



Meeting Date: October 10, 2019

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Crystal Valley Ranch Filing No. 18 Site Development Plan** [*Single-Family Detached Homes; Southeast of Crystal Valley Parkway and West Loop Road*] (Town of Castle Rock Project **SDP18-0060**)

Executive Summary

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock and is zoned for 3,475 dwelling units. To date, approximately 1,325 single-family residential lots have been platted and received certificates of occupancy. There are no multi-family developments within Crystal Valley Ranch. The subject property is zoned to allow up to four acres of commercial development and a maximum of 171 residential dwelling units, to include multi-family and single-family housing types.



Vicinity Map

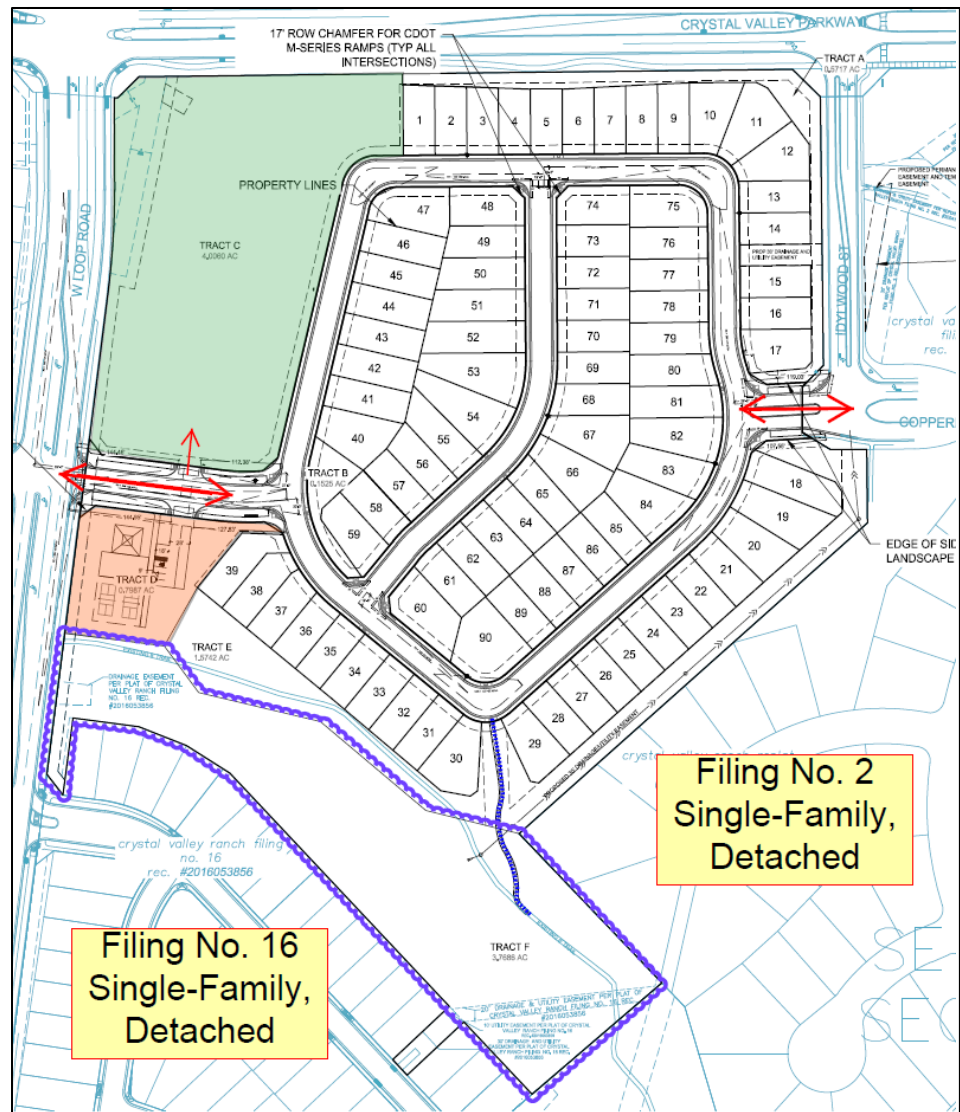
This Site Development Plan (SDP) proposes a new neighborhood of 90 single-family detached homes on approximately 25 acres (**Attachment B**). Approximately three acres are designated as private open space. A four acre tract is set aside as a future neighborhood commercial site. The homebuilder, Kauffman Homes, has designed this development to be age-restricted.

Staff is recommending that Planning Commission recommend to Town Council approval of the SDP. This proposal is in conformance with the approved Crystal Valley Ranch Planned Development (PD) zoning and Town criteria. All comments have been addressed through the review process.

