

RESOLUTION NO. 2019-105

A RESOLUTION APPROVING THE OAKWOOD APARTMENTS SITE DEVELOPMENT
PLAN AMENDMENT NO. 1

WHEREAS, the Douglas County Housing Partnership Oakwood Apartments Enterprise ("Applicant") has made proper application for an amendment to the Oakwood Apartments Final PD Site Plan, to be entitled "Site Development Plan Amendment No. 1 - Oakwood Apartments" ("Site Development Plan"); and

WHEREAS, the Applicant is proposing to amend the plan to replace an existing apartment building containing 8 units and the current leasing center with a new three-story building containing 53 apartments, leasing center and clubhouse; and

WHEREAS, the Site Development Plan substantially meets the criteria for approval set forth in 17.38.040 of the Castle Rock Municipal Code; and

WHEREAS, public hearings on the Site Development Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Site Development Plan Amendment No. 1 Oakwood Apartments in the form attached as *Exhibit 1* is hereby approved.

PASSED, APPROVED AND ADOPTED on first and final reading this 1st day of October, 2019, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

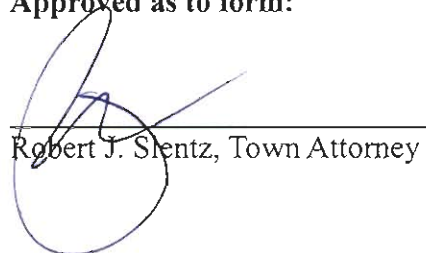
TOWN OF CASTLE ROCK


Lisa Anderson, Town Clerk


Jason Gray, Mayor

Approved as to form:

Approved as to content:


Robert J. Slentz, Town Attorney




Bill Detweiler, Development Services Director

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4 NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUITY OF DOUGLAS, STATE OF COLORADO

TEAM:

OWNER: Doug Co Housing Partnership 8350 Heritage Hills Circle Lone Tree CO 80124
ENGINEER: Strategic Land Solutions 2595 Ponderosa Rd Franktown, CO 80116
ARCHITECT: Parikh Stevens Architects 3457 Ringway Ct #209 Denver CO 80216
LANDSCAPE ARCHITECT: Studio Terra 758 Club Circle Louisville, CO 80027 CAROL ADAMS - LIC #101

SHEETS:

COVER SHEET
SITE PLAN
GRADING & ACCESS
UTILITY PLAN
LANDSCAPE PLAN
LANDSCAPE DETAILS
BUILDING ELEVATIONS
BUILDING ELEVATIONS
LIGHTING PHOTOMETRIC
LIGHTING DETAILS

VICINITY MAP:



SUMMARY TABLE:

Site Inventory SDF	Required per Ordinance	Provided by this SDF
Land Use	Land Use	Land Use
Min Open Space 30%	Min Open Space 30%	Open Space 40%
Overlaping & Duplication	Overlaping & Duplication	Overlaping & Duplication
Min Overlaping Units 54	Min Overlaping Units 54	Overlaping Units 226
Min Density (DUA) 17	Min Density (DUA) 36	Density (DUA) 36
Min Ratio (2) (Ratio) 1.00	Min Ratio (2) (Ratio) 1.30	Ratio (Ratio/2) 1.30
Min Total Spacing 54	Min Total Spacing 329	Total Spacing 169
Min Rooming/PC Spaces	Min Rooming/PC Spaces	Min Rooming/PC Spaces
Min Rooming/PC Spaces 1	Min Rooming/PC Spaces 1	Min Rooming/PC Spaces 1
Min Rooming/PC Spaces 1	Min Rooming/PC Spaces 1	Min Rooming/PC Spaces 1
Building Properties (On Parcel)	Building Properties (On Parcel)	Building Properties (On Parcel)
Min West Setback 40	Min West Setback 40	West Setback 40
Min South Setback 40	Min South Setback 40	South Setback 40
Min East Setback 25	Min East Setback 25	East Setback 25
Min North Setback 22	Min North Setback 22	North Setback 22
Min Building Separation 20	Min Building Separation 20	Building Separation 20
Min Building Height 28	Min Building Height 28	Building Height 28/42'
Min Building Height 28	Min Building Height 28	Building Height 28/42'
Min Building Height 28	Min Building Height 28	Building Height 28/42'

SITE UTILIZATION TABLE:

Land Use	Area in SF	%
Buildings	18,000	27%
Parking Lots	31,796	48%
Driveways	24,503	37%
Walkway/Parking & Driveways	66,399	100%
Landscaping	19,177	
Permeability	21,343	
Walkway/Driveway Space	80,538	40%
Total Land Area	164,833	100%

LEGAL DESCRIPTION:

LOTS 1 AND 2, OAKWOOD APARTMENTS, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to insure continuous operational capability of the system. The Property Owner, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- The Site is located in Flood Zone X per Panel 188 of 495, Community Panel Number 0015C01880, revised March 16, 2016.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the finished elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown on a table on the Site Development Plan.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- The site is zoned PD.
- All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 15 (Sign Code Regulations) of the Municipal Code.
- The site is located within the Light Blue pressure zone.

