

# MEADOWS TOWN CENTER TALUS - MIXED USE BUILDING

## Site Development Plan

PLANNING COMMISSION  
OCTOBER 24, 2019



# VICINITY MAP

## The Meadows

- PD Zoning – 2003
- Meadows Town Center
- Uses and Development Standards





The image is a detailed site plan for a residential development. It shows various lots, streets, and proposed infrastructure. The plan includes Lot 1A, Block 11, Lot 2A-1, Block 2, Lot 2A-2, Block 2, Lot 1B, Block 2, and Lot 1, Block 2. It features streets like Bilberry Street, Future Street, and various utility easements. The plan also shows proposed buildings, parking stalls, ramps, and other infrastructure. A red arrow points to a specific area on the right side of the plan.

**Lot 1A, Block 11**  
 THE HEDDOWORTH PL. TRACT, 1/4 ACRES, MAP NO. 1  
 (SHEET NO. 2008042301)  
 ZONING: RECREATION/PLANNED RESIDENTIAL  
 LAND USE: MIXED USE

**Lot 2A-1, Block 2**  
 THE HEDDOWORTH PL. TRACT, 1/4 ACRES, MAP NO. 1  
 (SHEET NO. 2008042301)  
 ZONING: RECREATION/PLANNED RESIDENTIAL  
 LAND USE: MIXED USE

**Lot 2A-2, Block 2**  
 THE HEDDOWORTH PL. TRACT, 1/4 ACRES, MAP NO. 1  
 (SHEET NO. 2008042301)  
 ZONING: RECREATION/PLANNED RESIDENTIAL  
 LAND USE: MIXED USE

**Lot 1B, Block 2**  
 THE HEDDOWORTH PL. TRACT, 1/4 ACRES, MAP NO. 1  
 (SHEET NO. 2008042301)  
 ZONING: RECREATION/PLANNED RESIDENTIAL  
 LAND USE: MIXED USE

**Lot 1, Block 2**  
 THE HEDDOWORTH PL. TRACT, 1/4 ACRES, MAP NO. 1  
 (SHEET NO. 2008042301)  
 ZONING: RECREATION/PLANNED RESIDENTIAL  
 LAND USE: MIXED USE

**Proposed Infrastructure:**  
 - **Proposed Sidewalks:** 5' and 6' wide sidewalks along various streets and easements.  
 - **Proposed Curbs & Gutters:** Various curb and gutter profiles (TYP) along the streets.  
 - **Proposed Parking:** Handicap parking stalls, 20' and 30' wide stalls, and 20' wide stalls.  
 - **Proposed Buildings:** Town of Castle Rock, proposed mixed use building, and proposed concrete valley park.  
 - **Proposed Landscaping:** Nonstructural landscape wall (4' max height), existing curbs & gutter, and existing landscape area.  
 - **Proposed Utilities:** 10' area utility easement, 10' utility easement, and 10' area easement.  
 - **Proposed Access:** 20' access easement and 20' easement.

**Other Features:**  
 - **Proposed Handicap Parking Stalls:** 20' wide stalls.  
 - **Proposed Monument Sign:** 20' wide sign.  
 - **Proposed Transformer Location:** 20' wide transformer location.  
 - **Proposed Light Pole (TYP):** 20' wide light pole.  
 - **Proposed Bike Racks:** 8 spaces.  
 - **Proposed Future Street:** Future Street (SHEET NO. 2008042301).  
 - **Proposed Property Line (R.O.W. (REAR)):** 20' wide property line.  
 - **Proposed Property Line (R.O.W. (FRONT)):** 20' wide property line.  
 - **Proposed Property Line (R.O.W. (SIDE)):** 20' wide property line.

**Red Arrow:** A red arrow points to a specific area on the right side of the plan, indicating a proposed feature or easement.

- Mixed Use Bldg
- Restaurant
- Apartments
- Interior Courtyards
- Pet Exercise Area
- On-Site Parking
- Landscaping
- Architecture

# STAFF ANALYSIS

Staff finds that the proposed Site Development Plan:

- Supports the objectives of the Town's guiding documents
- Is consistent with the Meadows PD, 4<sup>th</sup> Amendment (2003)
- Meets TCMC Chapter 17.38: Site Development Plan Criteria

## RECOMMENDATION

Staff recommends that Planning Commission  
recommend approval to Town Council.

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# PROPOSED MOTION

*“I move to recommend to Town Council approval of the Site Development Plan, Lot 2A – 2, Block 2, Meadows Filing No. 20, Phase 1, Amendment 13.”*



# QUESTIONS & DISCUSSION



