



Meeting Date: August 22, 2019

AGENDA MEMORANDUM

To: Planning Commission

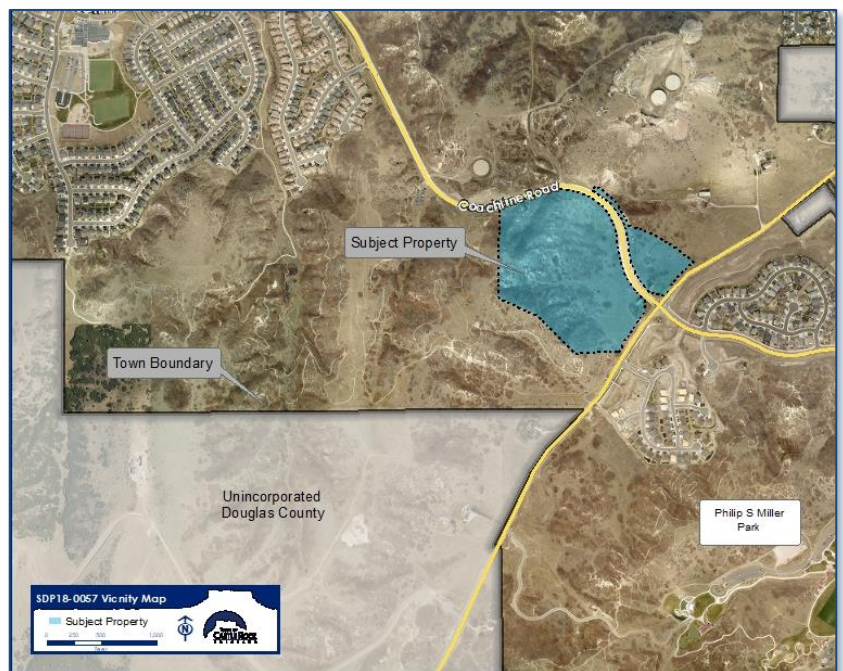
From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Site Development Plan, Amendment No. 10, The Meadows Filing 16, Parcel 6 Superblock and Parcel 7** [*Single Family Detached Homes; North of Coachline Road and Wolfensberger Road Intersection*] (Town of Castle Rock Project **SDP18-0057**)

Executive Summary

The Meadows Filing No. 16 site plan was approved in 2004 and included Parcels 1 through 8. This proposed Site Development Plan (SDP) amendment applies to a portion of Parcel 6 and all of Parcel 7, which are located east, and west of Coachline Road at the intersection with Wolfensberger Road.

This SDP proposes a new neighborhood of 57 single-family detached dwelling units on 38.6 acres. Approximately 75% of the total site area will be set aside as open space (**Attachment B**). Combined, Parcels 6 and 7 were site planned for 107 dwelling units. This site plan would increase the combined number of dwelling units to 134.



Vicinity Map

The Meadows Planned Development (PD) was approved in 1984 and has gone through several rezonings, with the current PD zoning, approved in 2003. Per the PD Plan, Parcels 6 and 7 are within Planning Area (PA) D that allows up to 1,467 dwelling units (**Attachment C**). To date, 1,309 units have been constructed in PA D. If this site plan is approved, the total number of dwelling units in Planning Area D will be 1,443; still below the maximum permitted under the current zoning.