FIRE NOTES:

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- "No Parking Fire Lane" signs are required in areas that meet the following criteria and are areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- The developer understands that in the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: fire flow requirements, fire hydrant placement, access, etc.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO _____

DOUGLAS COUNTY CLERK AND RECORDER
BY _____
DEPUTY

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN: THE UNDERSIGNED HEREBY CERTIFY THAT THE UNDERSIGNED REPRESENTS THE SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

SIGNED THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN: THE UNDERSIGNED HEREBY CERTIFY THAT THE UNDERSIGNED REPRESENTS THE SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

SIGNED THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE

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REMARKS

SIGNED THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLANNING COMMISSION RECOMMENDATION

THE SITE DEVELOPMENT PLAN AMENDMENT WAS BECOMING NO. 1 OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____

CHAIR _____ DATE _____

ATTEST _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____

MAYOR _____ DATE _____

ATTEST _____

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, _____ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS (name of document) ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, _____ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DOUGLAS COUNTY HOUSING PARTNERSHIP OAKWOOD APARTMENTS ENTERPRISE, SIGNED THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____

OF DOUGLAS COUNTY HOUSING PARTNERSHIP OAKWOOD APARTMENT ENTERPRISE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN: THE UNDERSIGNED HEREBY CERTIFY THAT THE UNDERSIGNED REPRESENTS THE SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

ATTEST _____

TITLE CLERK _____

WITNESS MY HAND AND OFFICIAL SEAL

20____ BY _____

AS AUTHORIZED REPRESENTATIVE

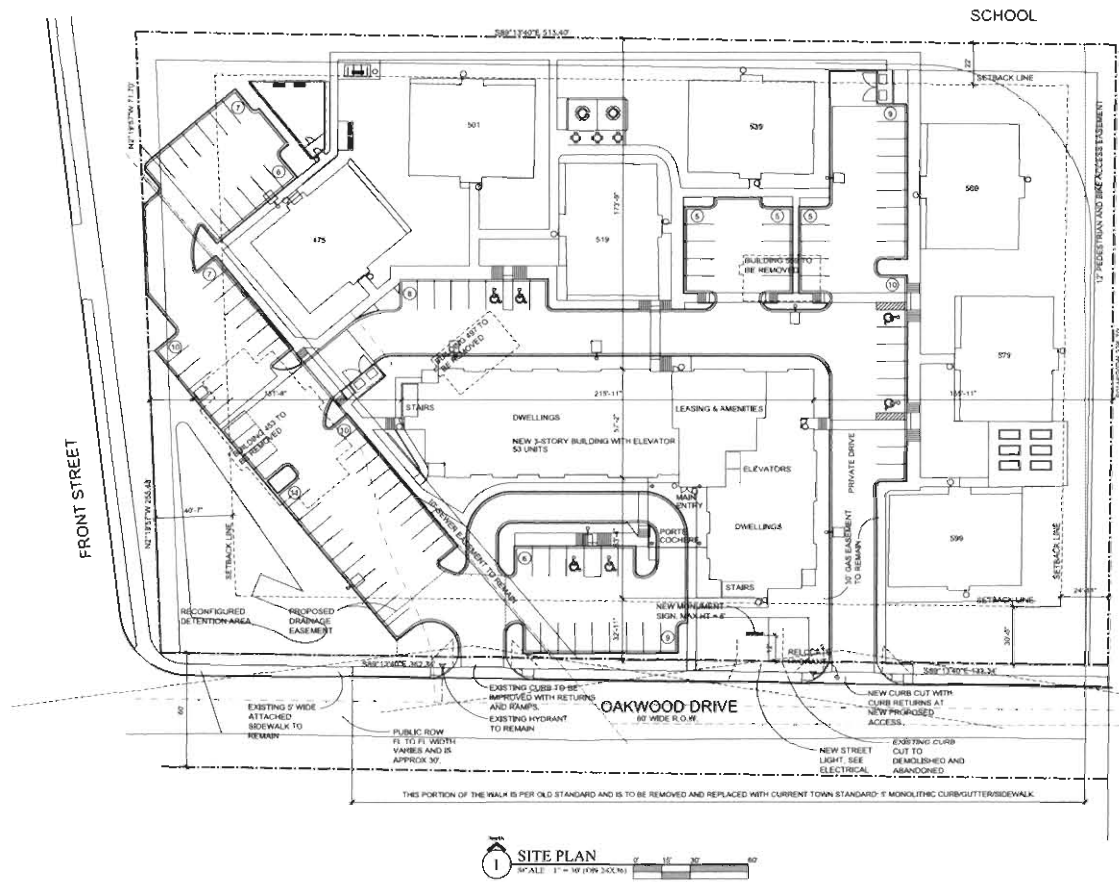
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COU TY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- NO. OF PARKING SPOTS IN ROW
- 42" HIGH FENCE
- UTILITIES