Site Development Plan

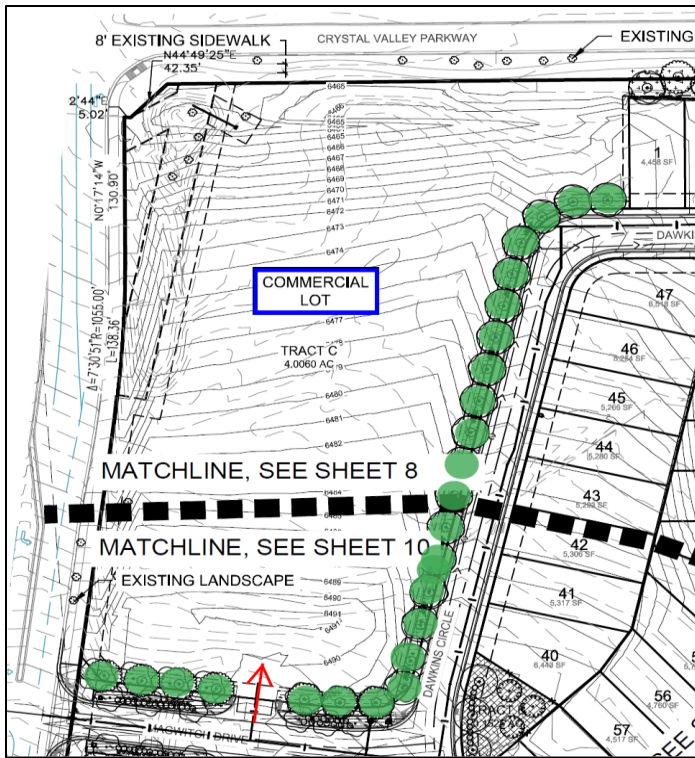
This property is located southeast of the intersection of Crystal Valley Parkway and West Loop Road (**Attachment A**). The site plan proposes 90 single-family detached units. There are two entrances to the neighborhood; one is located on West Loop Road, and the second is located on Idylwood Street (see red arrows in the illustration to the right). Tract C, on the northwest corner of the property is zoned for neighborhood commercial uses and is set aside for future development (shown in green).

A small neighborhood park is planned near the West Loop Road entrance and will provide a small community building, picnic tables and pickleball courts (shown in orange). Tract F, designated as Private Open Space, was previously platted with Filing 16 (clouded in purple). Tract F is being replatted in order to enlarge the neighborhood park and is included in the SDP. A trail extension through Tract E will connect to the existing Crystal Valley Ranch trail system (shown in blue). Excluding Tract F, approximately three acres, or 14% of the site is designated as private open space to be owned and maintained by the Homeowners Association (HOA).



Proposed Site Development Plan

Street cross sections include five-foot attached sidewalks within the neighborhood. A six-foot sidewalk will extend through Tracts E and F at the southeast corner of the neighborhood connecting to the Crystal Valley Ranch trail system. The access drive to the future commercial site is being provided off Magwitch Drive, avoiding traffic impacts within the neighborhood.



Dawkins Circle Street Trees

Streetscape is provided along all right-of-ways (ROW) and tract frontages. The street trees proposed along Crystal Valley Parkway and along Idylwood Street will provide screening to the residences backing to those ROWs. Trees will be added along the existing trail in Tract E, which will provide screening for the adjacent residences and shade for the pedestrians using the trail. Although the commercial lot is not currently being developed, street trees will be planted on the west side of the Dawkins Circle to establish a mature buffer between the residential and future non-residential uses.

Existing Conditions

This property is currently undeveloped. There are small areas of native Gambel Oak and other deciduous shrubs located sparsely throughout the site, which will likely be removed due to the grading for the

development. The remainder of the site is native shortgrass species and low growing vegetation such as yucca and prickly pear cactus, etc.

Common wildlife such as mule deer, coyotes, as well as voles, gophers and ground squirrels may be found on or near the property. The existing open space, trail corridors and drainage channels adjacent to the site will continue to provide habitat and movement corridors for wildlife in the area. No known nationally designated threatened or endangered species have been observed or are known to exist within the development site.

No portion of the site is within the Skyline-Ridgeline Protection Area. There are no areas of significant slope on the property. Additionally, no portion of the site lies within a FEMA designated 100-year floodplain.

Surrounding Uses

This property abuts West Loop Road and Crystal Valley Parkway to the west and north, respectively. Idylwood Street and a portion of the established neighborhood, Crystal Valley Ranch, Filing 2 are located to the east of the site. A 35-foot open space and drainage easement will provide a natural buffer between this development and Filing 2. Along the southern boundary, the private open space Tract F separates this new neighborhood from a neighborhood, Filing No. 16, currently under construction. As an aside, Kauffman Homes, the homebuilder in Filing 16 is also the builder developing this property.

The table on the following page compares the development standards with the surrounding neighborhoods. This project is denser than the nearest neighborhoods, however, the zoning

intentionally provided for higher density at this intersection, adjacent to the commercial use area. The maximum building height is the same between the neighborhoods and setbacks are comparable.

