

Background

An accessory dwelling unit (ADU) is a secondary smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home. The accessory dwelling unit may be internal to the single-family home (i.e. a finished basement with a separate entrance) or detached from the single-family home (i.e. an apartment over a detached garage). Town Council approved new accessory dwelling unit regulations in January 2018 to permit and regulate accessory dwelling units across the Town unless expressly prohibited in a PD. The intent of permitting accessory dwelling units is to provide (i) alternative housing options to make more efficient use of existing housing stock and infrastructure, (ii) flexible use of space for property owners, and (iii) a mix of housing type that responds to changing family dynamics. Because accessory dwelling units do not require additional land, they can be incorporated into established neighborhoods more easily than other forms of housing. Approval of a Use by Special Review is a requirement for any new structure containing an accessory dwelling unit.

Analysis

Location

Located at 418 North Lewis Street, the property is on the southeast corner of Fifth and Lewis Streets in the Craig and Gould neighborhood (**Attachment A**). Surrounding the property are several other single-family homes and Christ Episcopal Church to the southwest.



Figure 2: Aerial Map (Looking from the West)

Existing Conditions

Known as the Hunter House, it is believed that Lida L. Hunter built the house in 1917. Platted as part of the Craig & Gould's Addition to Castle Rock subdivision, the entire property includes three lots,

specifically lots 1, 2, and 3 within block 9. Town Council approved local landmark designation on October 28, 2002 for the original main house (approximately 1,300 square feet), carriage house, and several Cottonwood, Douglas Fir, and Juniper trees. On July 18, 2018, the Historic Preservation Board granted a landmark alteration certificate allowing a 607 square foot addition off the rear of the existing home and other improvements to the home such as new siding and windows.



Figure 3: Historic Photo of Property (date unknown)

Zoning Regulations

The property is zoned R-2 Single-Family and Duplex Residence District. Accessory dwelling units are permitted in the R-2 zoning district per Chapter 17.61 – Accessory Dwelling Units of the Castle Rock Municipal Code.

Design

The new structure is a two-story structure that includes an accessory dwelling unit on the second story. The first story contains two parking spaces and a workshop totaling 990 square feet. The accessory dwelling unit occupies the entire second story totaling 800 square feet.

The structure will be located in the northeast corner of the property. Vacation of the property line between lots 1 and 2 will be necessary to meet the required side setbacks. Access to the garage by car will be by way of the alleyway.

A plot plan, floor plans, and elevations have been included as attachments.

Additional Steps

Approval from the Historic Preservation Board will be required as the property is located within the Craig and Gould neighborhood. Prior to the recordation of approvals, the applicants will be required to combine lots 1 and 2 into a single lot so that the new structure meets all setback requirements.

Prior to issuance of a building permit for an ADU, the property owner shall record a deed restriction prohibiting the concurrent renting of both the Primary Dwelling Unit and the Accessory Dwelling Unit.

Public Outreach

A neighborhood meeting was held at the Philip S. Miller Library on April 30, 2018. Three neighbors attended the meeting and had general questions about the project. No comments in opposition of the project were made at the meeting.

Referrals and Notice

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

Budget Impact

The Town will collect building permit fees.

Staff Findings

Staff finds that the Use by Special Review meets the objectives and criteria of the review and approval criteria set forth in 17.38.050 - Use by Special Review review and approval criteria of the Castle Rock Municipal Code. The Use by Special Review also meets all requirements set forth in Chapter 17.61 – Accessory Dwelling Units of the Castle Rock Municipal Code.

Recommendation

The Planning Commission, at a Public Hearing on June 27, 2019, recommended approval of the resolution by a vote of 5-0.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

Attachment A:	Resolution
Attachment B:	Plot Plan
Attachment C:	Elevations
Attachment D:	Floor Plan