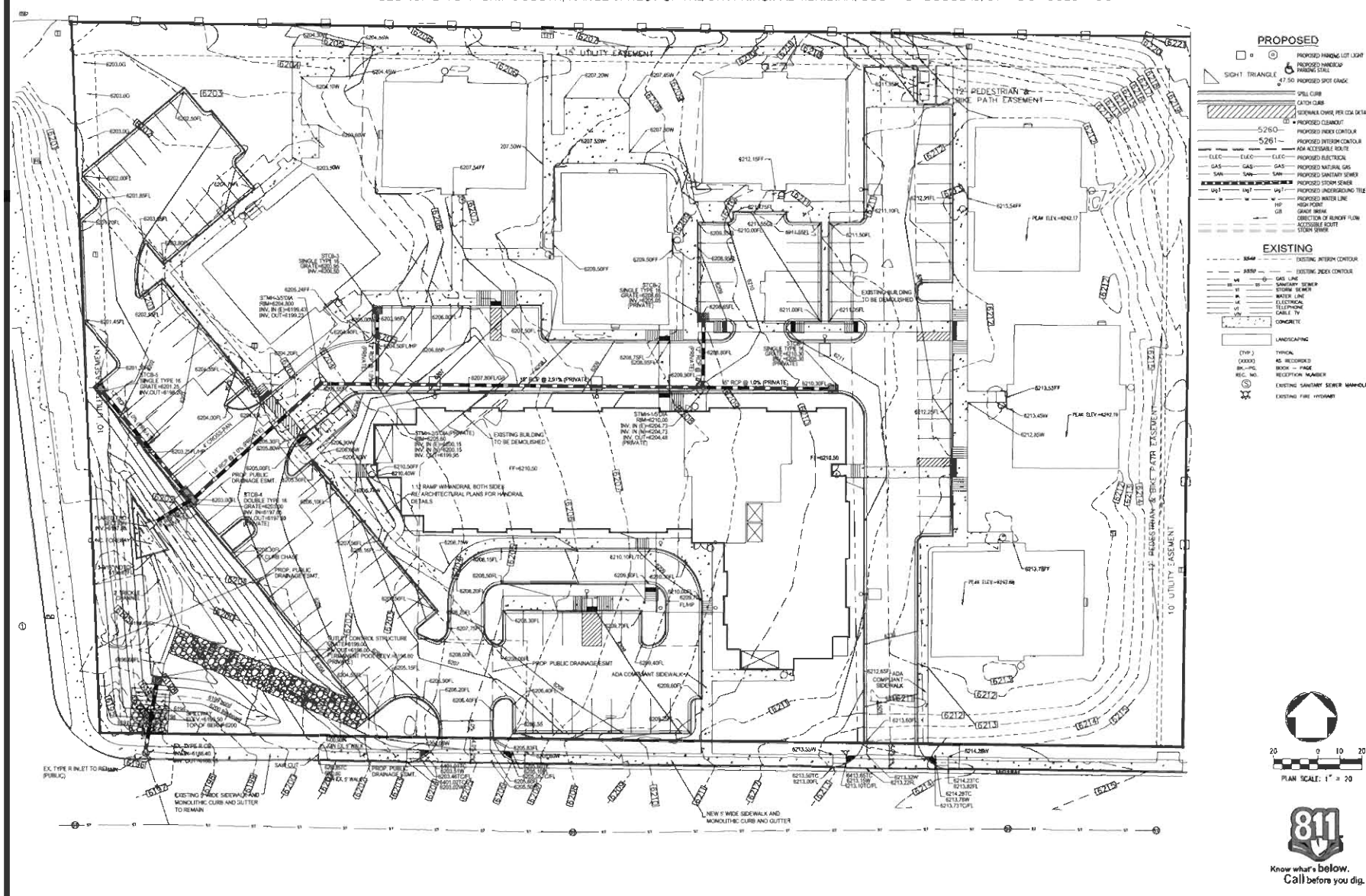
GENERAL NOTE:

- Not all Civil and Landscape elements are shown on this sheet for clarity's sake. For specific Civil and Landscape elements, see Civil and Landscape sheets.

SEQUENCING:

- Two small buildings which house the existing clubhouse and leasing office will be removed.
- New curb cut will be created and new parking spaces will be installed to the east and north of the proposed new building.
- Existing small parking lot on the west end of site will remain but the other existing parking spaces in conflict with the new building location will be removed.
- New 3-story building will be constructed along with the new parking spaces between the new building and Oakwood Drive.
- Building 453 (which houses 8 units) and the existing small parking lot on the west end will be removed.
- New parking spaces will be added within 30 days of the completion of construction of the new building, ensuring a ratio of maximum 1.0 parking spaces per dwelling unit.
- After the occupancy of the new building, at some time in the future, new site amenities such as Community Gardens, Smoking Shelter, Seating Areas with Shade, Dog Run, etc. shall be added around the site as shown on the Landscape Plan.

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CO. OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF
SECTION 2, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUTY OF DOUGLAS, STATE OF COLORADO

Strategic Land Solutions, Inc.
2000 POWDERHORN ROAD
DENVER, CO 80202
TEL: 303.751.1000
FAX: 303.751.1001
www.strategicland.com



PARKER STEVENS
REGISTERED PROFESSIONAL ENGINEER
10000 E. 10TH AVE. SUITE 100
DENVER, CO 80231
TEL: 303.751.1000
FAX: 303.751.1001
www.parkerstevens.com

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

DATE

08/21/19

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C.2

SHEET 4 OF 10

UTILITY PLAN NOTES:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF EASTLE ROCK WATER PRESSURE ZONE LIGHT BLUE.

NOTE:
1. AS PART OF THE FUTURE RE-PLAN CROSS-ACCESS, CROSS-PARKING AND JOINT UTILITY EASEMENTS WILL BE DEDICATED ACROSS BOTH PARCELS.
2. ALL UTILITY CUTS WITHIN THE PUBLIC ROW ARE TO BE FILLED WITH FLOWABLE FILL AND THE PERIMETER OF SAWCUTS ARE TO BE EDGE-MILLED PRIOR TO PATCHING. MATCH EXISTING ASPHALT DEPTH. COORDINATE WITH PUBLIC WORKS INSPECTOR.

