



Meeting Date: August 13, 2020

AGENDA MEMORANDUM

To: Planning Commission

From: Donna Ferguson, Senior Planner, Development Services

Title: Medical Offices at Founders Marketplace Site Development Plan

Executive Summary

Davis Partnership Architects (Applicant), on behalf of Founders MOB LLC, is requesting approval of a commercial site development plan (SDP) for a medical office building within the neighborhood commercial center of Founders Marketplace, located in the northeast quadrant of Founders Parkway and State Highway 86 (Figure 1). The SDP proposes a long in-line 13,500 square foot medical office building to house five tenants: a veterinarian, an optometrist, a general dentist, a pediatric dentist, and an orthodontist. Due to a 25-year completion provision in the zoning that requires Town Council review and approval, the SDP requires public hearing before the Planning Commission who shall review the proposal and provide a recommendation to Town Council.

Staff finds that the SDP meets the criteria of the Mall and Office Center Infill PD as well as the Town's Site Development Plan review and approval criteria and recommends that Planning Commission recommend approval of the Medical Offices at Founders Marketplace Site Development Plan, as presented, to Town Council.



Figure 1: Location map

Discussion

Background

Founders Marketplace is a neighborhood commercial center, located at the northeast and southeast intersection of Founders Parkway and State Highway 86. It was zoned as the Mall and Office Center Infill Planned Unit Development (PD) in July of 1985 in order to develop a convenient commercial area for the surrounding neighborhoods. While the southeast intersection was developed in 2004, the northeast intersection didn't begin to develop until 2018 and currently has three undeveloped lots.

Zoning History

The Mall and Office Center Infill PD was approved by the Board of Trustees on July 25, 1985 and includes a portion of zoning regulations from the Villages at Castle Rock Planned Unit Development (PD), which was approved four years earlier on August 4, 1981.

When researching the Villages at Castle Rock PD for another project, staff uncovered a completion provision in its zoning regulations, shown in section 8 of the zoning regulations. This completion provision anticipated the entire Villages at Castle Rock PD to be completed within 25 years of the date of its approval by the Town (August of 2006). However, the zoning regulations did not explain what would happen if the entire PD was not completed within the 25-year timeframe, nor any remedy for an applicant/property owner who could not complete a project by the anticipated completion date. Since this portion of the Villages at Castle Rock PD is included in the Mall and Office Center PD, the medical office building is subject to the completion provision.

Town Council will need to make a final determination on the applicability of the completion provision and remedies, if any, as it pertains to the medical office building SDP and any future applications governed by the Mall and Office Center Infill PD.

Staff is open to receiving feedback from the Planning Commission, to be forwarded to Town Council with this application, concerning the applicability of the completion provision to this SDP and future SDPs within the Mall and Office Center Infill PD.

Existing Conditions

The site is located in the northeast quadrant of Founders Parkway and State Highway 86 within a neighborhood commercial center known as Founders Marketplace. The lot is rectangular in shape and approximately 1.59 acres in size and is currently undeveloped. It is bounded to the west by Aloha Street and surrounded to the north, east, and west by open space tracts which exceed 300-feet in width.

To the west, across Aloha Street, is a 7-Eleven with a gas station, a bank, a planned, yet to be constructed, car wash and three undeveloped commercial lots. To the north, across the open space, is a multi-family neighborhood, currently under construction, known as Echelon (FKA Caliber at Terrain) and to the east, across the open space, is a single-family neighborhood known as Terrain. The lot is generally flat and covered by minimal vegetation.

SDP Proposal

The SDP proposes a long in-line 13,500 square foot medical office building to house five tenants: a veterinarian, an optometrist, a general dentist, a pediatric dentist, and an

orthodontist. The building is one-story high at 21.6-feet and centered at the rear of the lot with parking provided in front of the building adjacent to Aloha Street. Two private outdoor patio areas with seating are also provided on the ends of the building. Landscaping throughout the site is also proposed. (**Attachment A**).

The proposed building utilizes quality design materials and windows on all sides of the buildings. The front elevation of the building (Figure 2) offers a stepped roofline and varying elevations which utilize large and small windows and a mix of design materials. Design materials include stone veneer, stucco and wood veneer in a pallet of white, grey and light wood. Building and site lighting for pedestrian safety are also proposed.

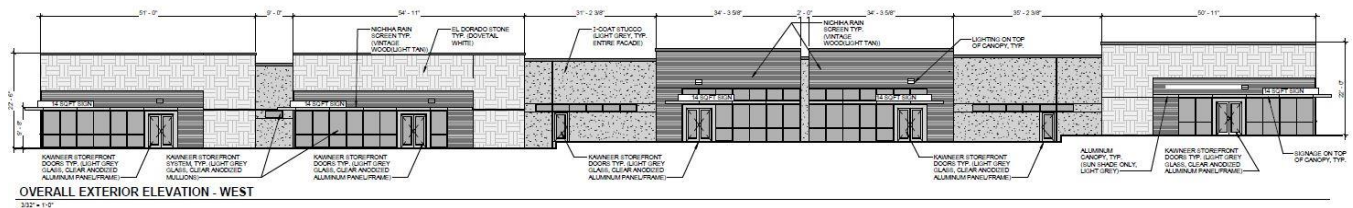


Figure 2: Front elevation

Zoning Regulations

The zoning regulations that govern the development of the lot are the Mall and Office Center Infill Planned Unit Development (PD). These regulations outline permitted uses, density and development standards by use area.

The use area designated for this site is Integrated Business (IB). The IB use area permits a variety of retail, restaurant, office, and light manufacturing uses, building ground coverage of up to 35%, and maximum building heights of 50-feet.

A comparison of the zoning regulations to the proposed SDP (Figure 3) illustrates the proposed SDP meets the permitted uses, density, and height requirements of the IB use area. The proposed office use is a stated use, the building ground coverage of 19.55% is less than the maximum permitted amount of 35%, and, the proposed building height of 21.6-feet is less than the maximum permitted height of 50-feet.

Residential/Nonresidential Interface Regulations

Due to the existence of open space tracts, greater than 250-feet in width, which lie between the proposed medical office building and the planned multi-family neighborhood to the north and the existing single-family neighborhood to the east, the project is not subject to the Town's Residential/Nonresidential Interface Regulations.

Transportation and Traffic

The trip generation compliance letter by Transportation Consultants dated February 1, 2020 references the previously approved Founders Crossing Site Development and Traffic Impact Analysis by LSC Transportation Consultants, Inc.(LSC) dated October 18, 2016. The trip generation letter indicates the daily and peak-hour trip generation potential for the currently existing and proposed land uses are expected to be considerably lower than for the previously approved land uses. The existing site will utilize Aloha Drive and Aloha Street for access to Founders Parkway and State Highway 86.

ZONING COMPARISON		
ZONING	MALL AND OFFICE CENTER INFILL PD	
USE AREA	INTEGRATED BUSINESS (IB)	
LOT	LOT 6	
LOT SIZE SF/ACRES	69,115 SF/1.59 ACRES	
	REQUIREMENT	PROVIDED (THIS SDP)
BUILDING SF	13,512 SF (12,811 GLA)	
PERMITTED USES	AS PER SECTION IIE OF THE PD ZONING REGULATIONS	OFFICES
MINIMUM LOT SIZE	1 ACRES	1.59 ACRES
MAX BUILDING COVERAGE	35%	19.55%
MIN FRONT YARD SETBACK	15'	83' - 0"
MIN REAR YARD SETBACK	5'	6' - 3"
MIN SIDE YARD SETBACK	5'	45' - 9"
MAX BUILDING HEIGHT	50' - 0"	21' - 6"
MAX BUILDABLE SLOPE	4:1	4:1
MIN PARKING	MEDICAL OFFICE AND CLINIC: 5 PER 1,000 SF OF GLA	REQUIRED: (12,811/1,000 x 5) 65 SPACES PROVIDED: 68 SPACES
MIN ADA PARKING	PER MUNI. CODE 3 ADA SPACES REQUIRED FOR 51 TO 76 TOTAL LOT SPACES	REQUIRED ADA PARKING: 3 SPACES PROVIDED ADA PARKING: 3 SPACES
BICYCLE PARKING	5% OF TOTAL PARKING	REQUIRED: 4 SPACES PROVIDED: (68 x .05) 4 SPACES

Figure 3: Zoning comparison chart

The Founders Crossing site is adjacent to two major CDOT roadways. Founders Parkway, located west of the site; and State Highway 86 (SH-86), located south of the site are classified as a state highway.

Nearby planned Town Capital Improvement Program (CIP) projects, outlined in the approved 2020 budget and the 2020 5-year fiscally constrained CIP, include improvement at the signalized intersection of Ridge Road/SH-86/5th Street/Founders Pkwy by 2022.

