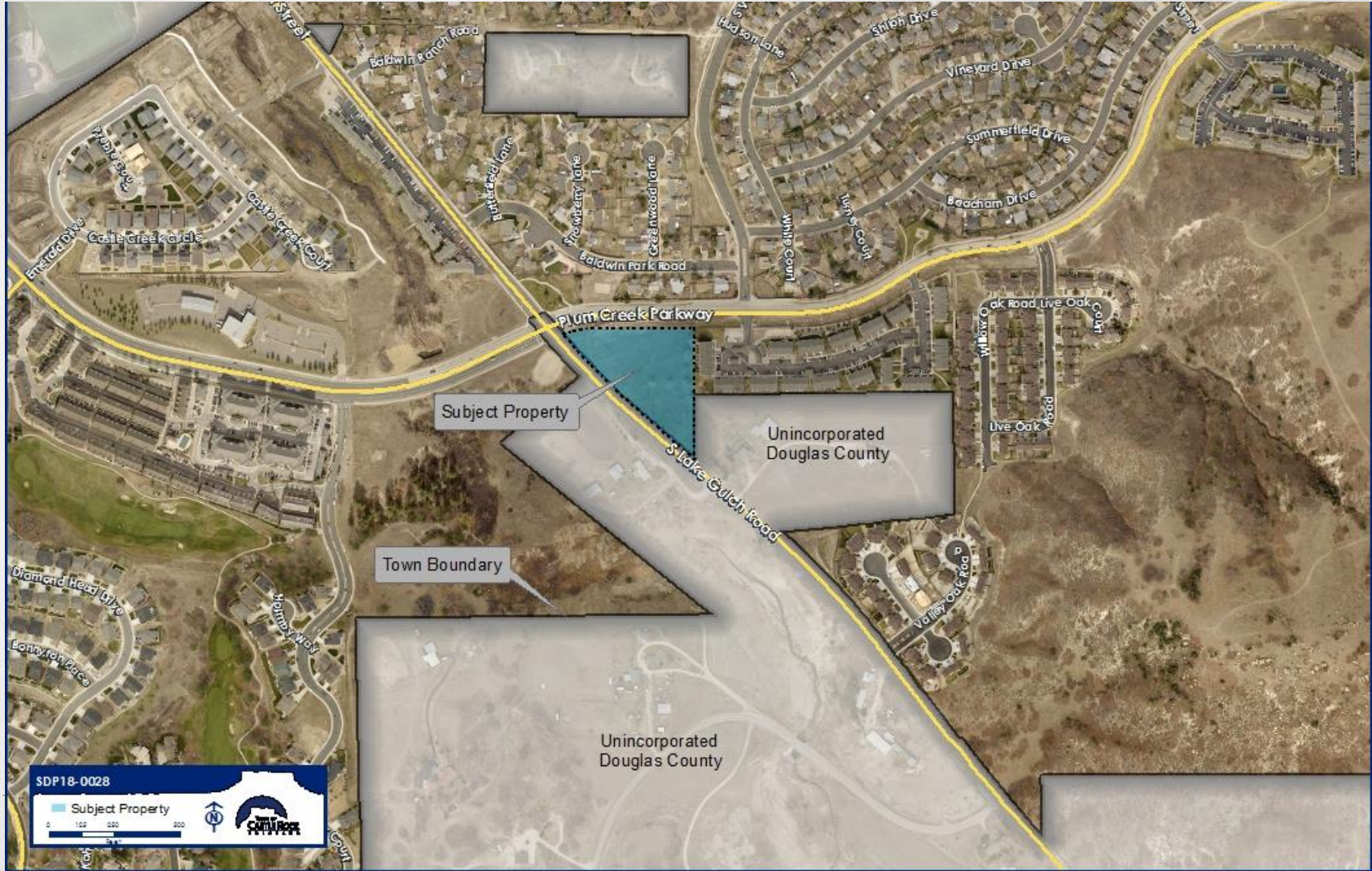


PLUM CREEK CONVENIENCE SITE DEVELOPMENT PLAN

Residential/Non-Residential Interface

PLANNING COMMISSION
FEBRUARY 27, 2020





SDP18-0028

Subject Property





RESIDENTIAL/NON RESIDENTIAL INTERFACE

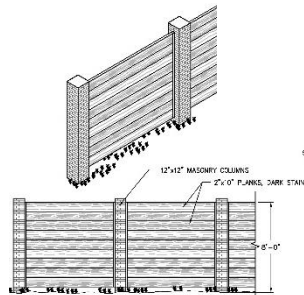
- The Site Development Plan is before Planning Commission as it is adjacent to residential property
- The Interface Regulations do not remove or reduce the approved uses
- The purpose of the Interface Regulations is to mitigate any impacts of the non-residential use
- Mitigation techniques include but are not limited to buffers, landscaping, walls and fencing, and use of topography