PROPOSED

- PROPOSED PARKING LOT LIGHT
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED SPOT GRADE
- PROPOSED CURB
- PROPOSED DITCH CURB
- PROPOSED CHANGE PER LOCAL DETAILS
- PROPOSED INDEX CONTOUR
- PROPOSED INTERIOR CONTOUR
- PROPOSED ADA ACCESSIBLE ROUTE
- PROPOSED ELECTRICAL
- PROPOSED NATURAL GAS
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND TELE
- PROPOSED WATER LINE
- PROPOSED POSTHOLE
- PROPOSED CRACK SEAL
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED STORM SEWER

EXISTING

- EXISTING INTERIOR CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- EXISTING CABLE TV
- EXISTING CONCRETE
- EXISTING LANDSCAPING
- EXISTING TYPICAL
- EXISTING AS RECORDED
- EXISTING BOULDER - PAVED
- EXISTING RECEPTION NUMBER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT



20 0 10 20

PLAN SCALE: 1" = 20'



Know what's below.
Call before you dig.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COITY OF DOUGLAS, STATE OF COLORADO



MyR-Ready Landscape Site Inventory

Project Name: OAKWOOD APARTMENTS
Project Address: 1000 N. 10TH ST., DENVER, CO 80202
Project Owner: [REDACTED]
Project Manager: [REDACTED]
Project Date: 10/1/2019

Plant Type	Quantity	Plant Name	Plant Size	Plant Spacing	Plant Notes	Plant Source	Plant Cost	Plant Value
Tree	1	10' Tree	10'	10'	10'	10'	10'	10'
Shrub	1	6' Shrub	6'	6'	6'	6'	6'	6'
Flower Bed	1	Flower Bed	10'	10'	10'	10'	10'	10'
Grass	1	Grass	10'	10'	10'	10'	10'	10'
Water Feature	1	Water Feature	10'	10'	10'	10'	10'	10'
Lighting	1	Lighting	10'	10'	10'	10'	10'	10'
Other	1	Other	10'	10'	10'	10'	10'	10'

NOTES:
1. LANDSCAPE TYPE AND QUANTITY NOT TO BE EXCEEDED.
2. LANDSCAPE TYPE AND QUANTITY NOT TO BE EXCEEDED.

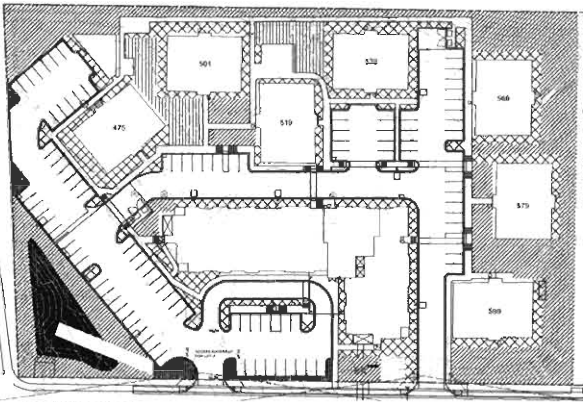
LANDSCAPE SUMMARY TABLE

GROSS SITE AREA	164,833 SF
LANDSCAPE AREA (TOTAL)	63,622 SF
IRRIGATED LANDSCAPE	58,177 SF
NON-IRRIGATED LANDSCAPE	4,239 SF
LIVING GROUND COVER	58,177 SF
NON-LIVING GROUND COVER	4,239 SF
IRRIGATED TURF	9,929 SF
NON-DISTURBED AREAS	- SF

NOTES:
ROW LANDSCAPE NOT INCLUDED IN ABOVE
PATIOS NOT INCLUDED

R.O.W TABLE

STREET	TREES REQ'D	TREES PROV	NOTES
OAKWOOD DR.	11	11	Includes 1 existing tree
FRONT STREET	9	9	Includes 2 existing trees



1 HYDROZONES
Scale: 1" = 50'-0"

LANDSCAPE NOTES.

1. ALL TREE LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND APPROVAL BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH A 3" MINIMUM DEPTH OVER FILTER FABRIC. INSTALL 4" OF CRUSHER FINES OVER FILTER FABRIC WHERE INDICATED ON THE PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS/HER WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAY TO ACCOMMODATE MULCH DEPTH.
6. NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
7. REQUIREMENTS FOR SOIL ANALYSIS AND SOIL AMENDMENTS AS DESCRIBED IN THE TOWN LANDSCAPE MANUAL (SECTION 4.2.2) WILL BE MET. DETAILS WILL BE PROVIDED AT CONSTRUCTION DOCUMENTS.
8. STRUCTURAL SOIL TO BE PROVIDED WHERE TREE PLANTING STRIPS ARE LESS THAN 8'-0" WIDE.
9. ANY EXISTING TREES IN EASEMENTS SHALL BE REMOVED.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES.

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REQUIREMENTS IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET. PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

Oakwood Apartments
July 25, 2019

LANDSCAPE TYPE	LANDSCAPE CODE	LANDSCAPE USE	IRRIGATION	PERMANENT IRRIGATION REQUIREMENT	PERMANENT IRRIGATION RATE	PERMANENT IRRIGATION AREA (SQ. FT.)	PERMANENT IRRIGATION AREA (SQ. FT.)	PERMANENT IRRIGATION AREA (SQ. FT.)
Grass	100	Grass	100	100	100	100	100	100
Shrub	200	Shrub	200	200	200	200	200	200
Tree	300	Tree	300	300	300	300	300	300
Flower Bed	400	Flower Bed	400	400	400	400	400	400
Water Feature	500	Water Feature	500	500	500	500	500	500
Lighting	600	Lighting	600	600	600	600	600	600
Other	700	Other	700	700	700	700	700	700

LANDSCAPE TYPE	LANDSCAPE CODE	LANDSCAPE USE	IRRIGATION	PERMANENT IRRIGATION REQUIREMENT	PERMANENT IRRIGATION RATE	PERMANENT IRRIGATION AREA (SQ. FT.)	PERMANENT IRRIGATION AREA (SQ. FT.)	PERMANENT IRRIGATION AREA (SQ. FT.)
Grass	100	Grass	100	100	100	100	100	100
Shrub	200	Shrub	200	200	200	200	200	200
Tree	300	Tree	300	300	300	300	300	300
Flower Bed	400	Flower Bed	400	400	400	400	400	400
Water Feature	500	Water Feature	500	500	500	500	500	500
Lighting	600	Lighting	600	600	600	600	600	600
Other	700	Other	700	700	700	700	700	700

LANDSCAPE SUMMARY TABLE

NOTES

NATIVE SEED MIX FOR RAIN GARDENS

Common Name	Scientific Name	Variety	Flt. per Area	Others per Area
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1
Red Top	Andropogon scoparius	Andropogon	1	1

FROM URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
URBAN STORM DRAINAGE CRITERIA MANUAL, VOL. 3

TURF

TURF TO BE TEXAS BLUEGRASS HYBRID. THESE AREAS ARE CONSIDERED PASSIVE RECREATION AREAS.