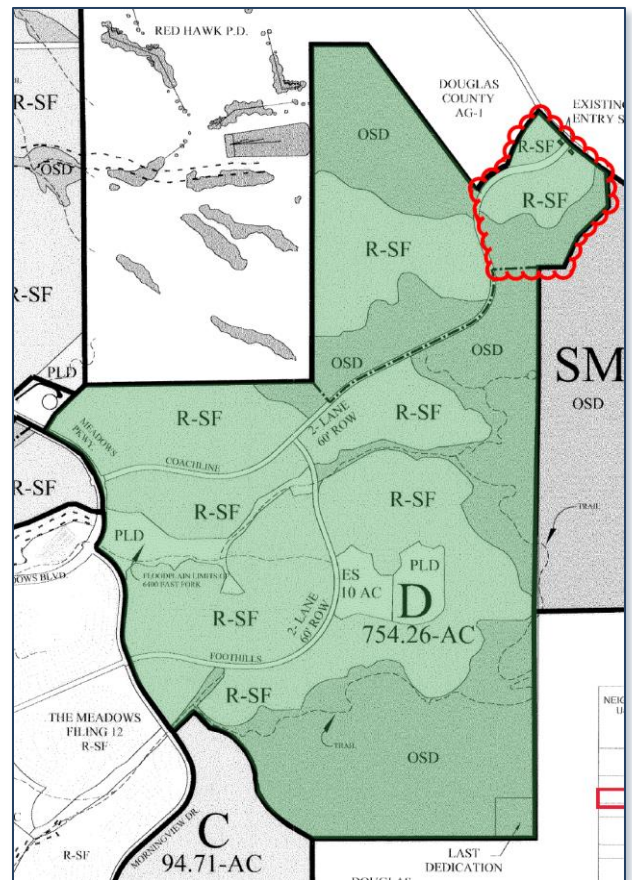
Staff is recommending that Planning Commission recommend to Town Council approval of the SDP amendment. This proposal is in conformance with the approved Meadows PD zoning and with Town criteria. All comments have been addressed through the review process.

Meadows Planned Development

The Meadows is a master planned subdivision that is located in the northwest portion of the Town of Castle Rock. The Meadows PD was approved in 1984 and has been amended over the years. The current PD zoning, approved in 2003 allows a maximum of 10,644 dwelling units. To date approximately 6,728 dwelling units have received certificates of occupancy.

The Meadows PD Plan identifies various planning areas with designated uses and maximum dwelling units. Planning Area D is designated as single-family residential, with a maximum allowance for 1,467 dwelling units (**Attachment C**). To date, 1,309 dwelling units have been platted in PA D. Parcels 6 and 7 are the remaining undeveloped parcels with PA D, clouded in red in the illustration to the right.

In a site plan approved by Town Council in 2004, Parcels 6 and 7 were planned for a combined total of 107 dwelling units; 77 units in Parcel 6 and 30 units in Parcel 7. The proposed Site Development Plan amendment would increase the combined number of dwelling units in Parcels 6 and 7 to 134, resulting in 1,443 units in PA D. The increased number of units is still below the maximum 1,467 dwelling units permitted in Planning Area D under the current Meadows zoning. See table below.



Meadows 4th Amendment PD Plan- PA D

| | Number of Dwelling Units | | |
|--------------|--------------------------|------------|------------|
| | Approved | Proposed | % Increase |
| Parcel 6 | 77 | 89 | 16% |
| Parcel 7 | 30 | 45 | 50% |
| Total | 107 | 134 | 25% |

SDP Discussion

This property is located north of the intersection of Wolfensberger Road and Coachline Road. Parcel 6 is east of Coachline Road and Parcel 7 is west of Coachline Road (**Attachment A**). As noted, Parcels 6 and 7 were previously site planned as part of The Meadows, Filing No. 16 Preliminary Plat/Final PD Site Plan (**Attachment D**). The site plan amendment proposes 12 units on the southern portion of Parcel 6 and 45 units on Parcel 7, for a total of 57 single-family, detached dwelling units. The resulting density for this site will be 1.5 dwelling units per acre.

