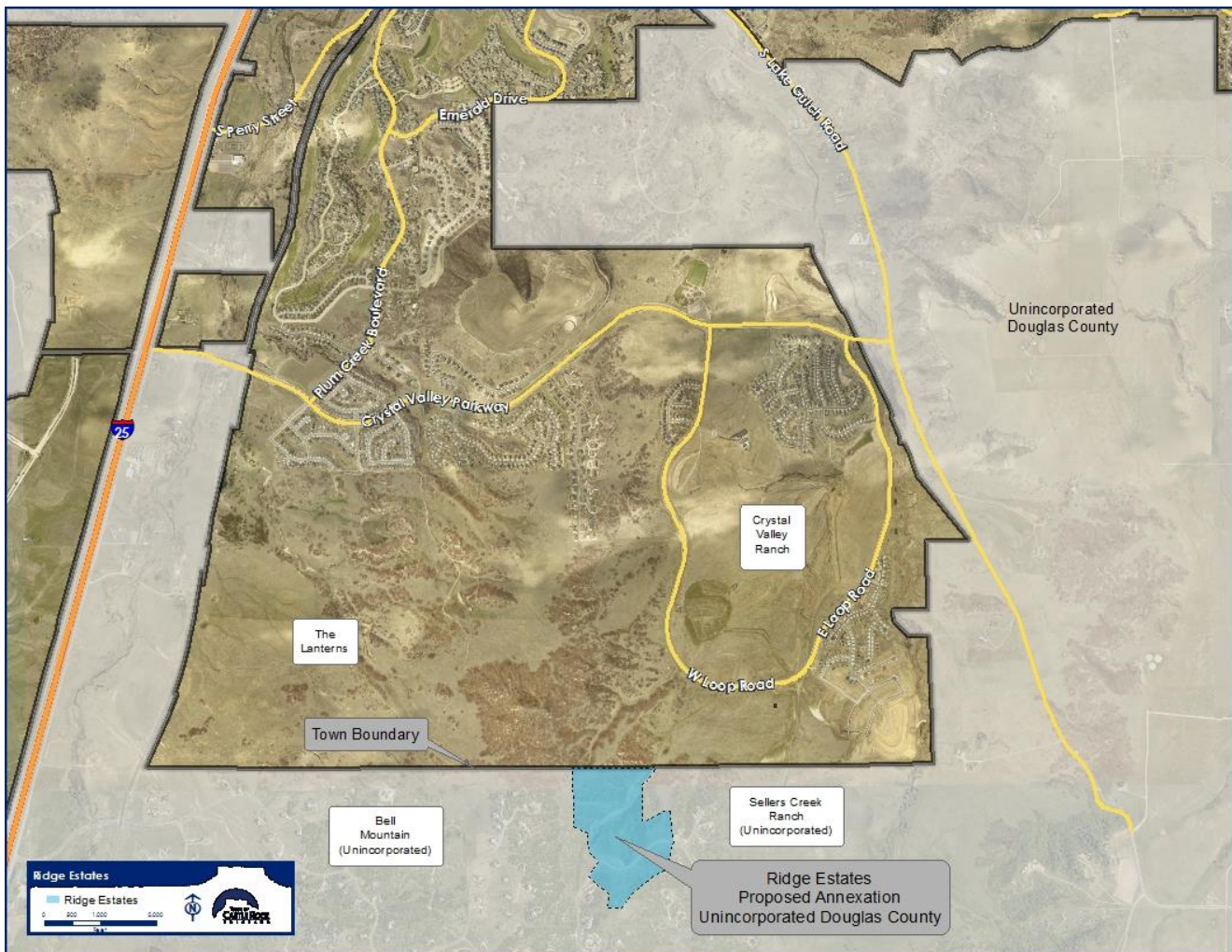


Figure 1: Vicinity Map

Under a separate application, Town Council will consider Ridge Estates for annexation. If Town Council approves the property for annexation, the initial zoning of the property will need to be established. This application proposes to establish the initial zoning of the property as the Ridge Estates Planned Development (PD) to develop a single-family residential neighborhood consisting of 52 dwelling units.

As Town Council is the exclusive reviewer and decision maker of annexation applications, Planning Commission will not review or act upon the annexation application. However, applications for zoning require public hearing before the Planning Commission who shall review the zoning proposal and provide a recommendation to Town Council.

Annexation Background

The proposed annexation property is 70 acres in size and currently under the jurisdiction of Douglas County. Under the jurisdiction of Douglas County the property is zoned Agricultural One (A1) which permits agricultural uses, certain community uses and single-family residential uses however, the property is currently undeveloped.

