



Meeting Date: August 8, 2019

## AGENDA MEMORANDUM

**To:** Planning Commission

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

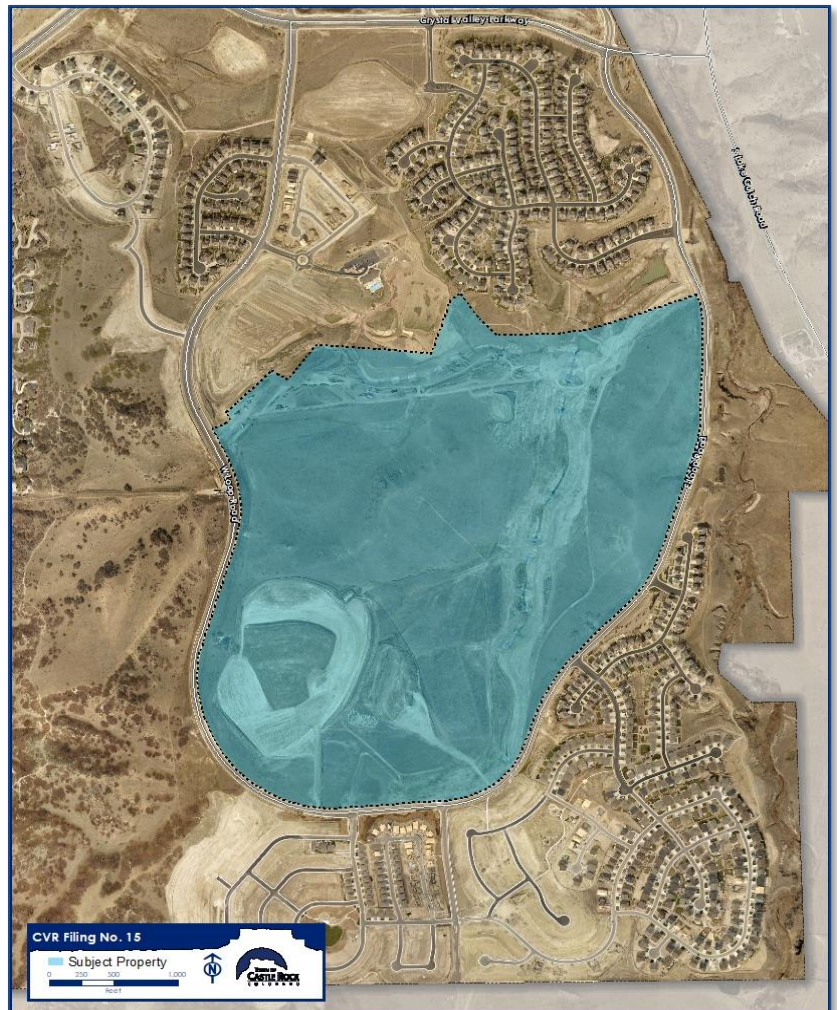
**Title:** Crystal Valley Ranch Filing No. 15, Site Development Plan Amendment No. 2  
[Landscape Amendment; West Loop Road / East Loop Road]  
(Town of Castle Rock Project SDP19-0001)

### Executive Summary

The Site Development Plan (SDP) amendment proposes to revise the approved landscape plan, in order to reduce water consumption and promote irrigation efficiency, in keeping with the objectives of the Town of Castle Rock Landscape and Irrigation Performance Standards adopted April 2018.

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock. Filing No. 15 is located between West Loop Road and East Loop Road, south of the Pinnacle Recreation Center **(Attachment A)**.

The purpose of this report is to seek Planning Commission recommendation on the proposed Site Development Plan amendment to revise the landscape plan for the right-of-way and common areas **(Attachment B)**.



Vicinity Map

Staff supports this voluntary amendment to the landscape plan and recommends that Planning Commission recommend to Town Council approval of the Site Development Plan amendment, as proposed.

