



PROMENADE AT CASTLE ROCK

PD ZONING AMENDMENT
PLANNING COMMISSION - PUBLIC HEARING

FEBRUARY 11, 2021

MEETING AGENDA:

- **Introductions**
- **Project Overview**
 - **Project Site & Planned Development Plan**
 - **PD Zoning Regulations**
 - **Open Space Dedication**
 - **View Corridor Study**
 - **Perimeter Landscaping**
 - **Outdoor Commons Park**

PROJECT TEAM:

- **Developer: Alberta Development Partners**
 - Don Provost: Founding Principal
 - Dustin Anderson
- **Multifamily Developer: Forum Investment Group**
 - Kevin Foltz: Managing Partner – Real Estate
 - Kristen Link: Director - Development
- **Land Planner: LandDesign**
 - Brent Martin: Partner
- **Civil Engineer: Elevation Consulting Group**
 - Lincoln Thomas: Principal



Project Site

- Approximately 15 ac
- Within current Promenade at Castle Rock Planned Development
- Amendment to rezone Block 3A

PROJECT SITE



| AREA TABULATIONS | |
|--------------------------|----------|
| Multi-Family Residential | 9.92 ac |
| Business/Commercial | 4.87 sc |
| Private Open Space | 0.50 ac |
| SITE TOTAL | 15.29 AC |

Current Zoning/Land Use

- Business/Commercial
 - Commercial
 - Retail
 - Hospitality

Proposed Zoning/Land Use

- Multi-family
 - 300 units maximum
 - Approximately 10 acres
- Business/Commercial
 - 60,000 sq ft +/-
 - Approximately 5 acres
- Commons Park
 - Connect commercial with the multi-family residential

PLANNED DEVELOPMENT PLAN

Amendments to PD Zoning Regulations

- Land Use Summary Table has been revised to reflect proposed Planned Development Plan land uses and acreages
- Section 8.3 has been added to provide description and required elements for the Outdoor Commons Park
- Revisions to Exhibits A-1, A-2, A-3, and A-4 to reflect proposed Planned Development Plan

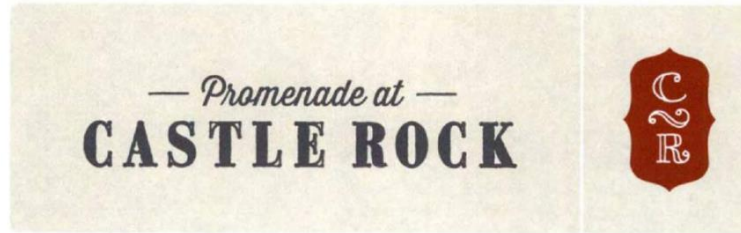
Section 5 General Use Areas

5.1 Land Use Summary Table

The Land shall be divided into general use areas as the same are located on "Promenade at Castle Rock P.D. Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. The maximum density/floor area ratio may be transferred between planning areas as long as the aggregate for the planning areas does not exceed the total allowed. Said general use areas shall be of two types, as designated below. The aggregate number of acres within each type of use area shall be as follows:

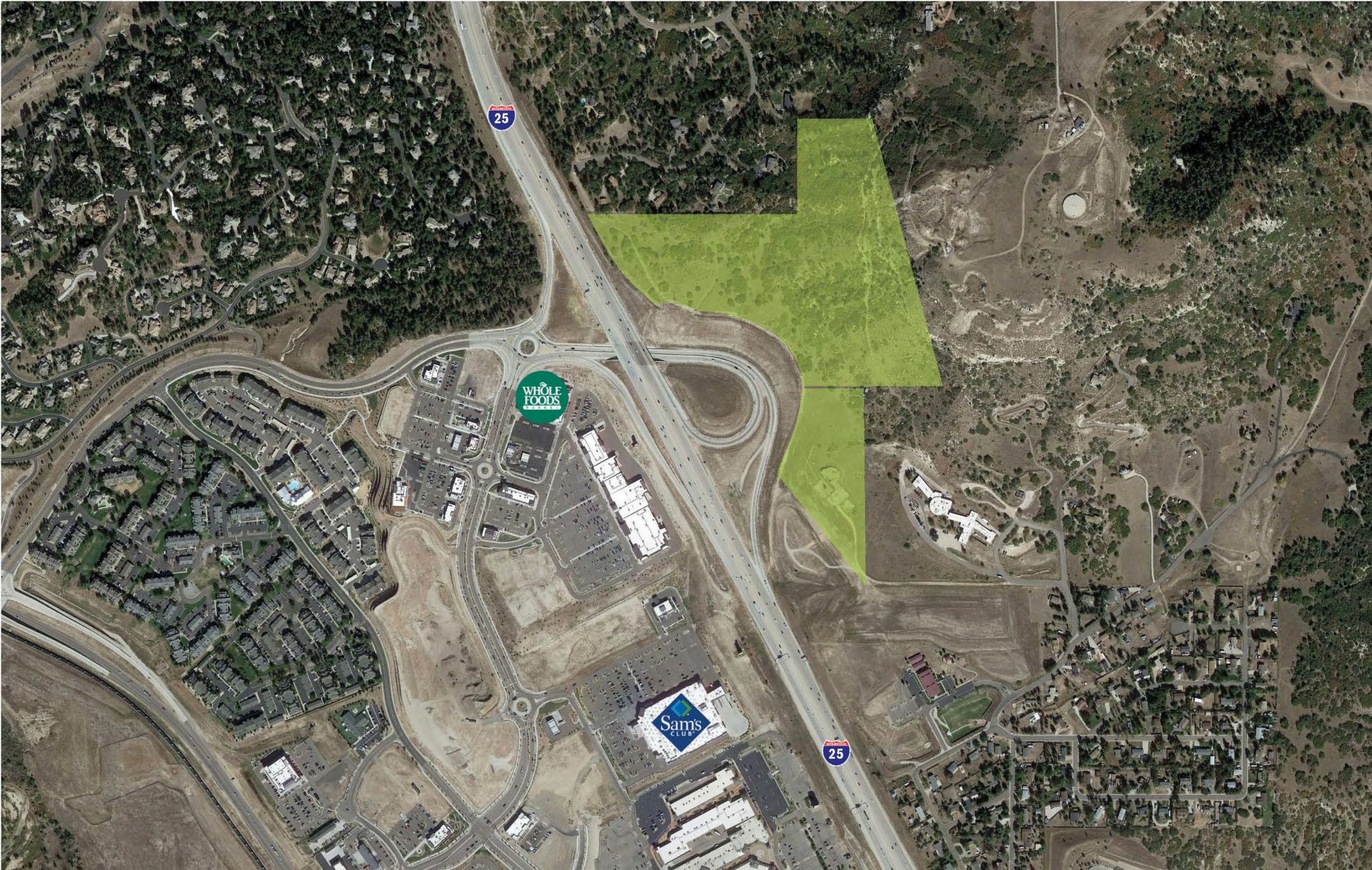
| Planning Area | Zoning | Gross Planning Area | Max. Dwelling Units | % of Total Property | Max. Building Ground Coverage |
|----------------|----------------------------|---------------------|---------------------|---------------------|-------------------------------|
| 1 | Business/Commercial | 25.32 acres | N/A | 15.2% | 0.25 |
| 2 | Business/Commercial | 13.41 acres | N/A | 8.1% | 0.25 |
| 3 | Open Space, Private | 1.41 acres | N/A | 0.8 % | N/A |
| 3A | Multifamily Residential | 9.92 acres | 300 | 5.9% | N/A |
| 3B | Business/Commercial | 4.87 acres | N/A | 2.9% | 0.25 |
| 3C | Open Space, Private | 0.50 acres | N/A | 0.3% | N/A |
| 4 | Business/Commercial | 29.96 acres | N/A | 18.0% | 0.25 |
| 5 | Business/Commercial | 14.73 acres | N/A | 8.9% | 0.25 |
| 6 | Business/Commercial | 29.76 acres | N/A | 17.9% | 0.25 |
| 7 | Multifamily Residential | 17.24 acres | 660 | 10.4% | N/A |
| | Open Space, Public (POS-2) | 15.02 acres | N/A | 9.0% | N/A |
| | Open Space, Private | 4.43 acres | N/A | 2.6% | N/A |
| Totals: | | 166.57 acres | | 100% | |

Note: 25% maximum building ground coverage for each Business/Commercial planning area allowed considering aggregate of the Business/Commercial planning areas do not exceed 1,000,000 square feet total.



PD ZONING REGULATIONS Amendment No. 2

APPROVED _____



Approximately 43 acres

- Currently vacant land
- Zoned PD (Town of Castle Rock)
- Portion zoned Agricultural (Douglas County)

Proposed to be re-zoned to
Open Space

- Dedicated to Town of Castle Rock

OPEN SPACE DEDICATION



Viewsheds

- South & West views preserved, including view to Pikes Peak
- South & East views preserved, including view to Castle Rock

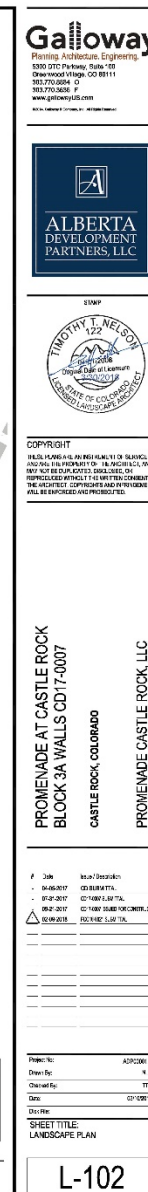
Building height & roof style reduce impact to views

VIEW CORRIDOR STUDY

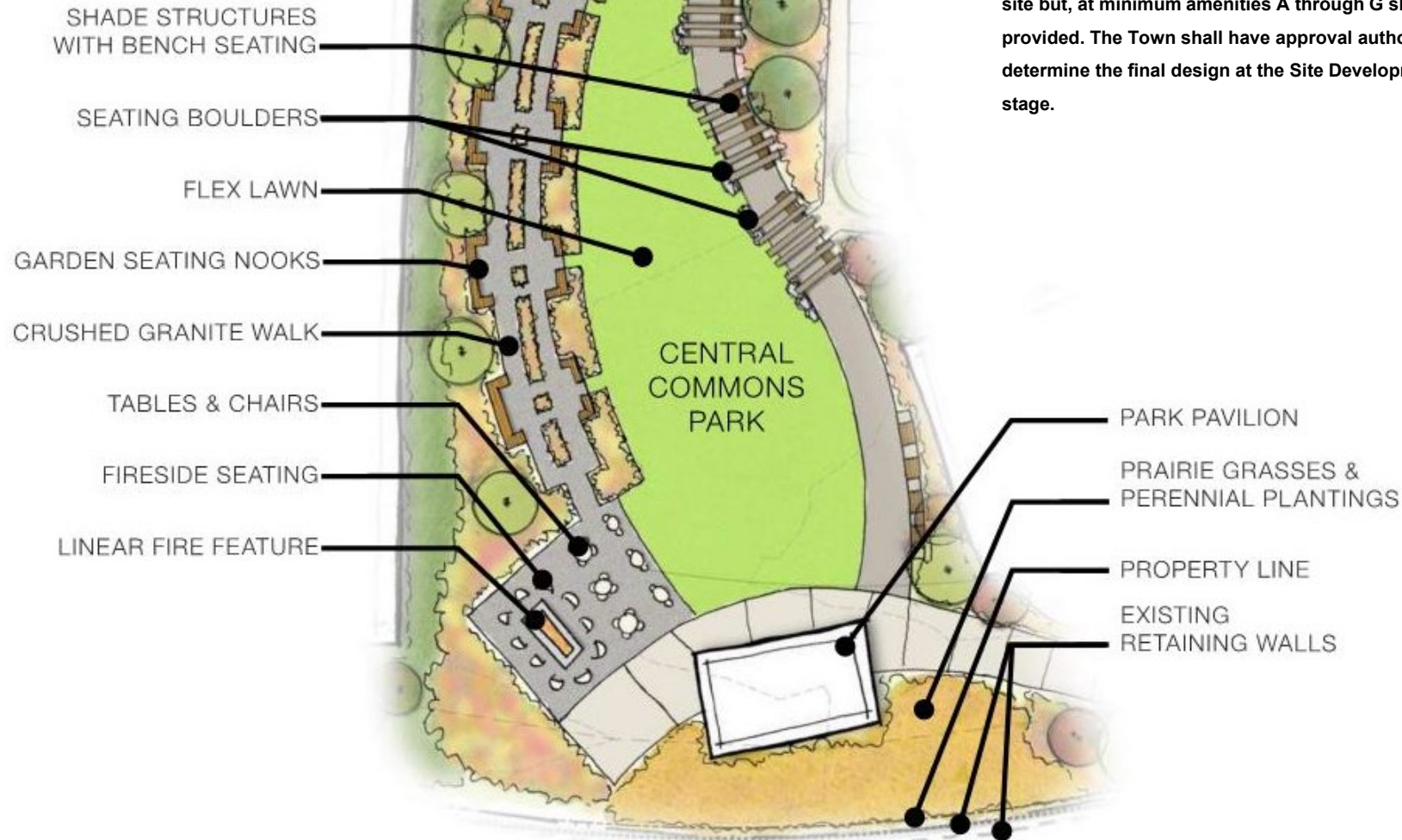


VIEW CORRIDOR STUDY

- Approved by City of Castle Rock
- Landscaping and irrigation for area between Castle Gate Drive sidewalk and lower retaining wall
- Landscaping and irrigation for area between lower and upper retaining walls
- Plans include a portion of Promenade Parkway from the intersection with Castle Gate Drive.
- All planting and irrigation to be installed prior to issuance of first CO on site.



The Outdoor Commons Park Exhibit is a general concept of what the future Site Development Plan for the Outdoor Commons Park shall provide. The design of the park may change, as determined by the Town, due to development patterns and other factors surrounding the site but, at minimum amenities A through G shall be provided. The Town shall have approval authority to determine the final design at the Site Development Plan stage.



PD Regulations

- Exhibit included in PD Regulations to depict the general concept and intent for the park.
- List of required park amenities provided
 - Sidewalks
 - Walking Paths
 - Lawn / Gathering Area
 - Seating Opportunities
 - Pavilion / Small Structure / Trellis
 - Fire Feature / Fireplace
 - Planting / Landscape Areas

OUTDOOR COMMONS PARK



THANK YOU

QUESTIONS?