	Development Standard Comparison		
	Proposed Filing No. 18	Filing No. 2	Filing No. 16
Housing Type	Single-family detached, age-restricted	Single-family detached	Single-family detached
Zoning Use Area	R-SF-6	R-SF-6	R-SF-6
Number of Lots	90	215	58
Gross Density	5.1	2.9	4.1
Min. lot area	4,151 SF	6,056 SF	4,950 SF
Maximum Height	35'	35'	35'
Min. Bldg. Separation	10'	15'	10'
Setbacks			
Front	18'	25'	20'
Rear	10'	20'	15'
Side	5'	7.5'	5'
Side to ROW	13'	15'	10'
Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit

Site Development Plan Analysis

Community Vision and Zoning Entitlements

This project supports the Town's guiding documents and complies with the Crystal Valley Ranch PD Plan and Zoning Regulations by providing smaller lot sizes, a housing type and age-restricted neighborhood sought by certain homebuyers.

The Crystal Valley Ranch Planned Development was approved in 2001 and amended over time. The zoning on this property includes four-acres of neighborhood commercial (C-1). Site improvements for the neighborhood commercial use area are not included in the site plan. At such time in the future the commercial property is proposed for development, a SDP will be required to be submitted and approved.

The Crystal Valley Ranch PD Zoning also allows for multi-family residential development (R-MF-24) and up to 171 units on the remaining 17.4 acres. The Crystal Valley Ranch PD Zoning Regulations permit various types residential uses and densities in the R-MF-24 use areas, see table below:

Housing Type	Use Area/Zoning	Maximum Units	Maximum Density
Multi-Family	R-MF-24	171	24 du/ac
Townhouse	R-TH-12	171	12 du/ac
Single-Family	R-SF-6	105	6 du/ac

The property owner has chosen to develop the residential portion of the property as a neighborhood of single-family detached units; therefore, the development standards for R-SF-6 shall apply to this development. Specifically, the maximum building height is 35-feet, the maximum density is 6 dwelling units per acre (du/ac), the maximum number of units allowed is 105, and the setbacks and minimum lot area are to be established with the Site Development Plan (see Comparison table on the previous page).

As proposed, this site plan meets the development standards of this PD with a maximum number of 90 units and a gross density of 5.1 du/ac. The setbacks established with the site plan are comparable to the surrounding neighborhoods, as depicted in the comparison table on page 4. Finally, the community is being developed as age-restricted, providing an alternative housing option for residents.

Site Layout, Amenities and Open Space

Approximately three acres of the site are designated as private open space. The small neighborhood park includes a community building and pickleball courts for recreation. The additional open space and park tracts are adjacent to open space, essentially expanding the existing open space area. A concrete sidewalk will connect to an existing trail system and provide the new residents off-street pedestrian access to the Pinnacle Recreation Center, dog park and gathering space.

Services, 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. Water, sanitary sewer, and road systems are sufficient to accept the added demand of this development. Offsite storm drainage facilities are capable of accepting flows from the proposed development. Onsite drainage improvements will convey surface flows from existing detention ponds and adjacent neighborhood. Street inlets will capture flows within the neighborhood.

The intersection of West Loop Road and Magwitch Drive is proposed to be full movement. On the east side of the site, the intersection of Copperfield Avenue and Idylwood Street is full movement, as is the intersection of Idylwood Street and Crystal Valley Parkway. Magwitch Drive is considered an entry street, which prohibits on street parking and any residential lot frontage. The commercial access from Magwitch Drive meets the Town's intersection spacing criteria. The traffic analysis for this project complies with the master traffic study for Crystal Valley Ranch, confirming that the existing roadway network is properly sized to accommodate this development.

Public Outreach

A neighborhood meeting was held on Tuesday, November 27, 2018. Approximately three residents attended the meeting. The applicant described the project as an age-restricted neighborhood of single-family detached homes. The applicant also pointed out the location of the four-acre commercial site and indicated there are no immediate plans to develop the

property. Dan Kauffman of Kauffman Homes was present and described the proposed development. Those residents in attendance complimented Mr. Kauffman on his developments in Crystal Valley Ranch. There were no objections or concerns raised by the residents attending.

External referrals were sent to local 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 by the Crystal Valley Ranch PD zoning. Douglas County Addressing provided standard information regarding street naming conventions. Intermountain Rural Electric requested that all easements be labeled on the site plan and an entry monument sign be removed from an easement. There are no unresolved external comments.

Public Notice

Public hearing notice signs were posted on the property and written notice letters were to property owners and Homeowner Associations (HOA) within 300 feet of the property, at least 15 days prior to the public hearing. Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the *Development Activity* map. To date, staff has not received any inquiries about the project.

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, will be comparable to other residential developments in Castle Rock.

Findings

Staff has analyzed the proposed site plan according to the requisite review criteria. All staff review comments and external referral comments have been addressed. Staff finds that the proposed Crystal Valley Ranch Filing No. 18 Site Development Plan:

- Supports the objectives and goals of the Town Vision and Comprehensive Master Plan,
- Complies with the zoning requirements of the Crystal Valley Ranch PD Plan and Zoning Regulations,
- Meets the review and approval criteria established in the Municipal Code, Chapter 17.38 Site Development Plan, and
- Adequate water, wastewater, storm sewer and roadway infrastructure exists, or is proposed with the project to serve the development.

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 Crystal Valley Ranch Filing No. 18, Site Development Plan.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan