



## AGENDA MEMORANDUM

**To:** Mayor and Members of Town Council

**From:** Sandy Vossler, Senior Planner, Development Services Department

**Thru:** Bill Detweiler, Director, Development Services Department

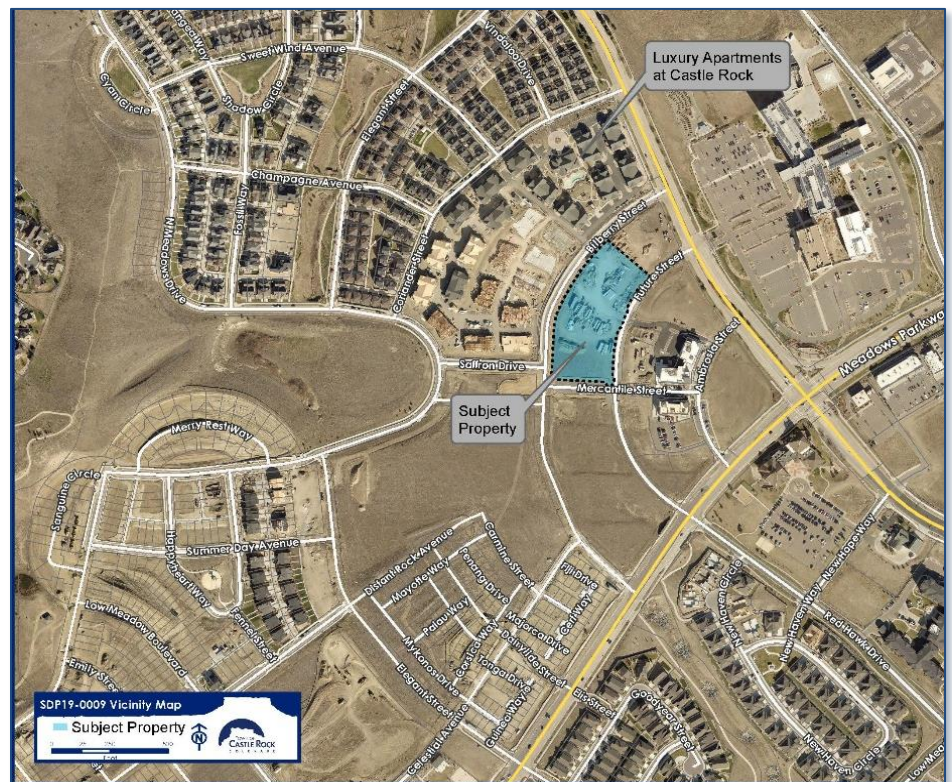
**Title:** **Resolution for Site Development Plan, Lot 2A-2, Block 2, Meadows Filing No. 20, Phase 1, Amendment 13** [*Meadows Town Center Mixed Use Building; Northwest of Future Street and Mercantile Street Intersection*] (Project SDP19-0009)

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### Executive Summary

Planning Commission considered this proposal at a public hearing on October 24, 2019. One member of the public addressed the Commission with a question about parking standards. The Commission voted 7 - 0 to recommend approval, as proposed (**Attachment C**).

The Meadows is a master planned subdivision located in the northwest portion of the Town of Castle Rock and is zoned for 10,644 dwelling units. To date, approximately 7,435 lots have been platted. The subject property is located in the Town Center Use Area, which is zoned for mixed-use development, a maximum of 3,679 dwellings, a maximum Floor Area Ratio (FAR) of 2.0 and maximum height of 60-feet, and 75-feet if approved by Special Review (**Attachment A**).



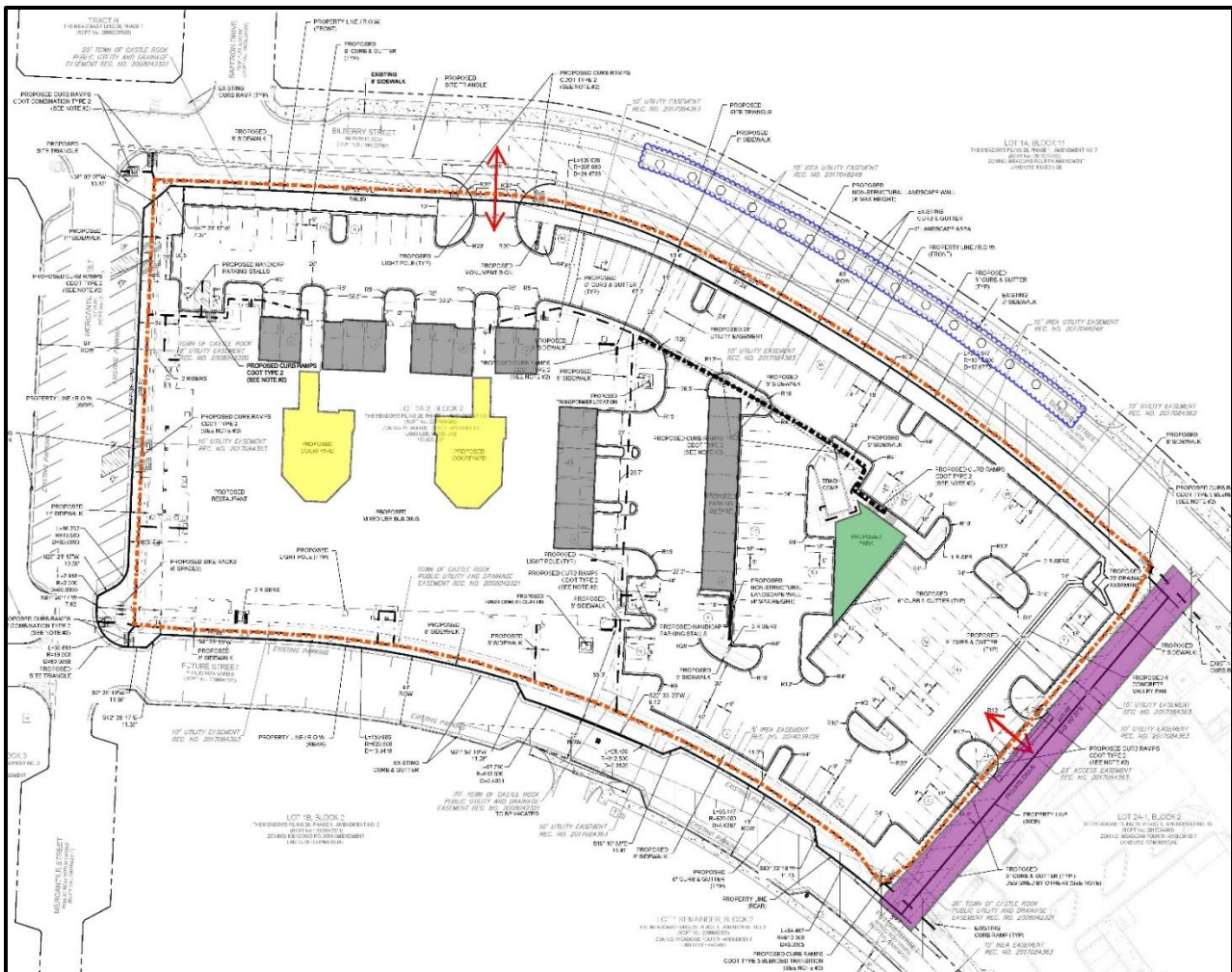
Vicinity Map

This Site Development Plan (SDP) proposes a four-story mixed-use building with approximately 4,800 square feet (SF) of restaurant space on the ground floor and 111 apartment units on the second through fourth floors (**Attachment B, Exhibit 1**).

This proposal is in conformance with the approved Meadows PD zoning and with Town review and approval criteria. All comments have been addressed through the review process.

## Site Development Plan Proposal

The property is located west of Future Street and north of Mercantile Street, within the Meadows Town Center Use Area. The site plan proposes a four-story building, 60-feet in height. The first floor will include 4,835 SF of restaurant space, and a leasing office. Floors two through four will consist of 111 apartment units to include one-, two-, and three-bedroom floor plans. Two interior courtyards will provide private gathering space for residents of the building (shown in yellow in the illustration below). The courtyards will include landscaping and features such as a water wall, outdoor television, fire trough, kitchen and spa area.



Proposed Site Development Plan

The required 194 parking spaces for the development are provided through a combination of 179 on-site and 15 on-street spaces. The on-site spaces include both surface parking and garage spaces. The garage spaces are both attached and detached (see spaces highlighted in gray).

Per the Meadows Town Center zoning regulations, on-street parking within 300 feet of a proposed non-residential use may be counted to meet the parking requirements for that use.

