

# **CANVAS AT CASTLE ROCK TOWNHOMES SITE DEVELOPMENT PLAN**

TOWN COUNCIL  
FEB. 16, 2021





# HISTORY OF APPROVALS

- Annexed and Zoned as Heckendorf Ranch PD in November of 1984.
- Current zoning is Heckendorf Ranch PD Amendment No. 4 approved in August of 2016.
- The zoning permits Village Center uses or Multi-family, up to 177 multi-family units at 16 DU/Acre.
- SDP previously approved (not built) in September of 2018 for a combination apartment and townhome complex of 155 units at 14.4 DU/Acre.
- Seeking SDP approval for a townhome complex of 102 units at 9.5 DU/Acre.

# CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

- Compliance with Zoning Requirements
- Site Layout
- Circulation and Connectivity
- Utility Compliance and Off-site Impacts
- Open Space, Public Lands and Recreation Amenities

Does not allow adding uses not already authorized by the underlying zoning.

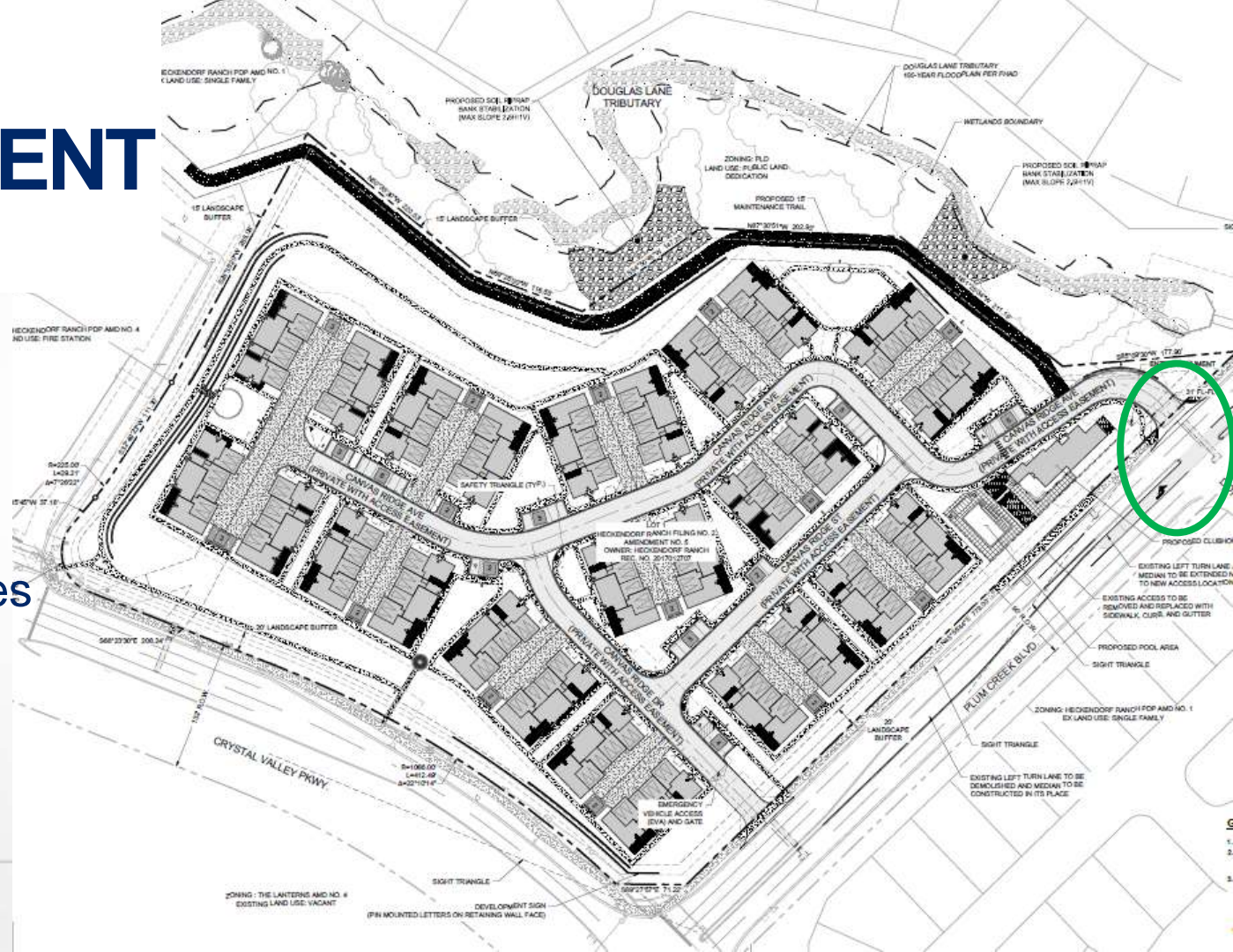


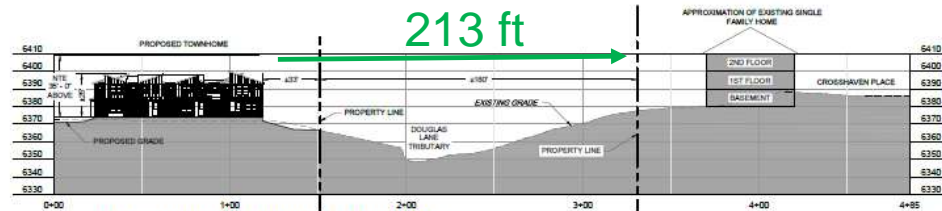
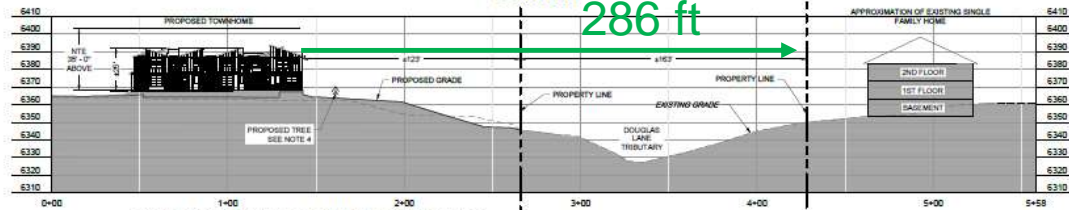




# SITE DEVELOPMENT PLAN

- 102 Townhome units
- Building height of 25 ft 8 inches
- 249 parking spaces in garages and surface lots
- Clubhouse/pool amenities
- Retaining walls





## CROSS SECTION NOTES:

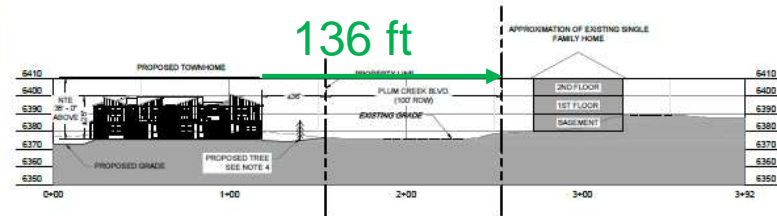
1. NTE IS AN ABBREVIATION FOR NOT TO EXCEED. PROPOSED TOWNHOMES ARE NOT TO EXCEED 38 FT IN HEIGHT.
2. SEE ARCHITECTURAL PLANS FOR DETAILED ELEVATIONS OF PROPOSED STRUCTURES.
3. TOPOGRAPHY DEPICTED IS BASED ON EXISTING SITE SURVEY INFORMATION AND SUPPLEMENTAL GIS DATA.
4. SEE LANDSCAPE PLANS FOR TREE LOCATIONS AND DETAILS.



SITE KEYMAP

0 10' 20'

1" = 100' (HORIZONTAL)





SHEET LS 3

SHEET LS 6

VIEW PARK  
seating area with pergola  
See Detail Sheet LS 6

CRYSTAL VALLEY PARKWAY

SHEET LS 4

W. CREEK BOULEVARD





# SITE COMPARISON

	PD REQUIREMENT	PROVIDED	
		SDP18-0010 (PREVIOUS SDP)	SDP20-0041 (THIS SDP)
PERMITTED USES	MF - MULTIFAMILY, INCLUDING TOWNHOUSES VC - VILLAGE CENTER	115 APARTMENTS 40 TOWNHOMES	102 TOWNHOUSES
PRIVATE OPEN SPACE	20%	55%	42%
MAXIMUM DWELLING UNITS PER USE AREA	16 DU/ACRE	14.4 DU/ACRE (155 UNITS / 10.74 AC)	9.5 DU/ACRE (102 UNITS / 10.74 AC)
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	25 FT 8 IN
CRYSTAL VALLEY PARKWAY SETBACK (DOUGLAS LANE)	30 FT	30 FT	35 FT
PLUM CREEK BOULEVARD SETBACK	30 FT	30 FT	30.5 FT
PUBLIC LAND DEDICATION SETBACK	20 FT	20 FT	30 FT
COMMERCIAL PROPERTIES SETBACK (WEST)	20 FT	20 FT	52 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	15 FT	NOT INDICATED	24 FT

# SDP REVIEW AND APPROVAL CRITERIA

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities



# ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with the Heckendorf Ranch PD Zoning
- Complies CRMC 17.38 Site Development Plan criteria

## RECOMMENDATION

- Planning Commission recommends approval of the Canvas at Castle Rock Townhomes Site Development Plan.

# PROPOSED MOTION

*“I move to approve the resolution as introduced by title”*



# QUESTIONS?

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