NATIVE SEED MIX

- 30% **Elymus Crested Wheatgrass**
Slightly rhizomatous bunchgrass with germination in 14-21 days. Drought resistant and winter hardy with a deep root system making it an excellent soil binder. Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.
- 25% **Sheep Fescue**
Bunchgrass with germination in 14-21 days. Well adapted to most soil conditions and is great for soil erosion control and low maintenance mowings.
- 20% **Perennial Ryegrass**
Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.
- 15% **Chenopodium Fescue**
Bunchgrass with germination in 7-21 days. Fine texture that is shade tolerant and requires little water. Persists in dry soils and infertile soils.
- 10% **Canada Bluegrass**
Sod-forming grass with germination in 14-21 days. Resistant to drought and some salinity. It is used to reclaim disturbed areas such as gravel pits, old roads, roadbeds, and mines.

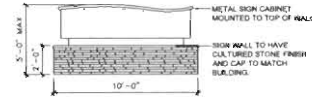
LOW GROW GRASS MIX: ARKANSAS VALLEY SEED WWW.AVSEEDS.COM

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

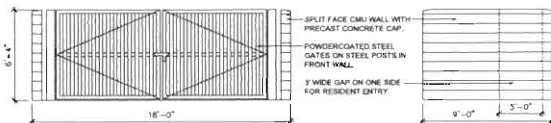
1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



2 WEST ELEVATION
SCALE: 1" = 10' (ON 34X36)



4 SIGNAGE
SCALE: 1/4" = 1'



3 TRASH ENCLOSURE
SCALE: 1/4" = 1'



1 NORTH ELEVATION
SCALE: 1" = 10' (ON 34X36)

BUILDING HEIGHT:

- 1. Average grade = (6208' + 6211') / 2 = 6209.5'
- 2. Building Finish Floor = 6210.5' or 1' above average grade.
- 3. Building height for new 3-story building as measured from Average Grade to Peak of Roof is 41'



PARIKH STEVENS
ARCHITECTS
PLANNING
DESIGN
1441 B. Spivey Court, Suite 200
Littleton, CO 80120
Tel: 303.441.1111
Fax: 303.441.1112
parikhstevens.com

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

ISSUE DATE

6/10/19

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

BE-1

SHEET 7 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW ¼, NE ¼ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



MATERIALS LEGEND:

- CULTURED STONE DARK MD
- CULTURED STONE LIGHT MD
- BOARD AND BATTEN - TAN
- BOARD AND BATTEN - SAGE
- BOARD AND BATTEN - DARK BROWN
- STUCCO - TAN
- STUCCO - DARK BROWN
- METAL CANOPY - RED
- BALCONIES - DARK BRONZE
- ASPHALT SHINGLES - BROWN MD

2 EAST ELEVATION
SCALE: 1" = 10' (ON 24X36)



1 SOUTH ELEVATION
SCALE: 1" = 10' (ON 24X36)

BUILDING HEIGHT:

- 1 Average grade = (6208' + 6211' / 2) = 6209.5'
- 2 Building Finish Floor = 6210.5' or 1' above average grade
- 3 Building height for new 3-story building as measured from Average Grade to Peak of Roof is 41'



