



AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

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

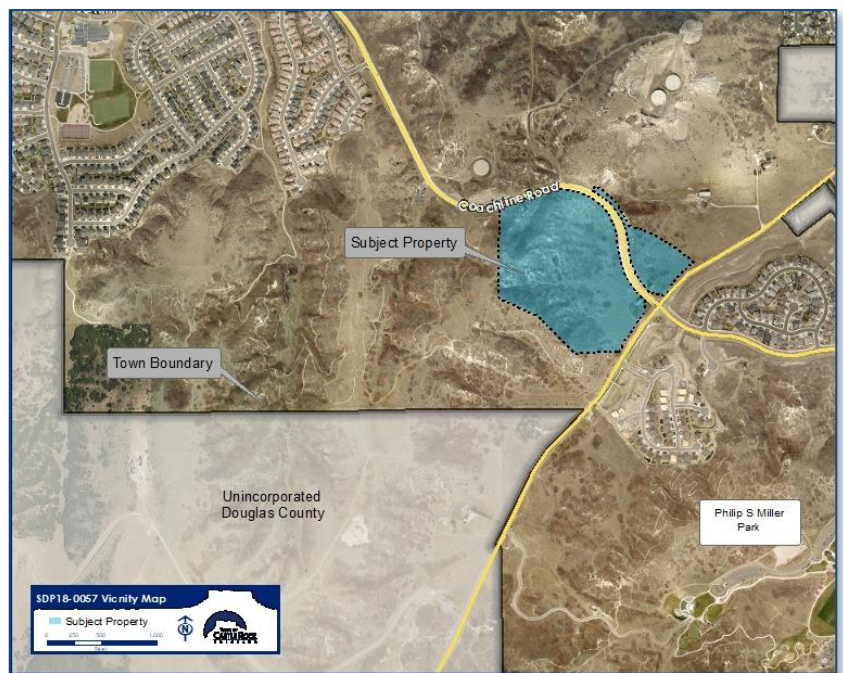
Executive Summary

Planning Commission considered this proposal on August 22, 2019 and voted 5–0 to recommend approval (Attachment E).

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 amendment 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**). The area of development in Parcel 7 is reduced leaving additional open space undisturbed.

The Meadows Planned Development (PD) was approved in 1984 and has gone through several rezonings. The current PD zoning was approved in 2003. Per the PD Plan, Parcels 6 and 7 are within Use Area D that allows up to 1,467 dwelling units (**Attachment C**). To date, 1,309 units have been constructed in Use Area D. If this site plan is approved, the total number of dwelling units in Use Area D will be 1,425; still below the maximum permitted under the current zoning.



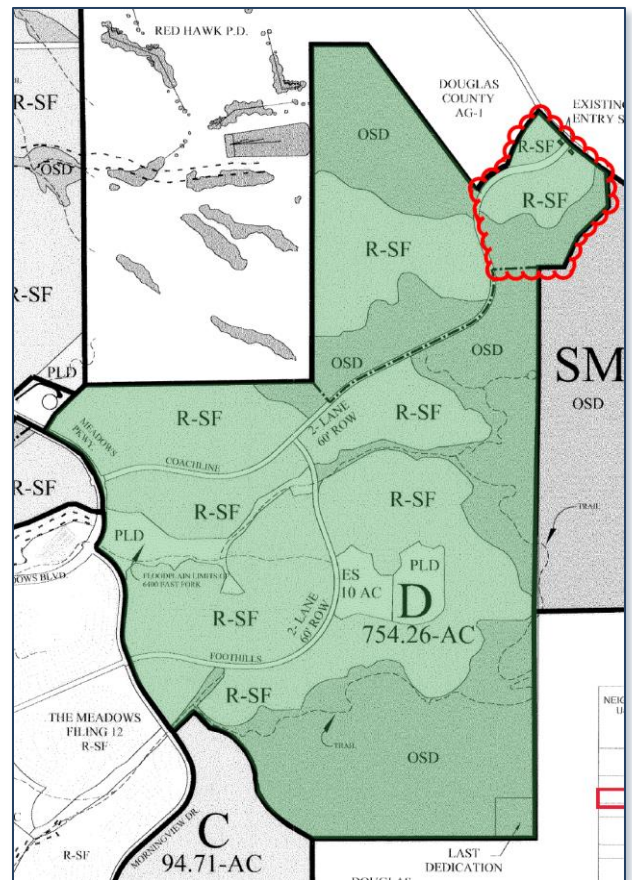
Vicinity Map

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 in neighborhoods throughout the Meadows.