## **Background**

Town Council approved Crystal Valley Ranch Filing No. 15 Site Development Plan in 2016 (**Attachment C**). That site plan included a landscape plan for all areas of common space, such as internal parks and open space tracts, as well as the right-of-way frontages along East and West Loop Road and the entry roads. The 2016 SDP landscape plan complied with the Town's Landscape and Irrigation Performance Standards and Criteria (Landscape Criteria) in effect at that time. In 2018, Town Council approved an amendment to the Landscape Criteria to create more water efficient landscape and irrigation designs.

The developer is voluntarily requesting to amend the approved SDP landscape plan in order to reduce water usage for irrigation and promote water conservation goals. While the proposed amendment is not in complete compliance with the current landscape criteria, staff recognizes that the revised plan is designed to achieve lower overall water use and staff supports the amendment.

## **Proposed Site Development Plan Amendment**

The proposed SDP amendment consists of a reduction in turf areas, plant quantities, and achieves quantifiable reduction in water usage. A technical criteria variance was administratively approved to allow sod that uses more than 10" of water per growing season to be planted along the streetscapes at the six entrances. No changes to the density, housing type, open space dedications or lot, road and trail configurations approved with the former SDP are proposed with this amendment.

### **Plant Types**

The amendment proposes changes in plant types from moderate water using Autumn Blaze Maples, Redmond Linden, and Turkish Filberts along streetscapes, to more drought tolerant Oaks, Honey locust, Hackberries, and a variety of pines. Fruit trees, such as Radiant Crabapples, will be changed to more water thrifty types, such as Hawthorns. Blue Spruce trees will be eliminated in favor of a variety of pines such as Ponderosa, White Pine, and Austrian Pine. EnviroTurf™, a Kentucky bluegrass sod variety previously planned for the streetscapes, will be changed to Natures Prairie; which is a blend of fescue grasses. When properly maintained and managed, this change in streetscape turf type can save approximately 40% of the water historically used along streetscapes. Finally, areas with a non-irrigated native seed blend will be expanded.

### **Overall Landscape Area and Water Usage**

Overall water usage for this proposed landscape in Filing No. 15 will decrease from the previously approved Site Development Plan. This is demonstrated by the reduction in the Composite Landscape Water Use Rating (CLWUR). (See Chapter 13.20 *Irrigated Public Area Water Conservation* for CLWUR calculations). In addition to a reduction in the CLWUR, the total irrigated area has also been reduced. See summary table below.

<b>Landscape and Water Usage Summary</b>				
	<b>Approved</b>		<b>Proposed</b>	
	Square Feet	Rating	Square Feet	Rating
Total Landscape Area	2,010,226		2,169,081	
Total Irrigated Area	508,925		493,389	
Water Use Rating		1.94		1.88

### Reduced Tree Counts

The proposed site plan amendment includes a 30% overall reduction in the number of trees to be installed. Most of the trees proposed to be eliminated were originally planned to be installed in open space tracts and drainage areas. The Town landscape criteria does not specify quantities for open space and drainage areas. The table below demonstrates a comparison between the tree counts approved and proposed.

<b>Overall Tree Counts by Types</b>							
<b>Approved</b>				<b>Proposed</b>			
Deciduous	Evergreens	Ornamental	<b>Total</b>	Deciduous	Evergreens	Ornamental	<b>Total</b>
579	1101	147	<b>1827</b>	473	714	89	<b>1276</b>