PARIKH SEBENS
ARCHITECTS
PLANNING
DESIGN
1441 N. 10TH STREET, SUITE 200
DENVER, CO 80202
303.733.8888

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

DATE: 6/10/19

6/10/19

SHEET TITLE

BUILDING
ELEVATIONS

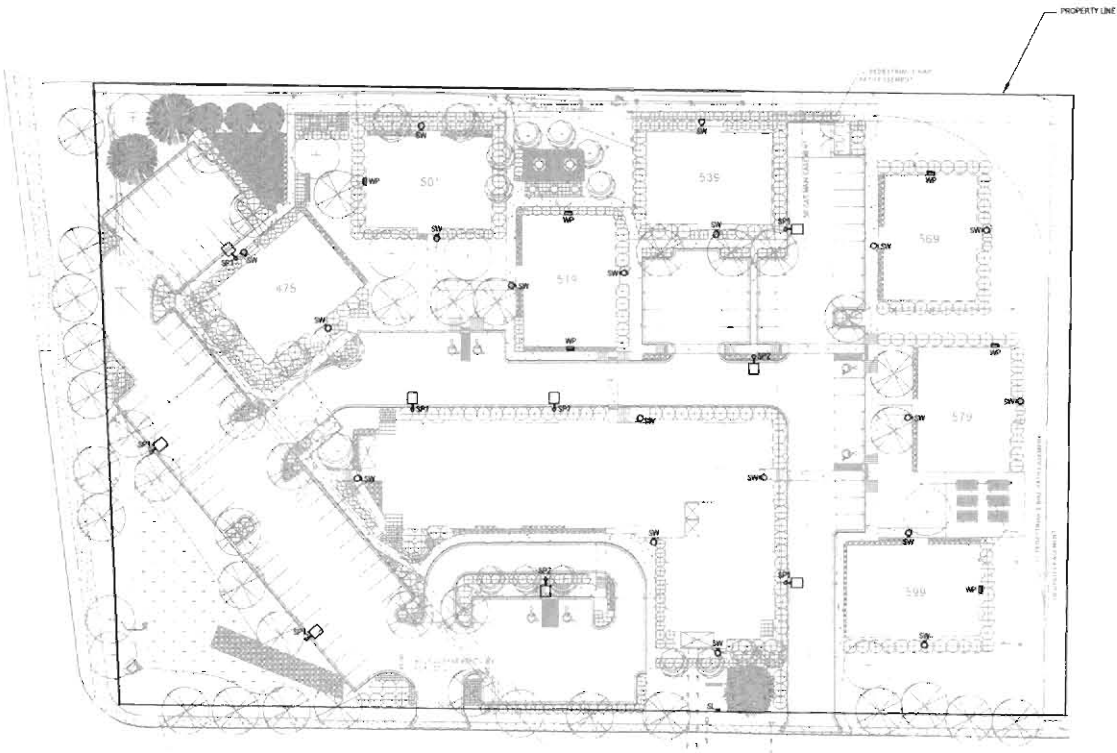
SHEET NUMBER

BE-2

SHEET 2 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

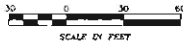
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1 SITE LIGHTING PHOTOMETRIC
SCALE 1" = 30'-0"

PHOTOMETRY PLAN GENERAL NOTES:
1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE SAFE LEVELS OF ILLUMINATION AT SIDEWALKS AND PEDESTRIAN AREAS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED
5. HOURS OF LIGHT OPERATION - DUSK TO DAWN

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS





DOUGLAS COUNTY
HOUSING PARTNERSHIP



STUDIO LIGHTING
10 HANLEY DR.
BAILEY, CO 80421

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

Issue Date
6/10/19

SHEET TITLE
SITE LIGHTING
PHOTOMETRIC

SHEET NUMBER
LP-1

SHEET 9 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUITY OF DOUGLAS, STATE OF COLORADO

Symbol	Label	General Description	Mounting height	Color	Catalog Number	Lamp	LF	Watts	Classification	Shunting	Control
SL	SKYLIGHT	14" AFQ	BLACK	LUMIERE	303-S1-LED1-3000-LMW-12-00-10-06-12	LED	1.00	8.5W	Type 2	NA	PHOTOCELL
SP1	SITE POLE	20'-0" AFQ	BLACK	McGRAW-EDISON	GLEONAF-02-LED-E1-SL3-BK-8030-00M	LED	1.00	115W	Type 3	FULL CUT-OFF	PHOTOCELL
SP2	SITE POLE	20'-0" AFQ	BLACK	McGRAW-EDISON	GLEONAF-02-LED-E1-SL3-BK-8030-00M	LED	1.00	160W	Type 5	FULL CUT-OFF	PHOTOCELL
SW	EXISTING WALL	8'-0" AFQ	EXISTING	EXISTING	EXISTING	EXISTING	1.00	EXISTING	EXISTING	NA	PHOTOCELL
WP	EXISTING WALL, PACK SIDEWALKS	20'-0" AFQ	EXISTING	EXISTING	EXISTING	EXISTING	1.00	EXISTING	EXISTING	NA	PHOTOCELL

DESCRIPTION

The "Lumière" LED is a modern, adjustable, high-efficiency, high-output LED light source. It is available in a variety of sizes and power ratings. The "Lumière" LED is a modern, adjustable, high-efficiency, high-output LED light source. It is available in a variety of sizes and power ratings.

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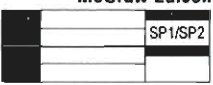
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McGraw-Edison



GLEON GALLON LED



1-1/2" Light Source

Small Space LED

AVAILABLE LIGHTING

AVAILABLE LIGHTING

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Lumière



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Town of Castle Rock

Agenda Memorandum

Agenda Date: 10/1/2019

Item #: 19. **File #:** RES 2019-105

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

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

Resolution Approving the Oakwood Apartments Site Development Plan Amendment No. 1 *[located directly south of Douglas County High School on the north east corner of Front Street and Oakwood Drive]*

PUBLIC HEARING

Resolution Approving the Oakwood Apartments Site Development Plan Amendment No. 1

The Town Council will now consider a request for the approval of **Resolution Approving the Oakwood Apartments Site Development Plan Amendment No. 1**.

In order to afford all parties due process under law, the Town Council members must be fair and impartial in deciding whether this application should be approved, approved with conditions, or denied. In making that determination, each Councilmember must consider the record, which includes the planning commission recommendation, the staff recommendation, the applicant presentation, public comment presented during the hearing, and other written public comments offered before or during the hearing. Under law, Town Council must evaluate this proposal based solely upon the record and the criteria established under the Municipal Code, which are highlighted in the staff report.

It is important that each Councilmember remain objective and capable of considering information offered into the record during this hearing.

Does any Councilmember believe that he or she is incapable of evaluating and voting on the application consistent with these due process requirements? If so, please describe the situation and recuse yourself from further participation on this agenda item.

Does any Councilmember have a conflict of interest or any other matter he or she would like to disclose prior to proceeding on this item?

The Council will hear from the applicant, the public and staff. Time for this public hearing is allotted as follows:

Staff Report:	as needed
Applicant Presentation:	as needed

Item #: 19. File #: RES 2019-105

Public Comment:	as needed
Applicant Response	as needed
Council Questions:	as needed
Follow-up Questions:	as needed

Madame Clerk, has this public hearing been properly noticed under the applicable regulations for this type of land use hearing? (Clerk to refer to certification from Development Services, describing the notice).

Mr. Detweiler, the staff introduction please

(Public hearing is conducted, applicant presentation, public comment, applicant response, questions from Council)

Do any Council members have any final questions of staff or the applicant before I close the public hearing and refer this to the Council for action?

I now close the public hearing and refer this to Council for discussion and action.

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

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

Title: **Resolution Approving the Oakwood Apartments Site Development Plan Amendment No. 1**

Executive Summary

The Oakwood Apartments is a 64-unit affordable senior living community owned by the Douglas County Housing Partnership located at 559 Oakwood Drive. Douglas County Housing Partnership is proposing an amendment to their Site Development Plan that would remove one existing apartment building, the clubhouse, and leasing center. In their place, a new centrally located three-story building that would contain the leasing center, amenity center, and 53 additional apartment units would be built, resulting in 109 overall units onsite. Major Amendments to residential Site Development Plans require a public hearing before the Planning Commission who shall review the proposed plan and provide a recommendation to Town Council. On September 12, 2019, Planning

Item #: 19. File #: RES 2019-105

Commission recommended approval by a vote of 5 to 0.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for multi-family developments. 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.

Recommendation

The Planning Commission, at a Public Hearing on September 12, 2019, recommended approval of the resolution by a vote of 5-0.

Proposed Motion

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

Attachments

Attachment A: Resolution
Attachment B: Exhibit 1 - Site Development Plan
Attachment C: Photo Simulations

Meeting Date: October 1, 2019

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

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

Title: A RESOLUTION APPROVING THE OAKWOOD APARTMENTS SITE DEVELOPMENT PLAN AMENDMENT NO. 1

Executive Summary

The Oakwood Apartments is a 64 unit affordable senior living community owned by the Douglas County Housing Partnership located at 559 Oakwood Drive. Douglas County Housing Partnership is proposing an amendment to their Site Development Plan that would remove one existing apartment building, the clubhouse, and leasing center. In their place, a new centrally located three-story building that would contain the leasing center, amenity center, and 53 additional apartment units would be built, resulting in 109 overall units onsite. Major Amendments to residential Site Development Plans require a public hearing before the Planning Commission who shall review the proposed plan and provide a recommendation to Town Council. On September 12, 2019, Planning Commission recommended approval by a vote of 5 to 0.

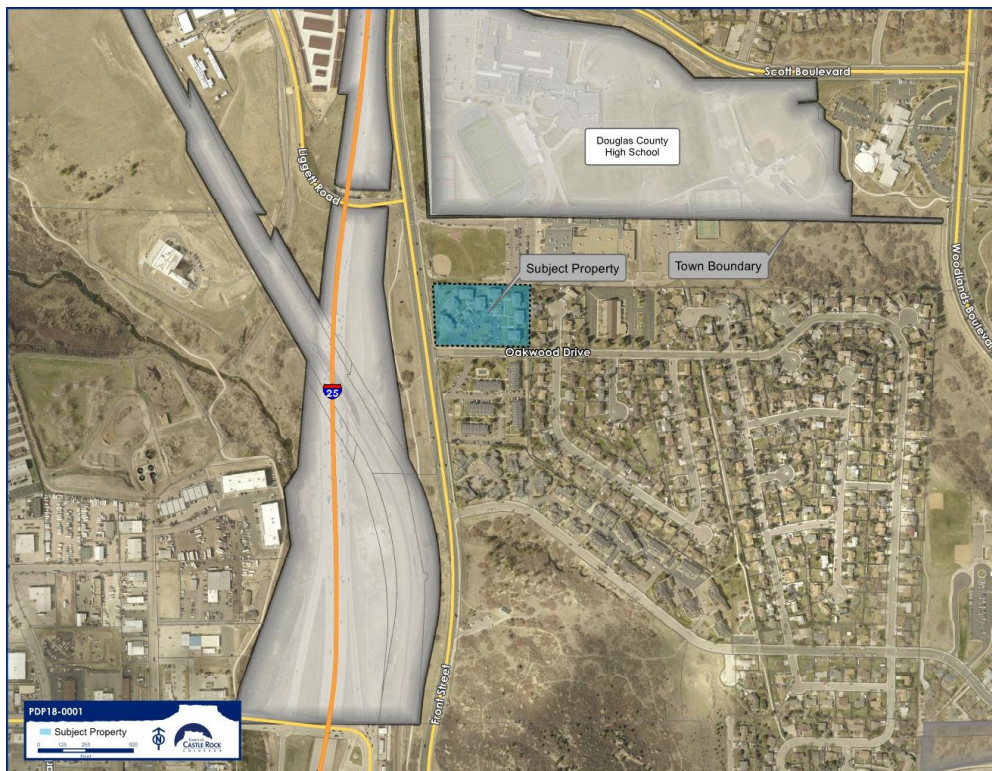


Figure 1: Location Map

Background

The Oakwood Apartments is a 64 unit affordable senior living community owned by the Douglas County Housing Partnership. The previous Planned Development Plan and Zoning Regulations were established in 1983 and according to the Douglas County Assessor's records, building was completed in 1985. The original zoning allowed a maximum density of 64 units. In June 2018, Town Council approved an amendment to the Oakwood Apartments Planned Development Plan and Zoning regulations. This amendment allows for an increase to 109 total units, increasing the maximum building height to 42 feet (the maximum height remained at 28 feet from the eastern property line out 100 feet west), and shortens the south setback by 10 feet.

Discussion

Location

The property is located directly south of Douglas County High School on the north east corner of Front Street and Oakwood Drive. The property is accessed by Oakwood Drive.

