

PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN PLANNING AREA 3 AMENDMENT

PLANNING COMMISSION
FEB. 11, 2021





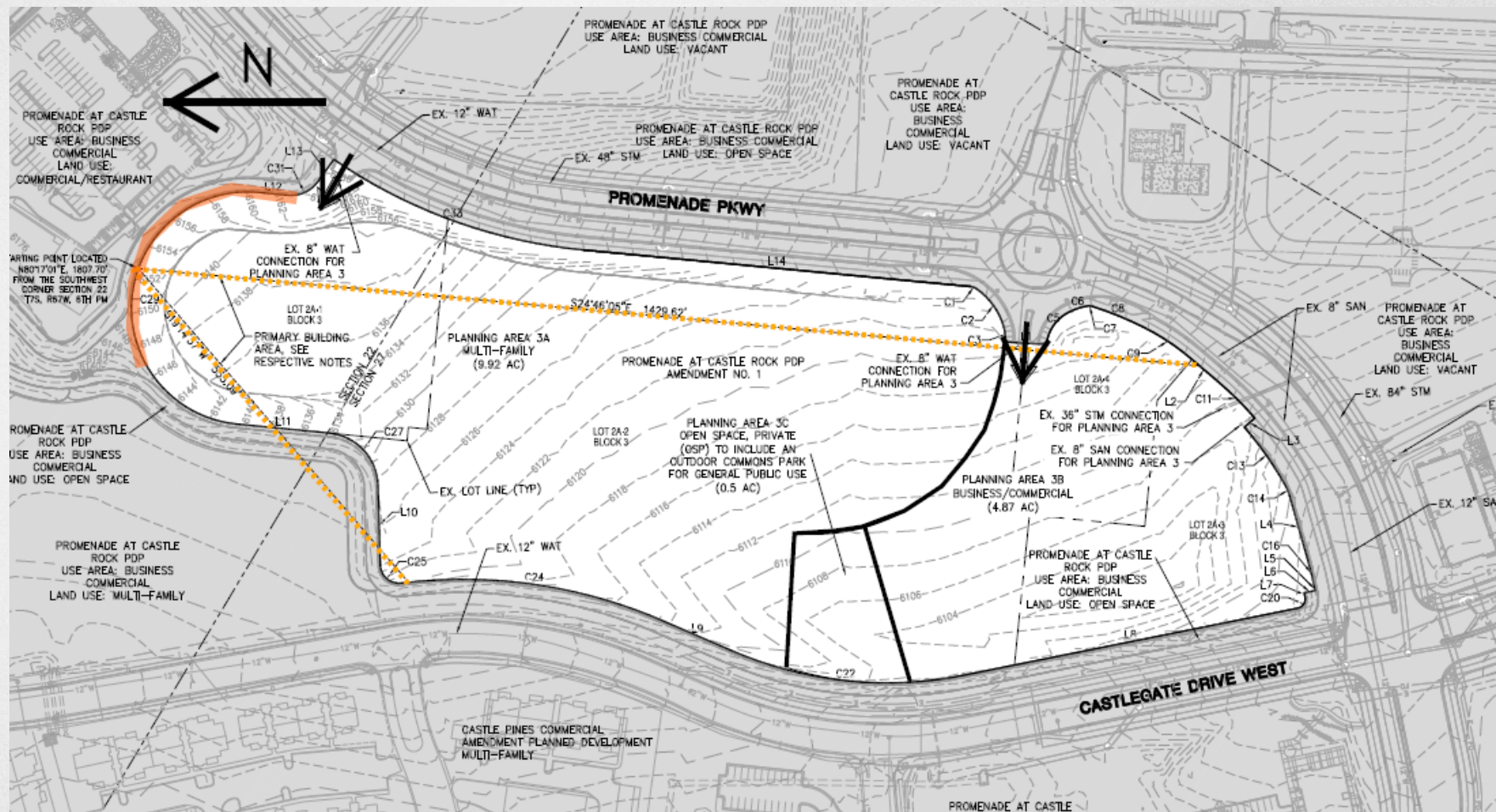
CONSIDERATION OF APPROVAL PLANNED DEVELOPMENT PLAN (AMENDMENT)

- Conformance with master plans
 - Relationship to surrounding area
 - Circulation and Connectivity
 - Utility Compliance and Off-site Impacts
 - Open Space, Public Lands and Recreation Amenities
 - Natural Features
-

HISTORY OF APPROVALS

- Originally annexed and zoned in January of 1987 as Castle Pines Commercial Planned Development.
- Rezoned in March of 2015 to the Promenade at Castle Rock Planned Development Plan, Planning Area 3 (PA3).
- Current zoning of PA3 permits 100% Business/Commercial use.
- Seeking to rezone PA3 to permit Multi-Family Residential use (up to 300 units at 30.2 DU/Acres), Open Space Private use and Business/Commercial use.







Vicinity Map

Subject Property

North Arrow

Scale Bar

City of Castle Rock

DEVELOPMENT AGREEMENT

- A. Developer to make a deposit of \$200,000 to be used toward development fees for a sit-down restaurant or 10k sq. ft. commercial building within four years.
- B. Best efforts to secure unique tenants.
- C. Construct Commons Park in OSP use area.
- D. Make 43-acre Public Land Dedication.
- E. Install landscaping for Castlegate Drive West and Promenade Parkway and for adjacent retaining walls.

PLANNED DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

- A. Community Vision/Land Use Entitlements
- B. Relationship to Surrounding Area
- C. Circulation and Connectivity
- D. Services, Phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities
- F. Preservation of Natural Features

ANALYSIS AND FINDINGS

- Generally conforms to the Town's Vision and Comprehensive Master Plan
- Complies with CRMC 17.32 PD Planned Development District
- Complies with CRMC 17.34.030 PD Plan Approval Criteria

RECOMMENDATION

Staff recommends approval of the Promenade at
Castle Rock Planned Development Plan
PA3 Amendment.

PROPOSED MOTION

*“I move to recommend approval of the Promenade at Castle Rock
Planned Development Plan Planning Area 3 Amendment to Town
Council.”*

QUESTIONS?

PLANNING COMMISSION
FEB 11, 2021