On-street spaces within the Town Center are not reserved or restricted for specific businesses. The 15 allocated spaces for this site are shown on Bilberry Street, which is for accounting purposes only (clouded in blue). In practice, all on-street spaces will be available to the restaurant patrons, including those on Mercantile and Future Streets.

There are two points of vehicular access to the site (see red arrows). The primary vehicular access to the site is from the west, off Bilberry Street. A secondary access is on the north side of the parking lot, off the private drive (highlighted in purple) that links Bilberry and Future Streets. A private pet exercise area (green) is removed from the building and accessible via a marked pedestrian path (black dashed line).

Town criteria requires a minimum of 20% of the gross site area to be landscaped. The plan exceeds the Town's criteria with landscaping over 27% of the site. Large canopy trees will provide shade along the perimeter sidewalks (orange dashed line), within the parking lot and the pet park. Ornamental trees, shrubs and perennials will add color and interest to the site.



Proposed East Elevations – Restaurant shown at bottom left

The building elevations include fenestrations and a variety of materials that add interest and provide structural and visual relief, breaking up the plane of the exterior walls and the mass of the building. Apartment balconies feature metal railings. The elevations propose a ridge and hip roofline with multiple gables. Architectural features include gable vents, shutters, metal canopies, square and rounded window trims and support columns. The restaurant entrance is distinctive with its two-story windows and columns located on the southeast corner of the building.

Materials proposed for the primary building include board and batten, lap siding, brick and metal. The color palette is a mix of browns and grays in varying shades. Other structures on the site include the detached garage, trash compactor enclosure and a freestanding monument sign. Materials and colors matching the primary building will be used on these additional structures.

## **Site Development Plan Analysis**

### **Existing Conditions**

This property is currently undeveloped. Overlot grading and construction staging have occurred on the property. The site slopes slightly from south to north. Existing open space

tracts and drainage corridors within and surrounding the Meadows Town Center that provide grassland wildlife habitat and movement corridors will not be impacted or reduced by this development.

No portion of this site is within the Skyline-Ridgeline Protection Area. No known nationally designated threatened or endangered species were noted in the Land Suitability Study submitted with the application. No portion of the site lies within a FEMA designated 100-year floodplain.

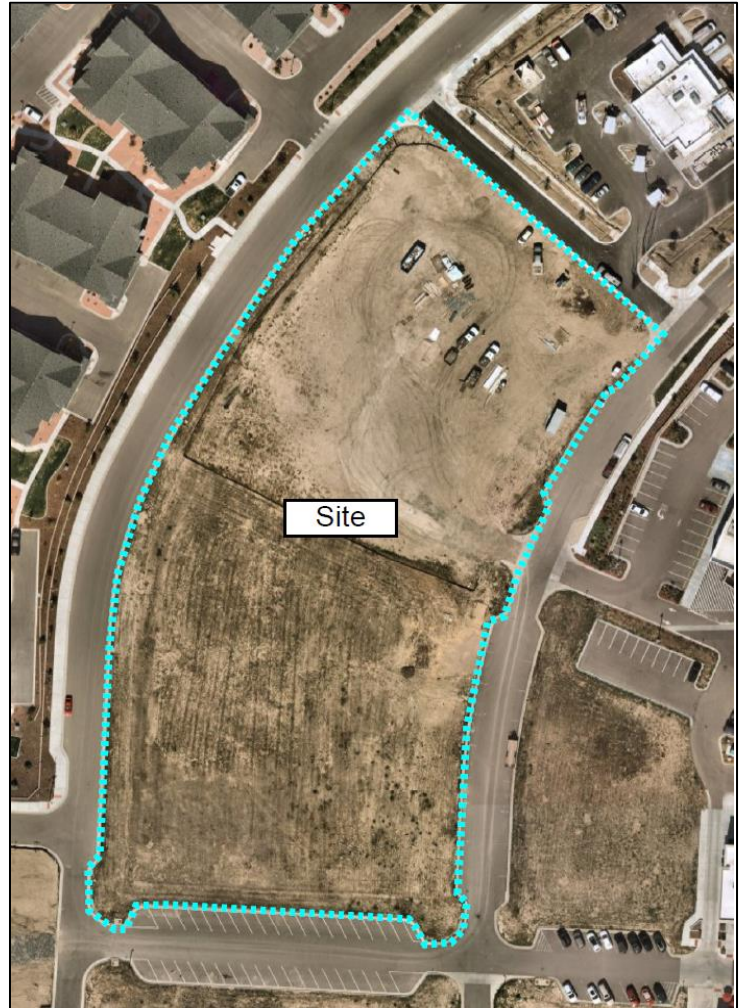
### Zoning Regulations and Surrounding Uses