An annexation petition for Ridge Estates, formally known as Sellers Creek Ranch Estates, was accepted and filed with the Town Clerk on March 10, 2016. As prescribed by State statute, the petition was then reviewed by Town Council in two separate hearings. The first was a Substantial Compliance hearing on May 3, 2016, at which time TC found the petition to comply with certain state requirements; the second was an Eligibility hearing on June 21, 2016 at which time Town Council found Ridge Estates to be eligible for annexation consideration by the Town.

As part of initial discussion to annex Ridge Estates for 52 dwelling units, Town staff requested the applicant formally reduce the permitted dwelling units within Crystal Valley Ranch PA-4 by a corresponding 52 dwelling units. Town Council reviewed and approved this reduction on September 18, 2019. Town Council will now consider Ridge Estates for annexation at a public hearing scheduled for June 4, 2019.

Annexation requests are heard and decided upon by Town Council only. However, the zoning of the property, which is established after annexation approval by town Council, moves through the Planning Commission hearing and recommendation process.

Proposed Zoning

The Ridge Estates Planned Development plan and zoning regulations (Attachment A) propose to develop a single-family residential neighborhood consisting of 52 dwelling units. The plan outlines five residential planning areas, three open space-private areas, and two public land areas. The residential areas are situated to hug the perimeter of the property and wrap around centralized open space-private areas while the public lands areas are spotted on the north and south ends of the property. The Ridge Estates PD also defines development standards for each planning area to effectively create larger lots with deep rear setbacks on the outside of the neighborhood and smaller lots in the interior of the neighborhood.

Ridge Estates PD					
Development Standards by Planning Area (P.A.)					
Development Standard	P.A. 1	P.A. 2	P.A. 3	P.A. 4	P.A. 5
-Permitted use	Single-family	Single-family	Single-family	Single-family	Single-family
-Min. lot size	12,000	10,400	10,400	10,400	12,000
-Min. Rear setback	50-feet	25-feet	25-feet	25-feet	100-feet
-Min. Front setback	20-feet	20-feet	20-feet	20-feet	20-feet
-Min. Side setback	10-feet	10-feet	10-feet	10-feet	10-feet
-Min. Side to street setback	15-feet	15-feet	15-feet	15-feet	15-feet
-Maximum height	35-feet	35-feet	35-feet	35-feet	35-feet

Table 1: Development standards for residential planning areas (P.A.).

Analysis

Existing Conditions

The subject property is located within the southeast leg of the Town past the southerly edge of Crystal Valley Ranch. It is surrounded on the west, south, and east by large residential lots, approximately 5 acres in size, which are under the jurisdiction of Douglas County. To the north resides a yet to be developed area of Crystal Valley Ranch, a single-family neighborhood, with nearby lots ranging in size from 6,600 to 8,600 square feet.

Other property characteristics include Town identified narrow strips of minor and moderate skyline designated areas along the western perimeter and a winding dirt road, which traverses the property and connects Crystal Valley Ranch to the neighboring County properties to the south and east.

Land Suitability

The Land Suitability Analysis Report (LSAR) for the subject property reviewed slope, soils, vegetation and wildlife habitat. The LSAR indicates that the property is made up of a variety of slopes which make up a series of ridges, valleys and drainage ways with the highest point located at the southern tip of the property. The steepest slopes are dispersed across the property while the flatter slopes are located in two spots along the existing dirt road. The majority of the property contain slopes in the 8% to 12% slope range. The property has two general soil types; one soil type exists on the slopes while the other is located in a linear fashion on the ridges and steep valley sides. Stands of native gambel oak, varying in size and maturity, are scattered throughout the property and this type of vegetation creates habitat known to provide wildlife with food, water, shelter and space. It is assumed that many wildlife species including but not limited to bird, red fox, coyote, mule deer, bear and mountain lion utilize this habit. No known nationally designated threatened or endangered species have been observed or known to exist within the property boundary. The LSAR indicates that the subject property will require grading to accommodate development which will impact existing slopes and wildlife habitat.

Service and Infrastructure Capacity

The Concept Utility Letter and Phase I Drainage Report for the site indicate that the proposed use can be accommodated into the Town's water, wastewater and storm drain systems. The property can also be served by the Town's Police and Fire Districts.

Transportation and Traffic

The proposed 70-acre site is located on the south end of Crystal Valley Ranch and south of Loop Road. The major roadways in the site's vicinity include Crystal Valley Parkway, and West and East Loop Road. It is further located adjacent to County properties with Bell Mountain Ranch on its west and Sellers Creek Ranch on its south and east boundary. Loop Road is a collector road and Crystal Valley Parkway is a major arterial.

Nearby planned Town capital improvement program (CIP) projects include Crystal Valley Interchange improvements at a date to be determined. Nearby developments include the Lanterns Development to the northwest of the proposed site and Crystal Valley Ranch subdivisions to the immediate north of the site.