To the west of the property is Front Street with I-25 just beyond. Across Oakwood Drive to the south lies the Stone Creek Apartments. To the east and southeast lies the Castle North subdivision. Douglas County High School shares the properties northern boundary.



Figure 2: Aerial Photograph from the south

Existing Conditions

The current apartment complex consists of eight two story apartments buildings each consisting of eight units. The second floor of every building is accessed by stairs. These buildings are situated along the east, north, and west property lines. Two one-story buildings providing spaces for amenities and leasing are located in the center of the property. The property is accessed off of Oakwood Drive by two driveways with parking starting right at the southern property line and filling in the horseshoe created by the buildings.



Figure 3: Looking Northwest from the Eastern Parking Lot



Figure 4: Looking North from the East Parking Lot

Design

The proposed project will remove the southwest apartment building that contains eight units, the leasing center, and the clubhouse. A new three-story building that will contain the leasing center, clubhouse, and 53 apartment units will be built in the center of the site where the existing parking lot is located. This will create a net gain of 45 apartment units on the site, for a total of 109 units. New parking lots distributed around the site, will provide parking that is closer and more convenient to all the apartment buildings on the property. The total number of parking spaces will increase by 45 spaces to match the increase in apartment buildings, which complies with the parking requirements of the Oakwood Apartments PD Zoning Regulations.



Page 5



Figure 6: Photo Simulation

The project will also include new landscaping throughout the property that will meet the Town's landscape requirements. Other improvements on site will include a dedicated pet area and community gardens.



Figure 7: Photo Simulation

Zoning Regulations

The Oakwood Apartments Planned Development Plan (PDP), Amendment No. 1 and PD Zoning Regulations govern the property. The proposed amendment to the Site Development Plan meets all requirements of the PDP and Zoning Regulations as shown in the table below.

SUMMARY TABLE:

Required per Oakwood Apartments PD		Provided in this SDP	
Land Use		Land Use	
Min Open Space	20%	Open Space	49%
Dwellings & Parking		Dwellings & Parking	
Max Dwelling Units	109	Dwelling Units	109
Max Density (DUA)	29	Density (DUA)	29
Min Ratio (1 Space/Unit)	1.00	Ratio (Space/Unit)	1.00
Min Total Spaces	109	Total Spaces	109
Min Required Van HC Spaces	1	Van HC Spaces	1
Min Required Regular HC Spaces	5	Regular HC Spaces	5
Building Properties (In Feet)		Building Properties (In Feet)	
Minimum West Setback	40	West Setback	40
Minimum South Setback	30	South Setback	30
Minimum East Setback	25	East Setback	25
Minimum North Setback	22	North Setback	22
Minimum Building Separation	20	Building Separation	20
Maximum Building Height	28/42*	Building Height	28/41**
*Maximum Building Height is 28' in the easterly 100' of the site, and 42' elsewhere.		**Building Height is 28' in the easterly 100' of the site, and 41' at the 3-story bldg.	

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, determining that water, sewer, storm sewer and road systems will be sufficient to accept the added demand of this development.

With a net increase of 45 dwelling units and a trip generation rate of 3.44 average daily trips per dwelling unit, the project is expected to add approximately 155 trips per day to the Town's transportation system. The Owner's traffic engineer has provided a memo

indicating significant impacts are not anticipated. Per Town criteria (TDCM 7.2.1), when a project generates less than 200 trips per day, Public Works staff may waive the requirement for a detailed transportation impact analysis (TIA). Public Works staff has determined that it is appropriate to waive the TIA in this case.

As requested by the Public Works Department, the Owner has acknowledged their responsibility to pay for an additional street light on the north side of Oakwood Drive. This will bring this section of Oakwood Drive up to current Town standards for street light spacing. This will be a condition of construction document approval.

The project includes relocation of an existing access onto Oakwood Drive. As a condition of construction document approval, Public Works will require the Owner to close the existing access by demolishing the existing driveway and constructing Town-standard curb, gutter and sidewalk in the resulting gap as well as the frontage of the site along Oakwood Drive.

Phasing

A phasing provision was approved through the zoning amendment in 2018. In order to limit the amount of disruption to existing residents, the Douglas County Housing Authority plans to keep residents in the western most building during construction of the new building. Once construction of the new building is complete, the zoning regulations stipulate that the building is to be demolished and the required parking be built within 30 days.

Public Outreach, Notice and External Referrals

Written and published notices were performed in accordance with the Town of Castle Rock Municipal Code and external referrals were sent to utility and service providers with no objections being reported.

On April 3, 2019 the applicant hosted a neighborhood meeting. Nine stakeholders attended the meeting, many of which were residents of the Oakwood Apartments. No objections to the project were raised at the meeting.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for multi-family developments. 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.

Staff Findings

Staff analyzed the proposed site plan according to the requisite review criteria. The property is not within the Skyline-Ridgeline Protection Area. All staff review comments and external referral comments have been addressed. In conclusion, staff makes the following findings regarding the proposed amendment to the Oakwood Apartments Site Development Plan

- The Site Development Plan supports the objectives of the Vision 2030 and the Comprehensive Master Plan,
- The Site Development Plan meets the requirements of the Oakwood Apartments Planned Development Plan, Amendment No. 1 and PD Zoning Regulations,
- The Site Development Plan supports the review and approval criteria of the Municipal Code, Chapter 17.38, and
- Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property.

Recommendation

The Planning Commission, at a Public Hearing on September 12, 2019, recommended approval of the resolution by a vote of 5-0.

Proposed Motion

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

Attachments

Attachment A: Resolution
Attachment B: Exhibit 1 - Site Development Plan
Attachment C: Photo Simulations