The Meadows Town Center Use Area was intentionally zoned to promote a pedestrian friendly, high-density residential development, including both multi-family and single-family attached and detached units, interspersed with nonresidential uses. Mixed-use zoning purposely permits residential and nonresidential uses to be directly adjacent to each other, both horizontally and vertically. As development occurs west of the core of the Town Center, the densities diminish.

This site is surrounded by properties also zoned as mixed-use within the Meadows Town Center. The Luxury Apartment at the Meadow, a 240-unit complex, is located to the west. Canvas Credit Union is adjacent to the property to the north. CVS Pharmacy is located to the northeast of the site, and an undeveloped lot and The Library, Tap House and Crush restaurants are located to the east. South of the site is a 5.5 acre vacant property.

The Town Center Park is will be constructed southwest of the property. Although not required by the zoning this mixed-use building will provide an appropriate transition between the existing multi-family development to the west and the predominantly commercial core of the Town Center, to the east.

The development standards for the Town Center Use Area are established in the Meadows PD Zoning Regulations. The maximum building height allowed is 60-feet, and up to 75-feet with Special Use approval by Town Council. Up to 3,679 residential dwelling units are permitted by zoning, and to date approximately 1,700 have been approved for construction in the Town Center. There are no maximum density or residential/nonresidential separation requirements



Existing Site Conditions

prescribed in the zoning regulations. All setbacks are to be established with the Site Development Plan.

Parking standards for multi-family and restaurant uses, established in the Meadows PD zoning regulations, require one parking space per bedroom, and one space per 100 square feet of dining space floor area, respectively.

#### Community Vision and Zoning Entitlements

This proposed site plan supports the Town's guiding documents by providing a mix of land uses and a housing type that promotes varied lifestyle options for Castle Rock residents. The plan also complies with the Meadows Planned Development Plan and Zoning Regulations, 4<sup>th</sup> Amendment in terms of permitted uses, and development standards. Residential and restaurant uses are intentionally permitted mixed-uses in the Meadows Town Center.

The proposed building height of 60-feet meets the maximum allowance by right under the zoning. A total of 194 parking spaces are required to support the uses on the site. The multi-family residences require 169 on-site spaces and the restaurant use requires 25 spaces, which may be on- or off-site. A total of 179 parking spaces are provided on-site through surface and enclosed garages spaces. Fifteen spaces are accounted for on the street. The setbacks are established with this site plan.

#### Site Layout, Amenities and Open Space

The site design and proposed uses are compatible to the surrounding development. The proposed building height of 60-feet meets the maximum height allowance permitted by right under the zoning. The Municipal Code requires that a minimum of 20% of a multi-family development be landscaped. This plan proposes 27% of the site to be landscaped, which includes a pet exercise area. The two internal private courtyards will provide additional landscaped gathering spaces for residents and a pet exercise area is planned.

A total of 194 parking spaces are required to support the uses on the site; 169 spaces for the multi-family residences and 25 spaces for the restaurant. Parking for the residents is required to be on-site and parking for nonresidential uses may be on- or off-site. A total of 179 parking spaces are being provided on-site, through surface and enclosed garages spaces. Fifteen spaces are accounted for on the street. The setbacks are established with this site plan and allow the restaurant and office uses to be set close to the sidewalk in keeping with the pedestrian oriented focus of the Town Center.

An attached sidewalk extends along the private drive on the north, and Future Street and Mercantile Street right-of-ways on the east and south side of the property. A detached sidewalk parallels Bilberry Street on the west. Shade will be provided for pedestrians through both street trees lining the sidewalks, and additional plantings in the parking lot. Walkways and clearly marked crosswalks provide pedestrian access through the site.

#### Services, Infrastructure and Transportation Capacity

Technical drainage, utility and traffic reports were submitted with the SDP to the Town for analysis. The reports examine the potential impacts of the proposed development on existing and future infrastructure capacity. In order to estimate trip generation totals for Meadows Filing 20, the original traffic study assumed 50,000 square feet of office and 50 multi-family dwelling units on this lot generating 904 daily vehicle trips. An updated traffic impact study was required to be submitted with this proposed site plan. The updated study considered the actual uses and square footages now plan for the site and projects a 16% increase in daily vehicle trips, however the total AM and PM peak hour trips are projected to be lower than estimated in the initial traffic study.