The Meadows PD Plan identifies various use areas with specific development standards and maximum dwelling units. Use Area D is designated for single-family residential, with a maximum allowance of 1,467 dwelling units (see illustration to the right). To date, 1,309 lots, all for single-family detached (SF-D) dwelling units, have been platted in Use Area D. Parcels 6 and 7 are remaining undeveloped parcels in Use Area D (see area clouded in red).

Town Council approved a SDP in 2004 wherein Parcels 6 and 7 were planned for a total of 89 single-family lots; 59 lots/units in Parcel 6 and 30 lots/units in Parcel 7. This proposed Site Development Plan amendment would increase the combined number of lots and corresponding dwelling units in Parcels 6 and 7 to 116, resulting in 1,425 units in Use Area D. The increased number of units is still below the maximum 1,467 dwelling units permitted by right in Use Area D. See table below.



Meadows 4th Amendment PD Plan- Use Area D

	Number of Lots/Units		
	Approved	Proposed	% Increase
Parcel 6	59	71	17%
Parcel 7	30	45	33%
Total	89	116	23%

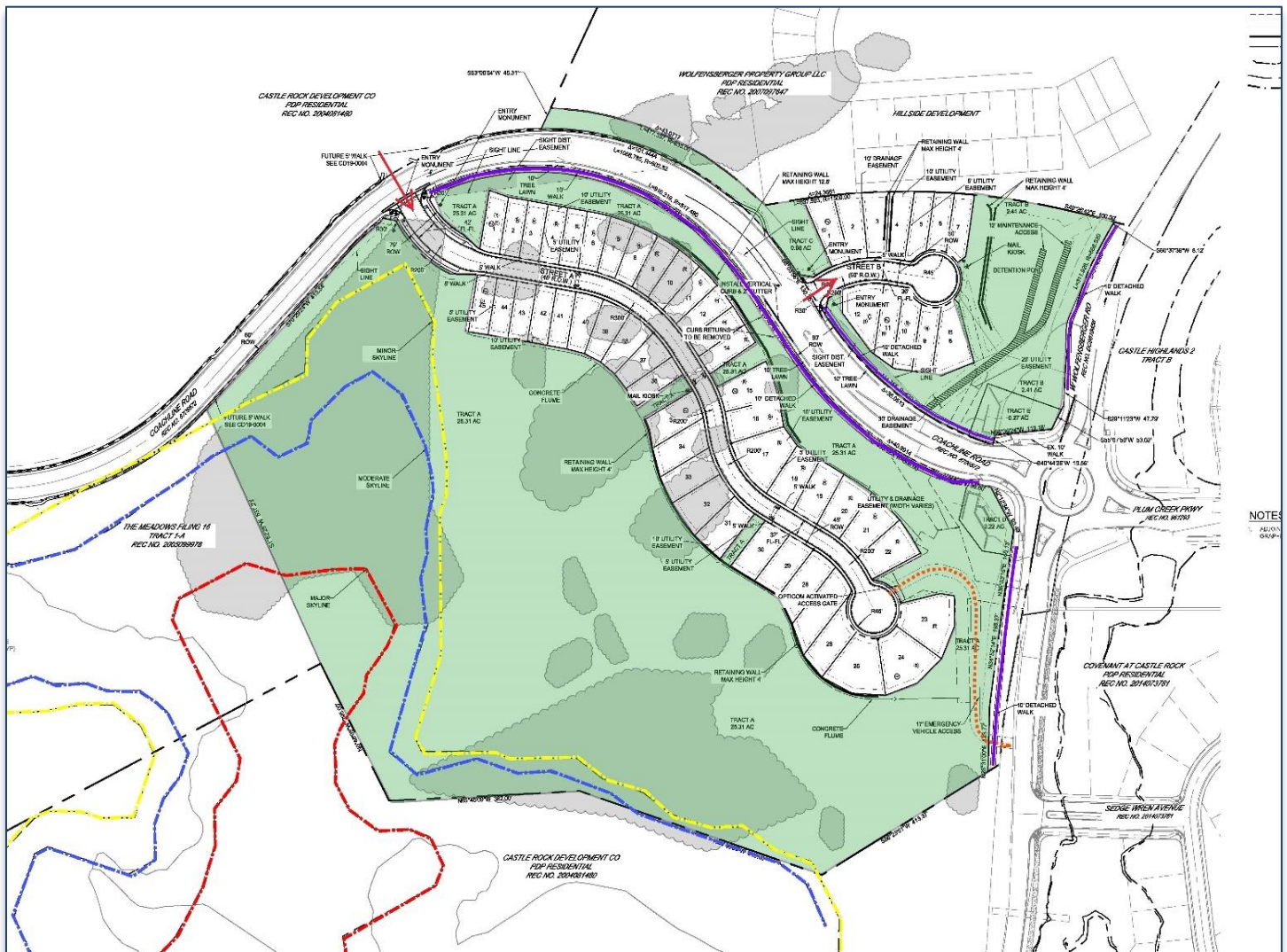
SDP Discussion

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**). This site plan amendment proposes an additional 12 lots in the southern portion of Parcel 6, bringing the total number of lots in Parcel 6 to 71. No change is proposed to the northern portion of Parcel 6, which was approved under the 2004 site plan for 59 single-family lots. This site plan also proposes 15 additional lots in

