

# **PROMENADE AT CASTLE ROCK PLANNING AREA 3 PLANNED DEVELOPMENT PLAN & DEVELOPMENT AGREEMENT AMENDMENT**

TOWN COUNCIL  
FEB. 16, 2021





# 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.

# CONSIDERATION OF APPROVAL

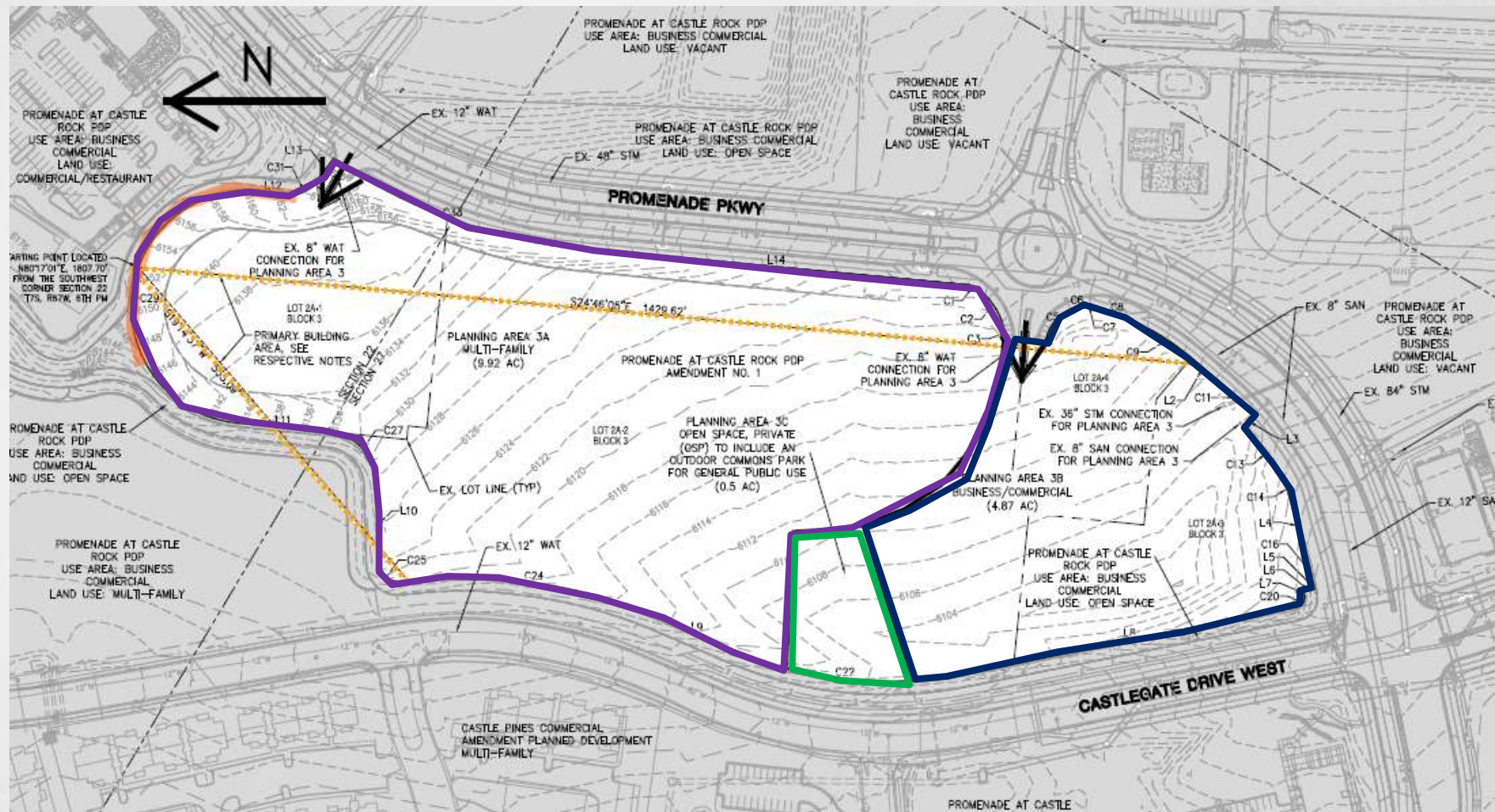
## PDP AMENDMENT

- 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





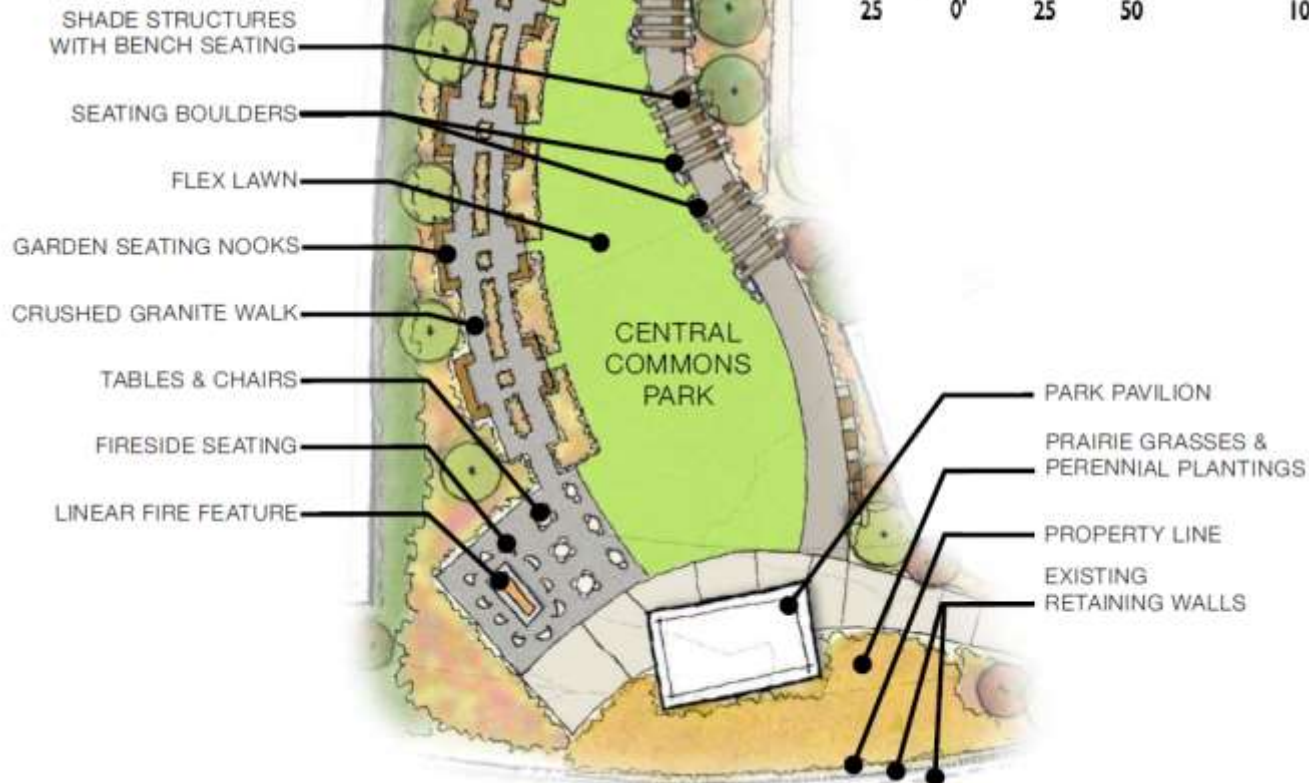




# OUTDOOR COMMONS PARK EXHIBIT



SCALE: 1" = 50'









# DEVELOPMENT AGREEMENT

- A. Make 43-acre Public Land Dedication
- B. Make a deposit of \$200,000 for fees. Fee credit for sit-down restaurant or 10k sq. ft. commercial building within 4 years.
- C. Best efforts to secure unique Business/Commercial tenants.
- D. Construct Commons Park in OSP use area.
- E. Install landscaping for Castlegate Drive West and Promenade Parkway and for adjacent retaining walls.

# NEIGHBORHOOD CONCERNS

- Views from La Loma pad site
- Traffic in the area
- Landscaping along Castlegate Drive West
- Public gathering spaces

# **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

- Planning Commission recommends approval of the PDP Amendment to PA3 of the Promenade at Castle Rock PDP
- Staff recommends approval of the DA Amendment to PA3 of the Promenade at Castle Rock PDP

# PROPOSED MOTION

*“I move to approve the ordinance as introduced by title, first reading.”*



# QUESTIONS?

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