The streets currently access the wider transportation network. Site access at Founders Parkway and Aloha Drive is proposed as a full-movement signalized intersection when warranted. Direct access to SH-86 is currently from Aloha Street and a future connection to the east to an existing roundabout located on Autumn Sage Street.

Per Town criteria, LSC prepared a project-specific traffic compliance letter (**Attachment B**) in order to estimate project traffic and provide recommendations to mitigate traffic impacts, if needed. LSC evaluated traffic impacts by comparing existing traffic generation and uses to the proposed traffic generation and uses.

Public Works plan review engineers evaluated the trip generation compliance letter and found it to comply with Town transportation criteria.

Neighborhood Outreach

The applicant conducted two of three neighborhood meetings. Due to the outbreak of the COVID-19 pandemic the first neighborhood meeting was excused. The second neighborhood meeting was held prior to the second submittal and the third and final neighborhood meeting was held after the completion of staff review but prior to the Planning Commission hearing.

Meeting #1: The first neighborhood meeting was excused due to the outbreak of the COVID-19 pandemic.

Meeting #2: The second neighborhood meeting was conducted virtually and held on June 10, 2020 with two people in attendance. At this meeting the applicant shared an SDP proposal for a medical office building.

The applicant highlighted the following SDP attributes:

- Single story first class office building
- 13,500 square feet
- High quality building materials
- To house five tenants: veterinarian, general dentist, pediatric dentist, oral surgeon and optometrist
- Offices to be individually owned.

Attendees expressed concerns for the following:

- No concerns were expressed

Attendees expressed appreciation for the following:

- High quality architecture

Meeting #3: The third and final neighborhood meeting was conducted virtually and held on August 6, 2020 with 3 people in attendance. At this meeting the applicant shared the final SDP proposal for a medical office building.

The applicant highlighted the following SDP attributes:

- Single story, class A medical office building
- 13,500 S.F.
- High quality building materials
- To house five tenants: veterinarian, general dentist, pediatric dentist, oral surgeon and optometrist
- Offices to be individually owned

Attendees expressed concerns for the following:

- None expressed

Attendees expressed appreciation for the following:

- None expressed

External Referrals

Requests for external comments were sent to various utility service providers, Douglas County Government, Douglas County Schools, Colorado Department of Transportation, Colorado

Division of Wildlife, Colorado Geological Survey, Cherry Creek Basin Water Quality Authority and to surrounding HOAs and Metro Districts. Comments received from review agencies were technical in nature and reconciled through the review process. There were no objections provided.

Public Notice

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

Budget Impact

Development of the property will generate jobs. Ongoing costs of serving a new commercial development, in terms of public infrastructure and amenities, as well as police and fire protection, will be comparable to other similar commercial developments in Castle Rock.

17.38.040 SDP Review and Approval Criteria and Analysis

A. Community Vision/Land Use Entitlements.

1. Generally conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the CRMC.

Analysis: The proposed SDP meets this criterion. It generally conforms to the Town's Vision and Comprehensive Master Plan and complies with the site's governing zoning, the Mall and Office Center Infill PD. It also conforms to the Town's architectural goals as well as complies with all relevant requirements and development standards of the Town's Municipal Code.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.

4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP meets this criterion. The SDP meets all relevant site layout requirements outlined in the governing zoning and the Town's Municipal Code.

C. Circulation and Connectivity.

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. The SDP provides a vehicular entrance into the site and vehicular circulation within the site. The plan also provides attached sidewalks which connect to existing and future businesses within Founders Marketplace and to nearby neighborhoods.

D. Services Phasing and Off-site Impacts.

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and meets technical criteria design codes.

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any identified negative impacts.

Analysis: The proposed SDP meets this criterion. The SDP provides two private outdoor patio areas with seating for the site.

Findings

Staff finds that the SDP meets the criteria of the Mall and Office Center Infill PD as well as the Town's Site Development Plan review and approval criteria.

Recommendation

Staff recommends that Planning Commission recommend approval of the Medical Offices at Founders Marketplace Site Development Plan, as presented, to Town Council.

Proposed Motion

I move to recommend approval of the Medical Offices at Founders Marketplace Site Development Plan, as presented, to Town Council.

Attachments

Attachment A: Site development plan
Attachment B: TIS compliance letter