As noted, the primary access to this site will be from Bilberry Street (see illustration on page 2). During the review process, Public Works staff required the applicant to shift the Bilberry access point further to the north, in order to increase the distance from the intersection of Bilberry Street and Saffron Drive and provide acceptable corner clearance. A secondary access point is from the private drive to the north, which links Bilberry and Future Streets. Both Bilberry and Future Streets are part of the planned grid network of public streets in the Town Center, and both have direct access to Meadows Boulevard to the north and south. In addition, the site is in close proximity to North Meadows Drive, offering a third alternative for traffic distribution to and from the site.

Town Utility and Public Works engineers have reviewed and accepted the reports and analyses for this project, determining that water, sewer, storm sewer and road systems are sufficient to serve the demand of this development.

Fire reviewed the proposed site plan and accepted the access to the site and the location of the on-site fire hydrant and the remote fire sprinkler Fire Department Connection (FDC) for the building.

#### Notification and Public Outreach

Public hearing notice signs were posted on the property and written notice letters were sent to property owners and Homeowner Associations (HOA) within 300 feet of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the *Development Activity* map. To date, staff has received several email communications from the public about this proposal. All emails received at the time this staff report was written have been attached as **Attachment D**. Any additional emails will be provided to Town Council at the public hearing scheduled for Tuesday, November 5<sup>th</sup>.

External referrals were sent to local service providers and Douglas County agencies, as well as the Meadows Community Association and the Meadows Neighborhood Company. The Douglas County School District acknowledged that commitments for school land dedication has been satisfied for this property. IREA requested standard easement dimensions and clearance from transformers. Douglas County Addressing provided street addressing information. There are no unresolved external referral comments.

A neighborhood meeting was held on Wednesday, March 6, 2019 at the Taft House in the Meadows. Approximately three residents and two members of staff attended the meeting. A

representative of the Garrett Companies described the proposed project as a mixed-use building to include 111 one-, two- and three-bedroom apartments and a ground floor restaurant of approximately 4,000 SF. He also indicated there would be two courtyards within the building, a pet exercise area on the site and a detached multi-space garage. The primary building was described as four stories and maximum of 60-feet in height.

There were no specific concerns or objections to the project. One person asked about the energy efficiency of the building, specifically whether electric heat was allowed, and about the landscape and water conservation measures. Another resident asked when the pedestrian tunnel under Meadows Boulevard would be completed. Staff indicated that neither the zoning regulations, nor site plan criteria require a specific method of heating. Further, the site must comply with the Town's landscape and irrigation criteria, which incorporate water conservation measures. The representative from Castle Rock Development Company responded to the question about the pedestrian tunnel, indicating that the connection would be completed with the development of the lot adjacent to the tunnel.

### **Budget Impact**

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

### **Planning Commission Action**

Planning Commission held a public hearing on October 24, 2019 to consider the proposed Site Development Plan. One member of the public addressed the Commission and asked for clarification of the on-site parking requirements. The Planning Commission commented on the provision for on-street parking, the maximum height of the building and architectural elements. Staff responded to the parking and development standards inquiries with detail from the Meadows PD Zoning Regulations. Mr. R.C. Hanisch, Castle Rock Development Company (CRDC) affirmed that CRDC must approve all site and building design prior to submittal to the Town. The Commission voted 7 - 0 to recommend approval of the site plan, as proposed **(Attachment C)**.

### **Planning Commission Findings and Recommendation**

Planning Commission found that the proposed Site Development Plan

- Supports the objectives of the Town Vision and the Comprehensive Master Plan,
- Complies with the requirements of the Meadows Preliminary PD Site Plan and PD Zoning Regulations, Amendment No. 4, and
- Complies with the review and approval criteria of the Municipal Code, Chapter 17.38.

### **Proposed Motion**

I move to approve the Resolution, as introduced by title.

## **Attachments**

Attachment A: Vicinity Map

Attachment B: Resolution

Attachment B: Exhibit 1 - Site Development Plan

Attachment C: Draft Planning Commission Minutes of October 24, 2019

Attachment D: Public Input via Email (Through 10-28-19)