



Meeting Date: November 17, 2020

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Tara Vargish, Director, Development Services

From: Donna Ferguson, Senior Planner, Development Services

Title: **A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A PORTION OF LOT 1, SELLER'S LANDING (SDP20-0015 Greystone Villas)**

Executive Summary

Norris Design, on behalf of ADAMO Homes, is requesting approval of a Site Development Plan (SDP) for townhomes known as Greystone Villas, located west of the intersection of S. Gilbert Street and Baldwin Ranch Road (Attachment B).

The site is located within the last remaining parcel of one of the Town's earliest planned unit developments (PUD) known as Sellers Landing PUD. The parcel is approximately .92 acres in size and is currently undeveloped. The SDP proposes one three-story building (36.25-foot tall) containing five townhome units with attached garages. The proposed townhome building incorporates quality design materials and a varied design on all four sides.

A comparison of the zoning regulations to the proposed SDP illustrates the proposed SDP meets the permitted uses, permitted maximum density and minimum development standards, other than height, outlined in the zoning for the parcel. A variance for **1.25-feet (15 inches)** for maximum permitted building height was requested by the applicant and administratively approved by staff per the Town's 17.04.105 Administrative Variance process. The variance will take effect only upon the approval of the Site Development Plan by Town Council.

The site proposes one full-movement access to S. Gilbert Street directly opposite Baldwin Ranch Road. Based on the 10th Edition of the ITE Trip Generation Manual, the daily traffic expected to be generated by the site is 37 average daily trips (ADT), well below the Town's threshold of 200 ADT to warrant a Traffic Impact Analysis and too small to have a measurable impact on the operations and safety of the adjacent streets and intersections (Attachment C).

The applicant conducted three neighborhood meetings over the course of 15 months. Initial attendee concerns regarding shared access, and parking were reconciled through the neighborhood meeting process. Ten people attended the first neighborhood meeting, four people attended the second neighborhood meeting and zero people attended the third neighborhood meeting.

The Planning Commission hearing was held on October 22, 2020. The Planning Commission discussed the proposed SDP in detail after reviewing presentations by Town staff and the

applicant. There was no public testimony. Discussion focused on the proposed Site Development Plan in relation to adjacent properties and neighborhood meeting history.

Planning Commission found the proposed Site Development Plan to meet the Town's Site Development Plan review and approval criteria and voted 6-0 to recommend approval of the Greystone Villas Site Development Plan.

Discussion

Existing Conditions

The site is located west of the intersection of S. Gilbert Street and Baldwin Ranch Road. The parcel is approximately .92 acres in size and is currently undeveloped. Sellers Gulch and its floodplain runs through the western portion of the parcel covering approximately 75% of the parcel. The site is bounded to the north by an emergency vehicle access (EVA) road and also bounded to the east by S. Gilbert Street.

To the north, across the EVA, is a townhome development, known as Greystone Towns, to the east, across S. Gilbert Street, is a single-family neighborhood known as Glover, to the south resides a condominium building associated with the Sellers Landing PD and to the west is Town open space.

The site is constrained by steep topography associated with Sellers Gulch and by low overhead electric lines along S. Gilbert Street.

Background

The site resides within the last remaining parcel of one of the Town's earliest planned unit developments (PUD) known as Sellers Landing PUD. Zoned in December of 1982 the Sellers Landing PUD envisioned a condominium complex containing 94 units. While the majority of the site (77 units) was built out in the mid-1980s, this parcel remains undeveloped.

SDP Proposal

The SDP (Attachment B) proposes one three-story building (36.25-feet tall) containing five townhome units with attached garages. The townhome building is situated near S. Gilbert Street outside of Sellers Gulch and its floodplain. The front of the building faces the EVA to the north and the side of the building faces S. Gilbert Street. Each townhome unit has a two-car attached garage at the rear of the building, which is accessed by an internal private drive that connects to S. Gilbert Street. The site development plan also incorporates pedestrian walkways which connect the front door of each unit to the sidewalk along S. Gilbert Street.

The proposed townhome building incorporates quality design materials and a varied design on all four sides. Design materials include stone veneer, siding and metal in a pallet of brown, tan and slate blue. Each elevation offers a varying roofline and utilizes a mix of window shapes and design materials. Building and site lighting for pedestrian safety are also proposed.

Zoning Regulations

A comparison of the zoning regulations to the proposed SDP (Page 1 of SDP) illustrates the proposed SDP meets the permitted uses, permitted maximum density and minimum development standards, other than height, outlined in the zoning for the parcel.

The zoning regulations that govern the development of the parcel are the Sellers Landing planned unit development (PUD). These regulations outline permitted uses, maximum density and minimum development standards by phase.

The phase designated for this parcel is seven. Phase seven permits residential apartment or condominium uses, maximum dwelling units of 17, minimum finish floor area of 650 square feet and maximum building height of 36-feet.

The proposed townhome use, while not contemplated at the time of initial zoning, is a multi-family use consistent with the permitted apartment and condominium uses. The proposed number of 5 dwelling units is one-third of the maximum permitted dwelling units of 17, the proposed floor area of 1,206 square feet is greater than the minimum required amount of 650 square feet.

