

AGENDA MEMORANDUM

To: Planning Commission

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

Title: An Amendment to the Oakwood Apartments Site Development Plan

Executive Summary

The Oakwood Apartments is a 64 unit affordable senior living community owned by the Douglas County Housing Partnership located at 559 Oakwood Drive. Douglas County Housing Partnership is proposing an amendment to their Site Development Plan that would remove one existing apartment building, the clubhouse, and leasing center. In their place, a new centrally located three-story building that would contain the leasing center, amenity center, and 53 additional apartment units would be built, resulting in 109 overall units onsite. Major Amendments to residential Site Development Plans require a public hearing before the Planning Commission who shall review the proposed plan and provide a recommendation to Town Council.

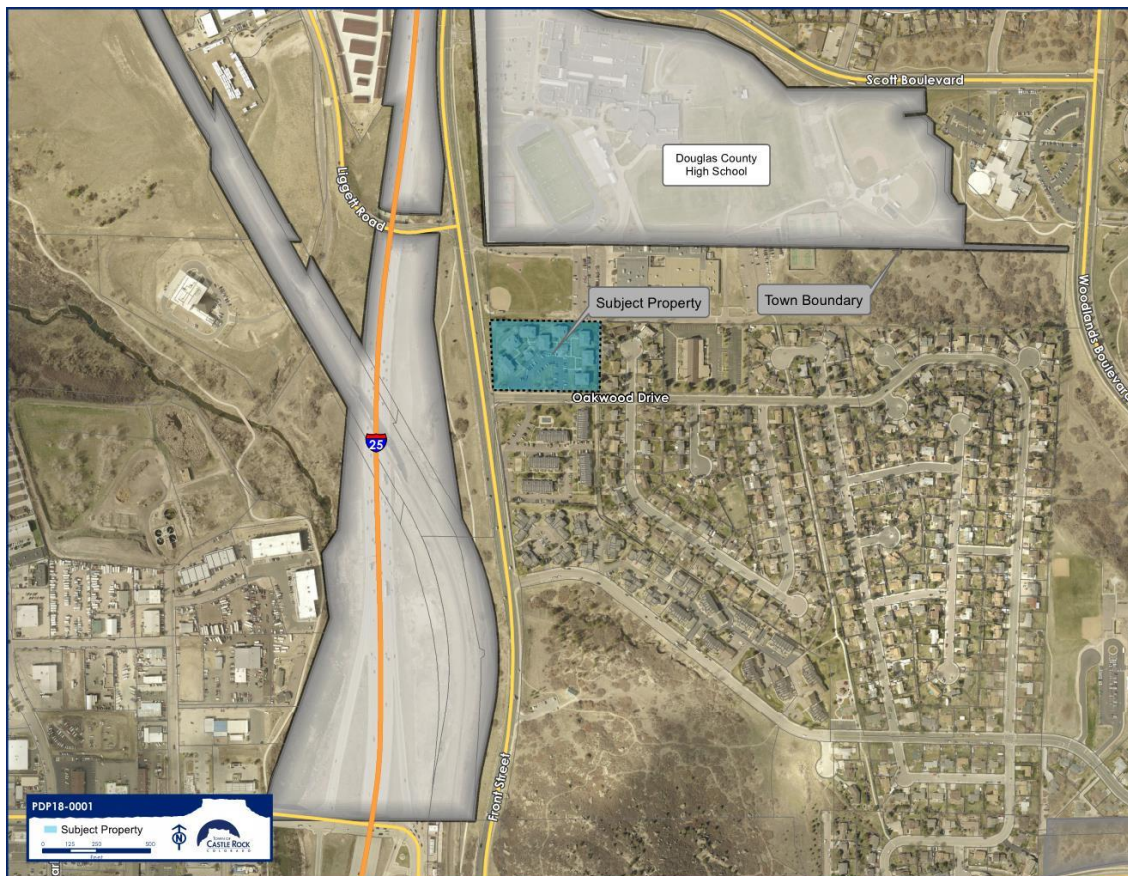


Figure 1: Location Map

Background

The Oakwood Apartments is a 64 unit affordable senior living community owned by the Douglas County Housing Partnership. The previous Planned Development Plan and Zoning Regulations were established in 1983 and according to the Douglas County Assessor's records, building was completed in 1985. The original zoning allowed a maximum density of 64 units. In June 2018, Town Council approved an amendment to the Oakwood Apartments Planned Development Plan and Zoning regulations. This amendment allows for an increase to 109 total units, increasing the maximum building height to 42 feet (the maximum height remained at 28 feet from the eastern property line out 100 feet west), and shortens the south setback by 10 feet.

