

AGENDA MEMORANDUM

To: Planning Commission

From: Pam Hall, Planner I, Development Services

Title: A resolution approving a Use by Special Review for Meadows Filing 23 for use as a new IREA Substation

Executive Summary

Intermountain Rural Electric Association (IREA), is requesting approval of a Use by Special Review (UBSR) application for the construction of a new neighborhood substation located in the Meadows Planned Development, Filing 23. This substation is to be known as the Meadows Substation. A Use by Special Review requires public hearings before Town Council after review and recommendation by Planning Commission.



Figure 1: Location Map

Background

IREA is an electric cooperative providing electrical power to portions of Douglas County including the Town of Castle Rock. In order to continue providing reliable electric service to its existing consumers and to meet future demands, IREA must construct new facilities. The proposed substation will be necessary to accommodate the growth and demand in the area.

Analysis

Location

The subject property is a 4.1 acre parcel located approximately 2,800 feet south of the intersection of Highway 85 and North Meadows Drive, directly east of Castle View High School. Access to the Meadows Substation will be from the north via a 24 foot easement (will be conveyed to IREA from the Castle Rock Development Company) extending from North Meadows Drive southeast to the project site.



Figure 2: Conceptual View (looking to the east from west of railroad tracks)

Existing Conditions

The existing trail in the project area will remain open during construction. Construction specifications will provide direction to the contractor to provide for public safety during construction. During construction, a section of the trail will be realigned to accommodate a new access crossing.

Zoning Regulations

The property is part of the Meadows Planned Development (PD) zoning, and is in the Dedicated Open Space (OSD) planned area. This PD allows electric substations and gas regulation stations as an allowed use with approval of a Use by Special Review.

Design

The 4.1 acre subject property will be carved out of a 361.5 acre open space tract that is surrounded by the Meadows COI (Commercial, Office and Industrial) zone district on the north, south and west and dedicated open space to the east and is located between two existing railroad lines. The proposed project will require the construction of a new transmission line tap off of IREA's existing Wolfensberger to Plum Creek transmission line. Building the substation adjacent to an existing transmission line is an optimal location as it eliminates the need to acquire and clear additional right-of-way and to construct additional transmission lines in the area. The transmission line tap structure will be self-supporting (will not require guy wires).

Traffic

The substation is an unmanned facility. Once built, the substation traffic will be limited to maintenance traffic.

Referrals and Public Notice

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 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 Sections 17.38.040 Site Development Plan review and approval criteria and 17.38.050 Use by Special Review of the Castle Rock Municipal Code.

Recommendation

Staff recommends approval of the Use by Special Review

Proposed Motion

I move to recommend approval of the Use by Special Review to Town Council.

Attachments

Attachment A: Use by Special Review