S. VALLEY DRIVE



500 S. OUTSIDE STREET, SUITE 1200, GREENWOOD VILLAGE, COLORADO 81233
TEL: 303.755.1300 www.DiamondGolf.com

SITE DEVELOPMENT PLAN
LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1
PLUM CREEK CONVENIENCE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



WOOD SCREEN WALL
1"=4"

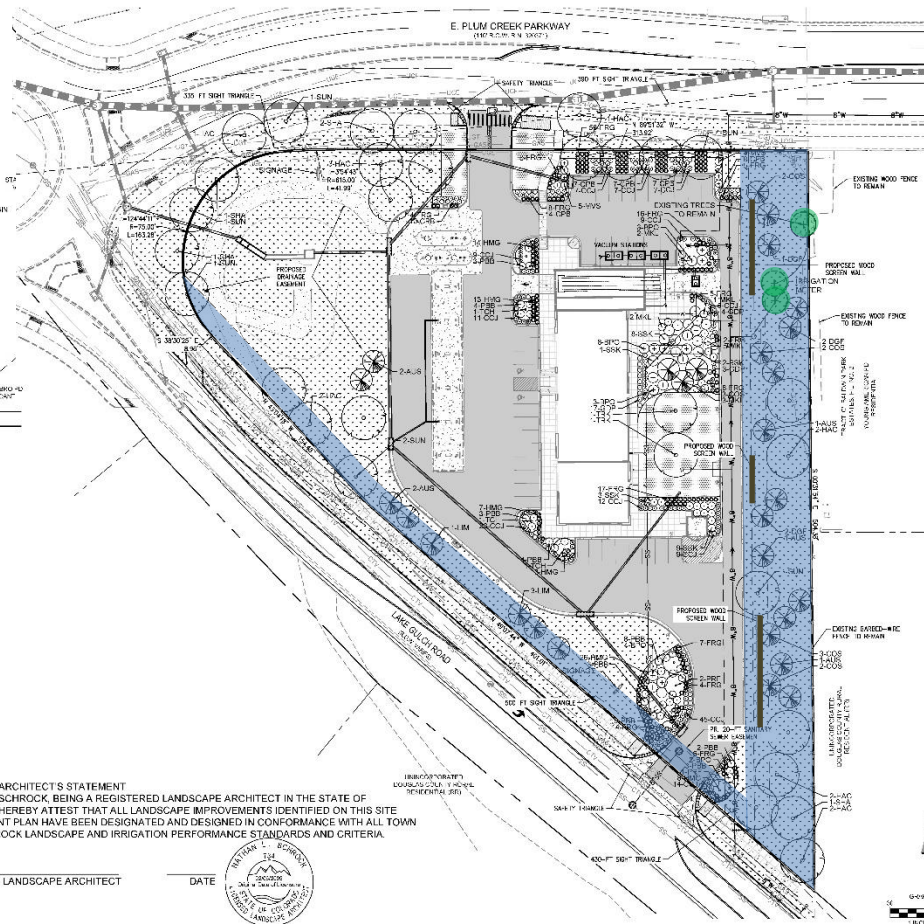
LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- IRRIGATED LOW WATER USE TURF
- IRRIGATED NATIVE SEED

LANDSCAPE ARCHITECT'S STATEMENT
I, NATHAN L. SCHROCK, BEING A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND DESIGNED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA

REGISTERED LANDSCAPE ARCHITECT

DATE



CONCEPTUAL LANDSCAPE PLAN
PLUM CREEK CONVENIENCE
SITE DEVELOPMENT PLAN
LOT 1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
3/12/2020
SHEET 5 OF 10



STAFF ANALYSIS

Staff finds that the Site Development Plan meets the intent of the Residential/Non-Residential Interface by;

- Minimize the visibility of undesirable, nonresidential uses and activities from residential uses through building orientation and screening
- Provide attractive buildings with thoughtful architectural detailing.
- Create a visually attractive transition between nonresidential and residential uses with the use of walls, fences, berms and/or landscaping.

RECOMMENDATION

- Staff recommends approval of the proposed Plum Creek Convenience Site Development Plan

PROPOSED MOTION

“I move to recommend approval of the Plum Creek Convenience Site Development Plan to Town Council”