Parcel 7 is impacted by the Skyline-Ridgeline Protection Ordinance with the presence of Minor, Moderate and Major Skyline Areas (yellow, blue and red dashed lines). All of the proposed lots are outside of the designated protection areas. Retaining walls are necessary on both parcels, shown on the site plan with a heavy black line. The walls are not within the Skyline Protections areas. With the exception of the wall on Parcel 7 parallel to Coachline Road, the maximum walls heights are 4-feet. The wall along Coachline Road will be a maximum of 12.5 feet in height, setback approximately 27-feet minimum from the back of sidewalk. Evergreen and large canopy shade trees will be planted along the back of sidewalk to shade for pedestrians and softening of the visual impacts of the tall wall.

Analysis

Zoning Regulations – Development Standards

The Meadows Planned Development, 4th Amendment, as approved in 2003, established Parcels 6 and 7 as Residential – Single-Family (R-SF), which allows single-family attached and detached housing types. This site plan amendment proposes only single-family detached units. The Meadows zoning also established a maximum number of dwelling units for each Planning Area. As shown in the table below, the increase of 27 units in Parcels 6 and 7 does not exceed the maximum number of units allowed in Planning Area D.

| | Units Approved | Units Proposed | Units Allowed |
|-----------------|-----------------------|-----------------------|----------------------|
| Planning Area D | 1,309 | 1,443 | 1,467 |
| Parcel 6 | 77 | 89 | |
| Parcel 7 | 30 | 45 | |

The Meadows zoning regulations establishes an average density of 3.77 dwelling units per acre in Planning Area D. This site plan proposes 57 single-family units on 38.6 acres for a gross density of 1.5 dwelling units per acre. The maximum building height of 35 feet is also in compliance with the PD zoning regulations. Also per the zoning, the setbacks are to be established with the site plan. Each single-family lot is to provide two off-street parking spaces, which can be satisfied with garage parking or driveway parking.

Surrounding Uses

Both parcels abut Coachline Road and Wolfensberger Road, both of which are arterials. Parcel 6 is adjacent to the Hillside Planned Development on east/northeast. Parcel 7 is adjacent to the Ridgeline Open Space and Trail system to the west and southwest. Neither parcel is abuts an existing, developed residential neighborhood.

The Hillside-Arbors Site Development Plan was approved in 2016 and includes single-family detached and duplex housing types. Construction has not commenced on the Hillside-Arbors neighborhood. The table shown on the following page provides a comparison of development standards between the Hillside-Arbors neighborhood and this proposed site plan, demonstrating that the Meadows project is compatible with the future neighboring subdivision.

| | Meadows Filing 16, Parcels 6 and 7 | Hillside-Arbors Subdivision |
|--------------------|---|-------------------------------------|
| Housing Type | Single-Family Detached | Single-Family Attached and Detached |
| Number of Lots | 57 | 120 |
| Number of Units | 57 | 120 |
| Density | 1.5 Du/Ac | 3.77 Du/Ac |
| Maximum Height | 35 feet | 35 feet |
| Setbacks | | |
| Front – SF | 15 feet | 20 feet |
| Front – Duplex | N/A | 8.5 to 20 feet |
| Front to Garage | 20 feet | ---- |
| Rear – SF | 10 feet | 8.5 feet |
| Rear – Duplex | N/A | 10 to 18 feet |
| Sideyard | 5 feet | 5 feet |
| Sideyard to Street | 10 feet | N/A |
| Parking | 2 off-street spaces per unit | 2 off-street spaces per unit |

Existing Conditions

The parcels are currently undeveloped. The 5.5-acre portion of Parcel 6 proposed for amendment transitions from an elevation of 6,420 feet at the northern boundary to approximately 6,360 feet at the southern boundary. The 33-acre Parcel 7 has the greatest degree of relief. The highest elevation of 6,600 feet is located along the western boundary and is within the Major Skyline Protection area. The site slopes toward the Coachline Road and Wolfensberger Road intersection where the elevation is approximately 6,380 feet. Development on both parcels is avoiding the steepest slopes.

The vegetation consists predominantly of native grasslands and Gambel Oak. Some pine trees exist on an intermittent basis at the higher elevations. Other vegetation includes yucca, rabbit brush and mountain mahogany. Environmentally sensitive areas have been largely avoided by the proposed development. No development is proposed within the Skyline/Ridgeline Protection Area.

