



AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Thru: Bill Detweiler, Development Services Director

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

Executive Summary

This proposed Site Development Plan amendment was continued from the August 20, 2019 Town Council public hearing due to scheduling conflicts.

Planning Commission considered this proposal on August 8, 2019 and voted 5-0 to recommend approval (Attachment D).

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 Site Development Plan (SDP) amendment proposes to revise the approved landscape plan, in order to reduce water consumption and promote irrigation efficiency (**Attachment B**). All staff comments have been addressed through the review process. There are no outstanding external review comments.



Vicinity Map

The developer is voluntarily requesting to amend the approved SDP landscape plan in order to reduce water usage for irrigation, which promotes the Town's water conservation goals. While

the proposed amendment is not in complete compliance with the Town's new landscape criteria staff recognizes that the revised plan is designed to achieve lower overall water use, and staff supports the amendment.

Planning Commission Action

Planning Commission held a public hearing on August 8th to consider the proposed Site Development Plan amendment. No members of the public addressed the Commission. The Planning Commissioners expressed appreciation to the applicant for voluntarily pursuing an amendment to the approved landscape plan with the intent of reducing water consumption relative to landscape irrigation. The Commission voted 5-0 to recommend approval of the SDP 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.

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 on June 5, 2019 by Mark Marlowe, Director of Castle Rock Water, to allow sod that uses more than 10" of water per growing season to be planted along the streetscapes at the six entrances. No other changes to the previously approved SDP, such as density, housing type, open space dedications, or lot, road and trail configurations 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.

	Landscape and Water Usage Summary			
	Approved		Proposed	
	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 planted. The majority of the trees eliminated were proposed 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.

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

Public Streetscape

Although, the overall tree count has been reduced, the plan still exceeds the minimum requirements per the current Landscape Criteria. The number of trees proposed along the street right-of-ways have been increased by 39 trees. The trees located in common area tracts have been moved closer to the street to improve the visual impact to the public (see table below). Trees located along street frontages consist 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.

	Streetscape Requirement Table			
	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
Grand Totals	405	244	200	444

Changes Illustrated

The proposed revisions to the irrigable area, tree counts, types, sizes and location is demonstrated in the illustrations below. Staff has attached the 2016 approved landscape plan (**Attachment C**) to allow for a comprehensive comparison to the proposed revisions (**Attachment B, Exhibit 1**).



Approved SDP – Landscape



Proposed SDP – Landscape

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 Town Council 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 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 and Town staff 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

Requests for external comments were sent 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 sent a request for comments. There are no outstanding comments or concerns.

Budget Impact

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

Planning Commission Findings and Recommendations

Planning Commission found that the proposed site plan 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.

Planning Commission voted 5-0 to 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 approve the Resolution, as introduced by title.

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

Attachment B, Exhibit 1: Site Development Plan

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

Attachment D: Planning Commission Minutes of August 8, 2019