The neighborhood streets will access the wider transportation network through two yet to be constructed local streets on its north boundary in Crystal Valley Ranch.

LSC Transportation Consultants (LSC) prepared a project-specific traffic impact study (TIS) in order to estimate project traffic and provide recommendations to mitigate traffic impacts. LSC evaluated traffic impacts by comparing existing traffic to year 2020 and year 2035 projections, both with and without project traffic. The TIS compares different scenarios by estimating the operational level of service (LOS) for each scenario. LOS is a measure of average intersection delay and is reported on a scale of A through F, with A indicating free flow conditions and F representing congestion conditions.

The TIS studied existing intersection and proposed site accesses. The future signalized intersections of Crystal Valley Parkway with East Loop and West Loop Road are expected to operate at an overall LOS C or better during both morning and afternoon peak-hours through 2035 with or without the addition of site traffic. All movements at the unsignalized intersections analyzed are expected to operate at LOS D or better through 2035 with or without the addition of site traffic.

The planned connections between Crystal Valley Ranch and Crystal Valley Parkway through the Lanterns development is necessary for Ridge Estates to achieve full buildout so as not to overload a few local streets between the site and Loop Road. Because of this, Town staff commissioned a study by FHU Engineering Consultants to determine maximum vehicle trip thresholds on the various street connections, thereby limiting the number of lots developed on the proposed site.

Based on the subsequent FHU engineering analysis, the maximum allowable lot development is shown on the TIS map exhibit as follows:

1. A total of 26 platted lots is allowed while the sole access to Ridge Estates is provided through Crystal Valley Ranch Filing 12A to Loop Road.
2. A total of 29 platted lots is allowed while accesses to Ridge Estates are provided through Crystal Valley Ranch Filing 12A and Crystal Valley Ranch Filing 13 to Loop Road.
3. A total of 52 platted lots is allowed when access is provided through Crystal Valley Ranch Filing 12A and the Lanterns development to Montaine Circle.

Emergency Vehicle Access (EVA) only is allowed between Ridge Estates and the County via Ranch Gate Trail.

Ridge Estates will impact and benefit from the construction of the new I-25 interchange at Crystal Valley Parkway and will therefore financially participate in the interchange cost based on pro rata

share based on estimated average daily trips generated from the property of 495 vehicle trips per day.

Neighborhood Outreach

There have been numerous neighborhood meeting regarding Ridge Estates. The most recent neighborhood meeting was held on January 4, 2018 at which time the applicants, Gregg Brown and Jim Mill representing Maple Grove Land, LP, shared and discuss the current proposed Ridge Estates plan. Seventeen people attended this meeting.

Attendees expressed satisfaction for the proposed lot count of 52 (relative to the previously proposed lot count of 100), the proposed location of the larger lots adjacent to the County properties, and the proposed placement of the EVA on the southwest end of the planned road. They also expressed appreciation for the proposed location of the water tank infrastructure on the southern tip of the property proximate to the County neighborhoods of Bell Mesa and Sellers Creek Ranch; Bell Mesa and Sellers Creek Ranch see this as a beneficial location should they wish to pursue a water service agreement with the Town.

Attendees expressed concerns about the aesthetics of the water tank and stated they would like to see the water tank tucked in to the topography and landscaped with berms and/or trees and shrubs to screen the water tank as much as possible. In addition, attendees requested that a clear boundary between Ridge Estates and the existing Sellers Creek Ranch community be created by the use of perimeter fencing with “no trespassing” signs. Attendees also requested that larger lots that contain building envelopes or building setbacks which restrict building on the edges of lots adjacent to the County properties these lots. The applicant subsequently addressed these items in the proposed Ridge Estates PD plan and zoning regulations by locating the water tank in an area that can be tucked in and landscaped, enabling perimeter fencing, and designating larger lots with deep setbacks adjacent to County properties.

External Referrals and Notices

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

Budget Impact

The proposed zoning will generate review fees.

Findings

Staff finds that the proposed Planned Development plan and zoning regulations meets the Zoning process procedures and requirements outlined in Section 17.02.060 as well as the PD Plan approval criteria of Section 17.34.030.

Hyperlinks to the review and approval criteria are provided below.

Section 17.02.060 of the Municipal Code:

https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.02ZODI_17.02.060ZOPR

Section 17.34.030 of the Municipal Code:

https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.34PDPL_17.34.030PDPLAPCR

Recommendation

Based upon approval of the annexation of Ridge Estates and the analysis and findings outlined in this report staff recommends approval of the proposed Ridge Estates Planned Development plan and zoning regulation.

Proposed Motion

I move to recommend approval of the Ridge Estates Planned Development plan and zoning regulations to Town Council.

Attachment

Attachment A: Planned Development Plan and Zoning Regulations