### Public Streetscape

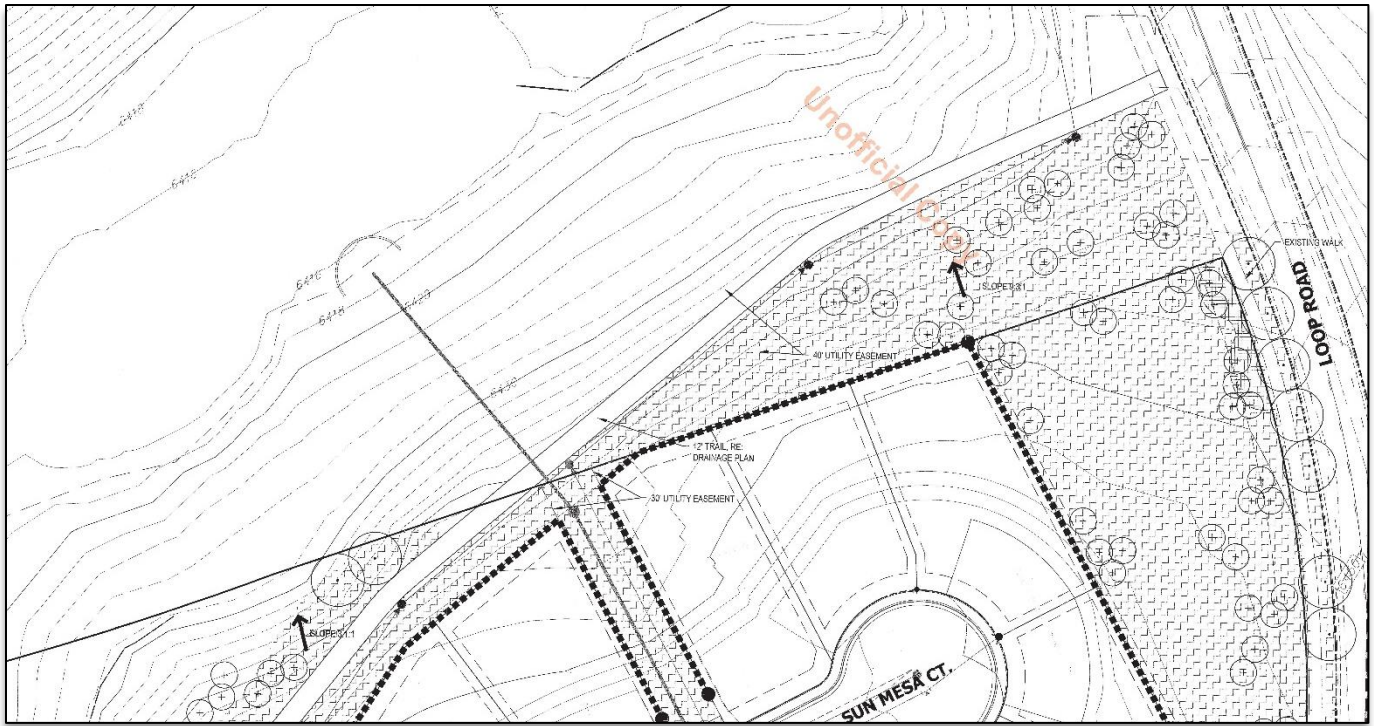
Although, the overall tree count has been reduced, the number of trees proposed along the street right-of-ways have been increased by 39 trees and trees located in common area tracts have been moved closer to the street to improve the visual impact to the public streetscape (see table below). Trees located along street frontages consistent of an approximate 50/50 mix of deciduous and evergreens. Larger trees have been added to the plan to further offset the reduced tree count. For example, the original landscape plan included evergreens specified at 6 feet. The proposed plan includes trees specified at 8 to 12 feet. Finally, it should be noted, the plan still exceeds the minimum requirements for streetscape per the current Landscape Criteria.