Parcel 7, bringing the total for Parcel 7 to 45 lots; again, the 2004 site plan included 30 lots in Parcel 7.

This new neighborhood will consist of two streets that terminate in a cul-de-sac, both taking access from Coachline Road (see red arrows in illustration below). Due to the length of the street in Parcel 7, an emergency vehicle access (EVA) is required allowing emergency services to reach the street from two points of access (orange dashed line). The EVA will be restricted with a bollard and lock system in order to prevent private vehicular access. An EVA is not required in Parcel 6.

Approximately 75% of the combined site will be set aside as open space (highlighted in green). Parcel 6 open space contains a detention pond, maintenance access, monument signage and a buffer from the adjacent roads. A public trail planned in the neighboring Hillside PD will connect through Parcel 6 to the sidewalk along Coachline Road. The open space within Parcel 7 is more substantial and serves to expand the Town's Ridgeline Open Space. The current Ridgeline Trail alignment is shown on the SDP amendment to indicate the proximity of the trail to the new neighborhood.



Proposed Site Development Plan Amendment

A 10-foot, detached sidewalk will be constructed along the Wolfensberger Road and Coachline Road frontages of the two parcels (solid purple line), connecting to the recently installed sidewalks adjacent to the new Wolfensberger Road roundabout. A minimum 10-foot tree lawn will separate the sidewalk from the vehicle travel lanes. The remainder of the sidewalk connections north of the parcels, along Coachline Road, are currently being surveyed and will be constructed per previously approved construction plans.

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 on illustration on page 3). All of the proposed lots are outside of the designated protection areas. Additionally, although this amendment increases the number of lots in Parcel 7, the footprint of the developed area is actually being reduced, leaving a larger area of open space undisturbed.

Retaining walls are necessary on both parcels, shown on the site plan with a heavy black line. The walls are not within the Skyline-Ridgeline Protections areas. The maximum wall heights are 4-feet, with the exception of the wall on Parcel 7 parallel to Coachline Road. The wall along Coachline Road will be a maximum of 12.5 feet in height, setback a minimum of 27-feet from the back of sidewalk. Evergreen and large canopy shade trees will be planted along the back of sidewalk to provide shade for pedestrians and soften the visual impacts of the 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 detached housing types, as proposed with this site plan. The Meadows zoning also established a maximum number of dwelling units for each Use Area. As shown in the table below, this site plan amendment does not exceed the maximum number of units allowed by right in Use Area D.

	SF-D Units Approved	SF-D Units Proposed	# of Units Allowed
Use Area D	1,309	1,425	1,467
Parcel 6	59	71	
Parcel 7	30	45	

The Meadows zoning regulations establishes an average density of 3.77 dwelling units per acre in Use 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. 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, which are arterial roads. 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 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 below 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 property is currently undeveloped. The 5.5-acre portion of Parcel 6 in this 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-Ridgeline 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 avoids the steepest slopes.

The site 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 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 for analysis with the SDP amendment. The reports examine the potential impacts of the proposed development on existing and future infrastructure capacity. 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 2004 Filing No. 16 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 as proposed 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.

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.

Planning Commission Action

Planning Commission held a public hearing on August 22, 2019 to consider the proposed Site Development Plan Amendment. No members of the public addressed the Commission. The Planning Commission asked general questions about the location of the EVA and maintenance responsibilities for the detention pond. The Commission voted 5-0 to recommend approval of the SDP amendment, as proposed (**Attachment E**).

Planning Commission Findings and Recommendation

Planning Commission found that the proposed site plan amendment

- Supports the objectives of the Town Vision and the Comprehensive Master Plan,
- Complies with the requirements of the Meadows Preliminary PD Site Plan, Amendment No. 4 and PD Zoning Regulations, and
- Complies with the review and approval criteria of the Municipal Code, Chapter 17.38 – Site Development Plan Amendment

Planning Commission voted 5-0 to recommend to Town Council approval of the Site Development Plan Amendment, as proposed.

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: 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

Attachment E: Planning Commission Minutes of August 22, 2019