

## **AGENDA MEMORANDUM**

**To:** Planning Commission

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

**Title:** A Resolution Approving a Use by Special Review for Lot 4 and the North 12 Feet of Lot 5 Block 16 of the Craig and Gould's Addition to Castle Rock for an Accessory Dwelling Unit (110 North Lewis Street)

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### **Executive Summary**

The applicant, Jodie Anderson, is requesting approval for the removal of the existing, detached garage and adding a new, one-story detached garage and accessory dwelling unit (ADU) to the rear of the property. The new two-car garage would measure approximately 725 square feet with the accessory dwelling unit measuring 662 square feet. 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

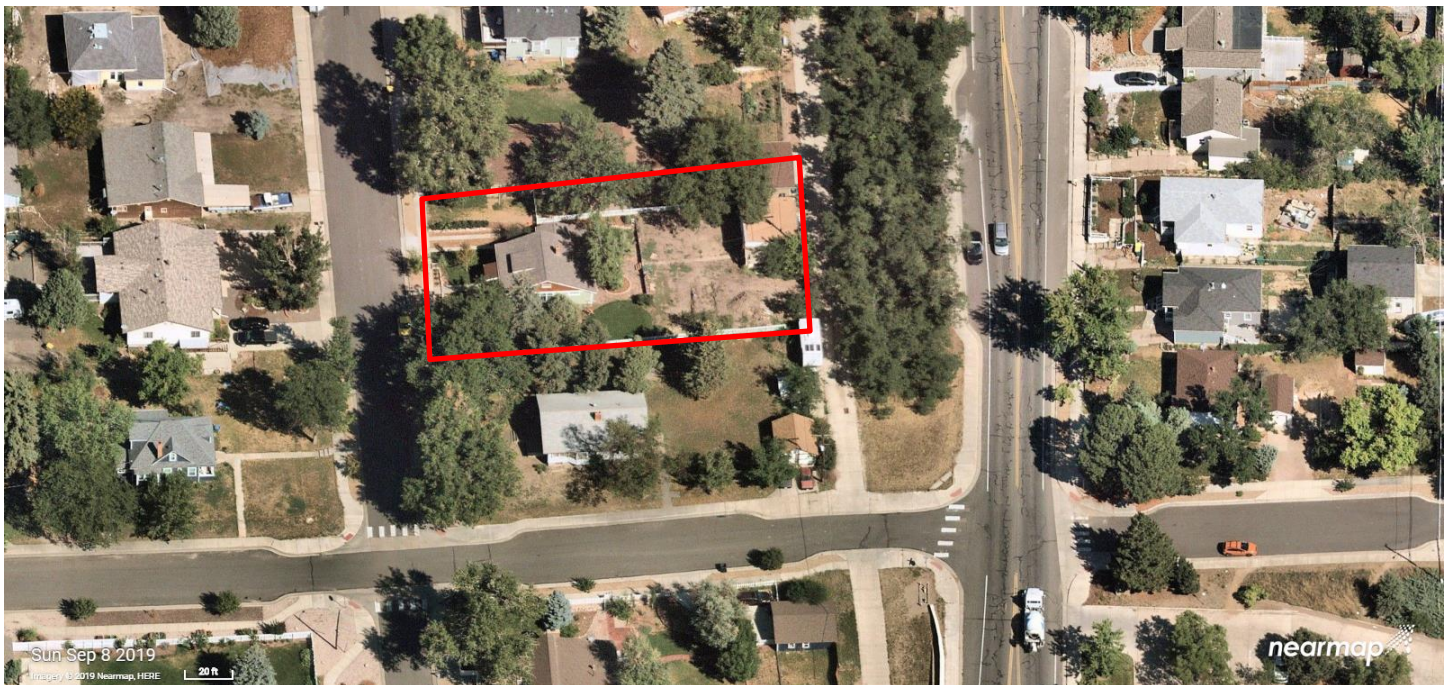
## **Background**

An accessory dwelling unit (ADU) is a secondary 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 type 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 110 North Lewis Street, the property is on the east side of North Lewis Street, two houses north of First Street in the Craig and Gould neighborhood. Surrounding the property is predominantly single-family residences.



**Figure 2: Aerial Map 2019 (Looking from the South)**

### Existing Conditions

The Douglas County Assessor shows the house, known as the Jacob Kroll House, dates to circa 1887. Born on a homestead in Happy Canyon in 1894, Jacob “Jake” Kroll lived in the home while operating “Kroll’s Grocery,” which was located across from the old courthouse.

Platted as part of the Craig & Gould’s Addition to Castle Rock subdivision, the property includes lot 4 and the northern half of lot 5 in block 16. The bungalow/craftsman house is approximately 1,200 square feet and is only one story. The frame home includes clapboard siding, side gabled roof with dormer window, and an enclosed front entry/porch. Built much later than the house, the existing detached garage on the rear of the property adjacent to the alley, is not historic, and is not included as part of the local land marking.



Figure 3: Existing View from North Lewis Street



Figure 4: View from Alley of Existing Detached Garage

Zoning Regulations

The property is zoned R-2 Single-Family & Duplex Residential District. Accessory dwelling units are permitted in the R-2 zoning district per Chapter 17.61 – Accessory Dwelling Units of the Castle Rock Municipal Code.

Design

The new one-story detached garage and accessory dwelling unit (ADU) is located in the rear of the property. The new, two-car garage would measure approximately 725 square feet with the accessory dwelling unit measuring 662 square feet.



Figure 5: Proposed Garage Elevation, View from Alley

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

A site plan, elevations, and floor plan 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 October 3, 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  
Attachment C: Floor Plan