<b>Streetscape Requirement Table</b>				
Street	Trees Required	Deciduous Trees Provided	Evergreen Trees Provided	Total Trees Provided
Loop Road	190	112	108	220
Entry Roads	57	45	21	66
Internal Roads	158	87	71	158
<b>Grand Totals</b>	<b>405</b>	<b>244</b>	<b>200</b>	<b>444</b>

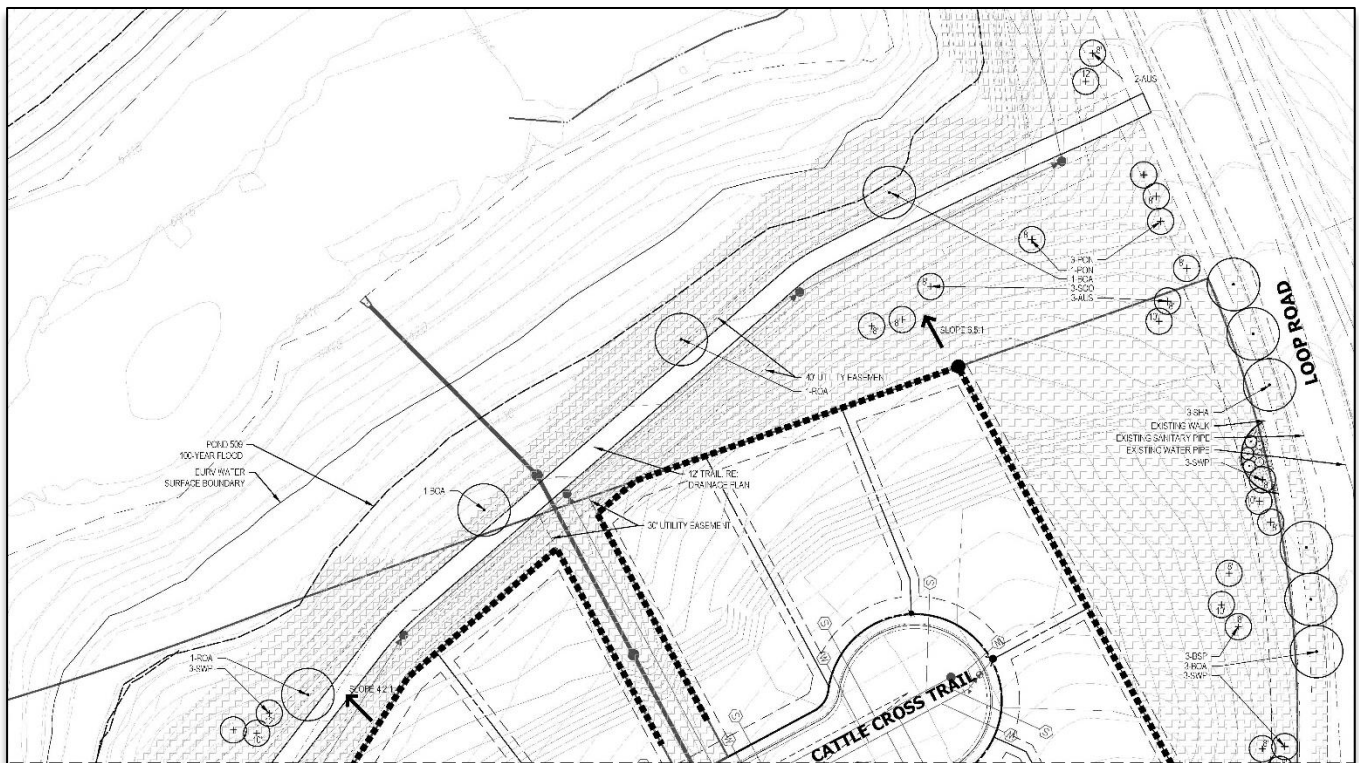
### Changes Illustrated

The proposed revisions to the irrigable area, tree counts, types, sizes and location is demonstrated in the illustrations on the following page. Staff has attached the approved landscape plan (**Attachment C**) to allow for a comprehensive comparison to the proposed revisions (**Attachment B**).





Approved SDP – Landscape Sheet L-3



Proposed SDP – Landscape Sheet L-3

## Site Development Plan Amendment Analysis

The Town of Castle Rock Municipal Code Section 17.38 allows for amendments to approved Site Development Plans. The criteria for review and approval of a SDP amendment is found in

Section 17.38.040. Staff finds that the proposed amendment complies with the review and approval criteria, as summarized below.