Discussion

Location

The property is located directly south of Douglas County High School on the north east corner of Front Street and Oakwood Drive. The property is accessed by Oakwood Drive.

To the west of the property is Front Street with I-25 just beyond. Across Oakwood Drive to the south lies the Stone Creek Apartments. To the east and southeast lies the Castle North subdivision. Douglas County High School shares the properties northern boundary.

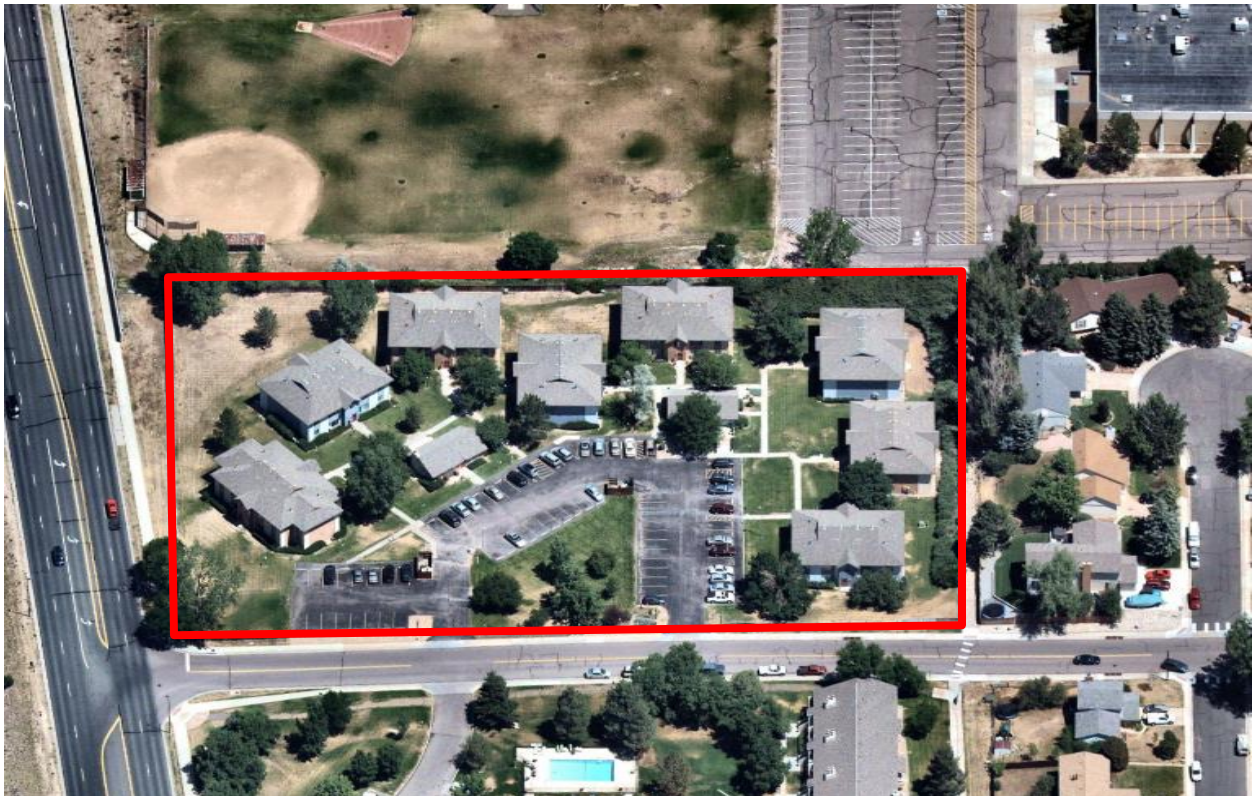


Figure 2: Aerial Photograph from the south

Existing Conditions

The current apartment complex consists of eight two story apartments buildings each consisting of eight units. The second floor of every building is accessed by stairs. These buildings are situated along the east, north, and west property lines. Two one-story buildings providing spaces for amenities and leasing are located in the center of the property. The property is accessed off of Oakwood Drive by two driveways with parking starting right at the southern property line and filling in the horseshoe created by the buildings.



Figure 3: Looking Northwest from the Eastern Parking Lot



Figure 4: Looking North from the East Parking Lot

Design

The proposed project will remove the southwest apartment building that contains eight units, the leasing center, and the clubhouse. A new three-story building that will contain the leasing center, clubhouse, and 53 apartment units will be built in the center of the site where the existing parking lot is located. This will create a net gain of 45 apartment units on the site, for a total of 109 units. New parking lots distributed around the site, will provide parking that is closer and more convenient to all the apartment buildings on the property. The total number of parking spaces will increase by 45 spaces to match the increase in apartment buildings, which complies with the parking requirements of the Oakwood Apartments PD Zoning Regulations.

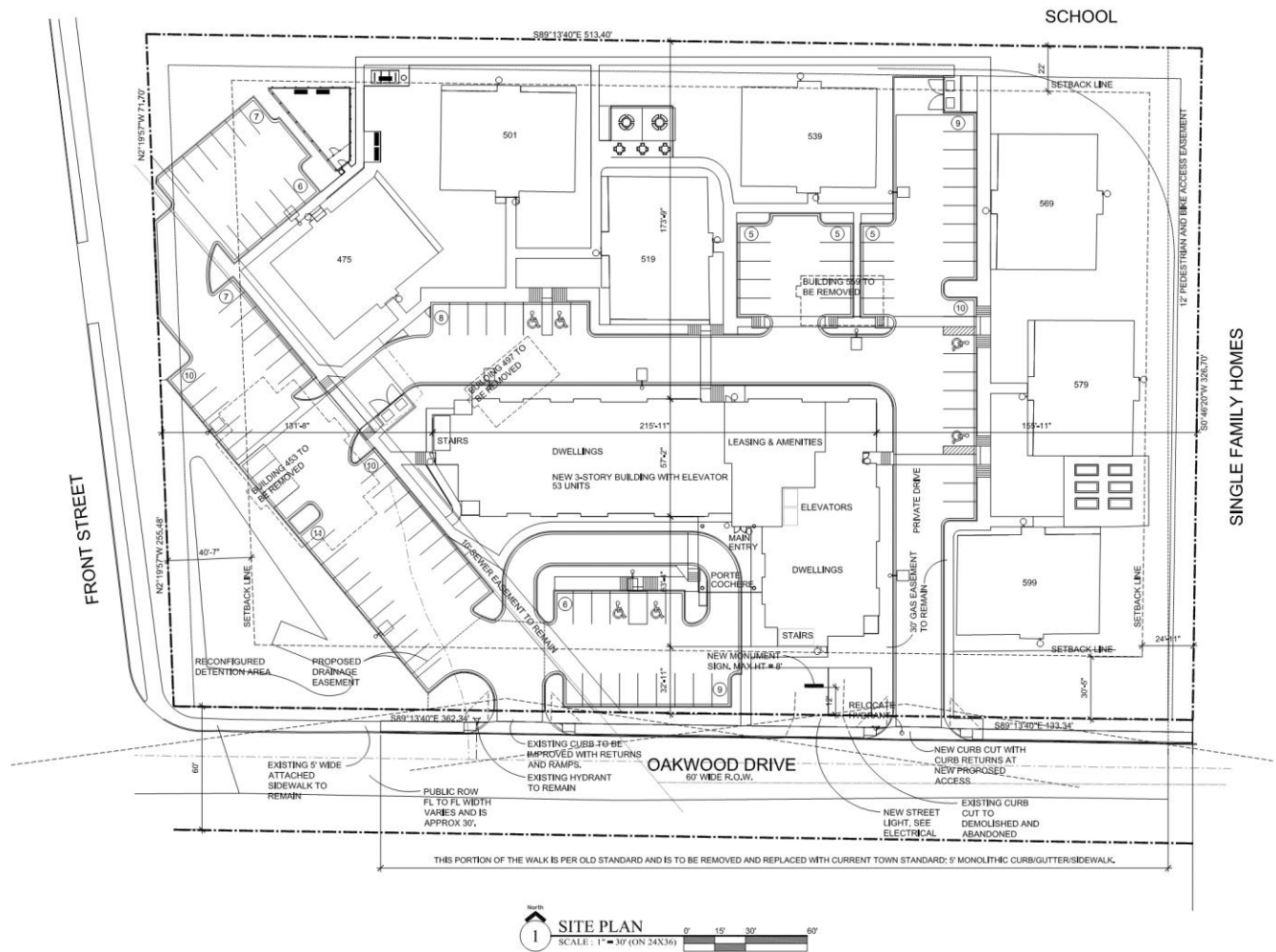


Figure 5: Site Plan

The primary materials of the new three-story building will be a combination of cultured stone, stucco, and board & batten siding. The building will be predominately earth-toned colors while some brighter accent colors will be used for canopies and other architectural accents. The building will be served by an elevator, which will increase the number of apartments that will be accessible to residents that may have mobility challenges. Additional amenities of the building will be a community deck on the third floor and a Porte Cochere, which will provide a comfortable loading and unloading location for the building.



Figure 6: Photo Simulation

The project will also include new landscaping throughout the property that will meet the Town's landscape requirements. Other improvements on site will include a dedicated pet area and community gardens.



Figure 7: Photo Simulation

Zoning Regulations

The Oakwood Apartments Planned Development Plan (PDP), Amendment No. 1 and PD Zoning Regulations govern the property. The proposed amendment to the Site Development Plan meets all requirements of the PDP and Zoning Regulations as shown in the table below.

SUMMARY TABLE:

Required per Oakwood Apartments PD		Provided in this SDP	
Land Use		Land Use	
Min Open Space	20%	Open Space	49%
Dwellings & Parking		Dwellings & Parking	
Max Dwelling Units	109	Dwelling Units	109
Max Density (DUA)	29	Density (DUA)	29
Min Ratio (1 Space/Unit)	1.00	Ratio (Space/Unit)	1.00
Min Total Spaces	109	Total Spaces	109
Min Required Van HC Spaces	1	Van HC Spaces	1
Min Required Regular HC Spaces	5	Regular HC Spaces	5
Building Properties (In Feet)		Building Properties (In Feet)	
Minimum West Setback	40	West Setback	40
Minimum South Setback	30	South Setback	30
Minimum East Setback	25	East Setback	25
Minimum North Setback	22	North Setback	22
Minimum Building Separation	20	Building Separation	20
Maximum Building Height	28/42*	Building Height	28/41**
*Maximum Building Height is 28' in the easterly 100' of the site, and 42' elsewhere.		**Building Height is 28' in the easterly 100' of the site, and 41' at the 3-story bldg.	

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. 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.

With a net increase of 45 dwelling units and a trip generation rate of 3.44 average daily trips per dwelling unit, the project is expected to add approximately 155 trips per day to the Town's transportation system. The Owner's traffic engineer has provided a memo

indicating significant impacts are not anticipated. Per Town criteria (TDCM 7.2.1), when a project generates less than 200 trips per day, Public Works staff may waive the requirement for a detailed transportation impact analysis (TIA). Public Works staff has determined that it is appropriate to waive the TIA in this case.

As requested by the Public Works Department, the Owner has acknowledged their responsibility to pay for an additional street light on the north side of Oakwood Drive. This will bring this section of Oakwood Drive up to current Town standards for street light spacing. This will be a condition of construction document approval.

The project includes relocation of an existing access onto Oakwood Drive. As a condition of construction document approval, Public Works will require the Owner to close the existing access by demolishing the existing driveway and constructing Town-standard curb, gutter and sidewalk in the resulting gap as well as the frontage of the site along Oakwood Drive.

Phasing

A phasing provision was approved through the zoning amendment in 2018. In order to limit the amount of disruption to existing residents, the Douglas County Housing Authority plans to keep residents in the western most building during construction of the new building. Once construction of the new building is complete, the zoning regulations stipulate that the building is to be demolished and the required parking be built within 30 days.

Public Outreach, Notice and External Referrals

Written and published notices were performed in accordance with the Town of Castle Rock Municipal Code and external referrals were sent to utility and service providers with no objections being reported.

On April 3, 2019 the applicant hosted a neighborhood meeting. Nine stakeholders attended the meeting, many of which were residents of the Oakwood Apartments. No objections to the project were raised at the meeting.

Budget Impact

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

Staff Findings

Staff analyzed the proposed site plan according to the requisite review criteria. The property is not within the Skyline-Ridgeline Protection Area. All staff review comments and external referral comments have been addressed. In conclusion, staff makes the following findings regarding the proposed amendment to the Oakwood Apartments Site Development Plan

- The Site Development Plan supports the objectives of the Vision 2030 and the Comprehensive Master Plan,
- The Site Development Plan meets the requirements of the Oakwood Apartments Planned Development Plan, Amendment No. 1 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.

Recommendation

Staff recommends approval of the proposed amendment to the Oakwood Apartments Site Development Plan.

Proposed Motion

I move to recommend approval of the amendment to the Oakwood Apartments Site Development Plan to Town Council.

Attachments

Attachment A: Site Development Plan
Attachment B: Photo Simulations