While the height of 36.25-feet is **1.25-feet (15-inches)** greater than the maximum permitted building height of **35-feet**, a variance for **1.25-feet (15 inches)** for maximum permitted building height was requested by the applicant and administratively approved by staff per the Town's 17.04.105 Administrative Variance process. This variance of 3.5% will take effect only upon the approval of the Site Development Plan by Town Council.

Transportation and Traffic

The site proposes one full-movement access to Gilbert Street. directly opposite Baldwin Ranch Road. Based on the 10th Edition of the ITE Trip Generation Manual, the daily traffic expected to be generated by the site is 37 average daily trips (ADT), well below the Town's threshold of 200 ADT to warrant a Traffic Impact Analysis and too small to have a measurable impact on the operations and safety of the adjacent streets and intersections.

The transportation facilities are adequate and available to serve the proposed development. No significant improvements are required. The striping on Gilbert St. should be revised to allow the northbound left turn in movement and a slight reduction of the "hook" on the left turn striping onto Baldwin Ranch Road is recommended to clear the path for the left turn movement out of Greystone. The driveway should be constructed to the Town of Castle Rock standards and specifications.

Neighborhood Outreach

The applicant conducted three neighborhood meetings over the course of 15 months. Initial attendee concerns regarding shared access, and parking were reconciled through the neighborhood meeting process. Ten people attended the first neighborhood meeting, four people attended the second neighborhood meeting and zero people attended the third neighborhood meeting.

Meeting #1: The first neighborhood meeting was conducted in-person and held prior to formal submittal on July 30, 2019, with ten people in attendance. At this meeting the applicant shared an SDP proposal for a townhome project.

The applicant presentation discussed the following:

- One three-story building containing five townhomes
- Market rate homes beginning at \$415,000
- Attached 2-car garages and guest parking
- One access point off S. Gilbert St.
- No cross connection to neighboring properties

Attendees expressed concerns for the following:

- Sellers Landing (neighbors to the south) were very concerned about their existing parking along the shared property line. They do not want ADAMO's SDP to limit their ability to use this existing parking
- Blocking of view to the Rock
- Wear and tear on the southerly neighbor's parking lot if shared access proposed
- Use of EVA as public ROW

Attendees expressed appreciation for the following:

- Separate access vs. shared access
- Reduction of dwelling units to 5 from permitted of 17
- Proposed architecture

Meeting #2: The second neighborhood meeting was conducted virtually and held prior to the second submittal on June 18, 2020 with four people in attendance. At this meeting the applicant shared a revised SDP proposal for a townhome project.

The applicant presentation discussed the following:

- One three-story building containing five townhomes
- Attached 2-car garages and guest parking
- One access point off S. Gilbert St.
- No cross connection to neighboring properties
- Reconfigured detention pond
- Added pedestrian access from unit front doors to parking area

Attendees expressed concerns for the following:

- None expressed

Attendees expressed appreciation for the following:

- High quality architecture

Meeting #3: The third and final neighborhood meeting was conducted virtually and held after the completion of staff review but prior to the Planning Commission hearing on October 1, 2020 with zero people in attendance. At this meeting the applicant shared the final SDP proposal for a townhome project.

The applicant presentation discussed the following:

- Final site plan intended for presentation at public hearings
- No material changes from previous site development plan
- One three-story building containing five townhomes
- Attached 2-car garages and guest parking

- Pedestrian connections from sidewalk and parking area to front doors
- Only minimal disturbance to Sellers Gulch floodplain area

Attendees expressed concerns for the following:

- None expressed, no attendance

Attendees expressed appreciation for the following:

- None expressed, no attendance

External Referrals

Requests for comments were sent to various local agencies and utility service providers, including Douglas County Government, Douglas County Schools, Colorado Department of Transportation, Colorado Division of Wildlife, Colorado Geological Survey, Cherry Creek Basin Water Quality Authority, surrounding HOAs, surrounding Metro Districts, IREA, Black Hills Energy, Xcel Energy, Century Link and Comcast. Comments received from local agencies and utility service providers were technical in nature and reconciled through the SDP review process.

Public Notice

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

SDP Review and Approval Criteria and Analysis 17.38.040

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 Sellers Landing PUD. It also conforms to all other 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 townhome building is situated outside of Sellers Gulch and its floodplain. 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 pedestrian walkways which connect the front door of each unit to the sidewalk along S. Gilbert Street.

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 necessary ingress and egress improvements.

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 over 75% of open space.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes. Other ongoing costs of serving a new multi-family residential development, in terms of public infrastructure and amenities, as well as police and fire protection, will be comparable to other similar multi-family residential developments in Castle Rock.

Findings

The Planning Commission hearing was held on October 22, 2020. The Planning Commission discussed the proposed SDP in detail after reviewing presentations by Town staff and the applicant. There was no public testimony. Discussion focused on the proposed Site Development Plan in relation to adjacent properties and neighborhood meeting history.

Planning Commission found the proposed Site Development Plan to meet the Town's Site Development Plan review and approval criteria as outlined in this report under SDP Review and Approval Criteria and Analysis 17.38.040.

Recommendation

Planning Commission voted 6-0 to recommend approval of the Greystone Villas Site Development Plan.

Proposed Motion

I move to approve the resolution as introduced by title.

Attachments

Attachment A: Resolution
Exhibit 1: Site Development Plan
Attachment B: Vicinity map
Attachment C: TIS compliance letter