#### *Community Vision and Land Use Entitlements*

The proposed amendment to Crystal Valley Ranch Filing No. 15 Site Development Plan revises only the landscape plan, and continues to comply with the Town's Vision, the Comprehensive Plan, the Municipal Code and the Crystal Valley Ranch Planned Development Plan and Zoning Regulations. The proposed landscape changes are also consistent with the Town's Landscape Criteria and promote water conservation.

#### *Site Layout*

No revisions to the site layout, road and trail configurations, density or housing types are proposed with the amendment.

#### *Circulation and Connectivity*

The changes to the landscape plan do not affect the approved circulation and connectivity of the overall site plan.

#### *Services, Phasing and Off-Site Impacts*

The amendment will result in a reduction in the water resources necessary to establish and maintain landscaping in the common areas and along the public right-of-ways. The landscape revisions will not result in any changes or impacts to the infrastructure, services, phasing or off-site improvements.

#### *Open Space, Public Lands, and Recreation Amenities*

As noted previously in this report, the area dedicated to open space and park amenities will not change with this amendment.

#### *Preservation of Natural Features*

The proposed amendment will not reduce wildlife corridors or natural drainage ways on the property.

#### **Notification and Outreach Efforts**

The Planning Commission public hearing was publically noticed in accordance with the Town of Castle Rock Municipal Code. Public hearing signs were posted on the subject property and written notices were mailed to property owners and Homeowner Associations within 300 feet of the subject property, at least 15 days prior to the Planning Commission public hearing. A written notice was posted on the Public Notice page of the Town of Castle Rock website. In addition to the required noticing, the project was featured on the Town's *Development Activity* interactive map.

### Neighborhood Meeting and Feedback

On March 21, 2019, the proposed amendment was presented and discussed at the Crystal Valley Ranch Homeowners Association Meeting. Approximately 35 residents attended the meeting. The developer outlined the intention to amend the landscape plan to reduce the turf and shrub areas, reduce the overall number of trees proposed and provide a landscape with a balance of evergreens and shade trees. The feedback was positive and the reduction in water usage was very well received. Staff has not received any additional feedback or inquiries from the public regarding this site plan amendment.

### External Referrals

Town staff forwarded requests for external comments to the following agencies.

- Black Hills Energy
- Castle Rock Economic Development Council
- Douglas County Planning
- Intermountain Rural Electric
- Castle Rock Postmaster
- Comcast
- Douglas County Assessor
- Century Link

In addition, Maple Grove Land, the other Crystal Valley Ranch developer, was notified of the proposed landscape amendment. There are no outstanding comments or concerns.

### Budget Impact

This SDP amendment does not create any budget impacts to the Town.

### Findings

Town staff from Development Services, Public Works, Castle Rock Water, and Parks have conducted multiple reviews and analyses of the proposal for compliance with the standards and technical criteria established in the Town's guiding documents, the Crystal Valley Ranch PD regulations, and the Municipal Code. Staff has determined that all staff review comments and external referral comments have been considered and addressed. In conclusion, staff finds that the proposed SDP Amendment

- Supports the goals of the Town Vision and the Comprehensive Master Plan,
- Is consistent with the Crystal Valley Ranch Planned Development Plan and Planned Development Zoning Regulations, and
- Complies with the Site Development Plan amendment review and approval criteria of Chapter 17.38 of the Municipal Code.

### Recommendation

Based on the analyses and findings presented in this report, staff recommends that Planning Commission recommend to Town Council approval of the proposed amendment to the Crystal Valley Ranch Filing No. 15 Site Development Plan.

### **Proposed Motion**

I move to recommend to Town Council approval of the Crystal Valley Ranch Filing No. 15, Amendment No. 2 Site Development Plan.

### **Attachments**

Attachment A: Vicinity Map

Attachment B: Proposed Site Development Plan

Attachment C: Site Development Plan/Landscape Plan – Approved 2016