Common wildlife such as deer and elk, as well as mice, voles and rabbits may be found on or near the property. Given the large area of designated open space within Parcel 7, and the contiguity with the adjacent Ridgeline Open Space, the proposed development will not result in a significant impact on wildlife habitat or wildlife movement corridors along the western boundary of the Town of Castle Rock.

Infrastructure and Transportation Capacity

Technical drainage, utility and traffic reports were submitted to the Town with the SDP for analysis. The reports examine the potential impacts of the proposed development on existing and future infrastructure capacity exists. Town utility and public works engineers have reviewed and accepted all reports and analyses for this project, determining that water, sewer, storm sewer and road systems will be sufficient to accept the added demand of this development.

The intersections at Coachline Road are proposed to be full movement. The Parcel 7 Coachline intersection was approved with the original Filing No. 16 Preliminary Plat/Final PD Site Plan. The proposed location has not changed. Public Works staff accepts the prior approval and did not request any changes. The Parcel 6 Coachline Road intersection is new with this SDP amendment. Public Works staff prefers the access be from Coachline Road, which is to remain a two-lane major arterial, rather than from Wolfensberger Road, which will become a four-lane major arterial.

Notification and Public Outreach

The applicant posted public hearing notice signs on the property and mailed notice letters to property owners and Homeowner Associations (HOA) within 300 feet of the property. Town staff published notice of the Planning Commission public hearing on the Town's website and featured the proposal on the *Development Activity* map. To date, staff has not received any inquiries about the project.

External referrals were sent to service providers and Douglas County agencies. Douglas County School District had no concerns about the proposal, acknowledging that there is no increase in the overall number of units permitted in the Meadows per the approved zoning. Douglas County Addressing provided a standard comment that the street names be included on the plat. Intermountain Rural Electric required easements be called out. There are no unresolved external comments.

A neighborhood meeting was held on Thursday, October 4, 2018 at the Meadows Taft House. Approximately six residents attended the meeting, along with representatives of Castle Rock Development Company (CRDC) and Town Planning staff. The builder, Adamo Homes was also present to discuss the anticipated housing product and provide information about the company. The Developer, CRDC, discussed the existing zoning, presented the proposed site plan and presented a PowerPoint. Attendees asked general questions about the density of the project compared to other areas of the Meadows, the extent of grading and cut necessary, proposed landscaping, road improvements and general price point. While some in attendance preferred to see the property remain undeveloped, there was no objection to the proposal.

Findings

Staff analyzed the proposed site plan according to the requisite review criteria. All staff review comments and external referral comments have been addressed. In conclusion, staff makes the following findings regarding the proposed Site Development Plan, Amendment No. 10, for the Meadows Filing 16, Parcel 6 and 7:

- The Site Development Plan supports the objectives of the Town Vision and the Comprehensive Master Plan,
- The Site Development Plan meets the requirements of the Meadows Preliminary PD Site Plan, Amendment No. 4 and PD Zoning Regulations,
- The Site Development Plan supports the review and approval criteria of the Municipal Code, Chapter 17.38, and
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for residential development. Other ongoing costs of serving a new neighborhood, in terms of public infrastructure and services, the project will be comparable to other residential developments in Castle Rock.

Recommendation

Based on the analysis and findings summarized in this report, staff recommends that Planning Commission recommend to Town Council approval of the proposed SDP.

Proposed Motion

I move to recommend to Town Council approval of the Site Development Plan Amendment No. 10, The Meadows Filing 16, Parcel 6 Superblock & Parcel 7.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan Amendment

Attachment C: Meadows PD Plan, 4th Amendment – Sheet 2 of 5

Attachment D: Meadows Filing No. 16 Preliminary Plat/Final PD Site Plan – Sheet 21 of 87