

AGENDA MEMORANDUM

To: Planning Commission

From: Brad Boland, AICP, Planner II, Development Services

Title: A Resolution Approving a Use by Special Review for the South 25 Feet of Lot 2 & North Half of Lot 3, Block 17 of the Craig and Gould's Addition to Castle Rock for an Accessory Dwelling Unit

Executive Summary

The applicants, Jennah & Jay Kearney, are requesting approval of a proposed accessory dwelling unit at 118 North Cantril Street. The new two-story structure will contain three parking spaces on the ground level and a 790 square foot accessory dwelling unit on the upper level. As the proposal consists of a new structure a Use by Special Review approval is required per the accessory dwelling unit regulations adopted in January 2018.



Figure 1: Location Map

Background

An accessory dwelling unit (ADU) is a secondary smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home. The accessory dwelling unit may be internal to the single-family home (i.e. a finished basement with a separate entrance) or detached from the single-family home (i.e. an apartment over a detached garage). Town Council approved new accessory dwelling unit regulations in January 2018 to permit and regulate accessory dwelling units across the Town unless expressly prohibited in a PD. The intent of permitting accessory dwelling units is to provide (i) alternative housing options to make more efficient use of existing housing stock and infrastructure, (ii) flexible use of space for property owners, and (iii) a mix of housing types that responds to changing family dynamics. Because accessory dwelling units do not require additional land, they can be incorporated into established neighborhoods more easily than other forms of housing. Approval of a Use by Special Review is a requirement for any new structure containing an accessory dwelling unit.

Analysis

Location

Located at 118 North Cantril Street, the property is on the east side of North Cantril Street, south of Second Street in the Craig and Gould neighborhood. Surrounding the property is a mixture of residential types including single-family residences, paired homes, and multi-family homes.



Figure 2: Aerial Map 2017 (Looking from the North)

Existing Conditions

Built around 1959, the one-story house at 118 North Cantril Street is not landmarked. The house measures approximately 1,141 square feet on a residential lot measuring approximately 7,014 square feet.



Figure 3: Existing View from North Cantril Street

Zoning Regulations

The property is zoned R-3 Multifamily Residence District. Accessory dwelling units are permitted in the R-3 zoning district per Chapter 17.61 – Accessory Dwelling Units of the Castle Rock Municipal Code.

Design

The new structure is a two-story structure that includes an accessory dwelling unit on the second story. The first story contains three parking spaces and has a footprint of 960 square feet. The accessory dwelling unit occupies the entire second story totaling 790 square feet.

The Historic Preservation Board approved the design on June 19, 2019.

A site plan and elevations have been included as attachments.

Additional Steps

Prior to issuance of a building permit for an ADU, the property owner shall record a deed restriction prohibiting the concurrent renting of both the Primary Dwelling Unit and the Accessory Dwelling Unit.

Public Outreach

A neighborhood meeting was held at the Philip S. Miller Library on August 15, 2019 at which no one from the public attended.

Referrals and Notice

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 17.38.050 - Use by Special Review review and approval criteria of the Castle Rock Municipal Code. The Use by Special Review also meets all requirements set forth in Chapter 17.61 – Accessory Dwelling Units 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: Site Plan
Attachment B: Elevations