

AGENDA MEMORANDUM

To: Planning Commission

From: BrieAnna Simon, Senior Planner, Development Services Department

Title: **AdventHealth Site Development Plan - Lot 2 Block 2, Heckendorf Ranch**
Filing 2 [5.17-acre site located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway.]

Executive Summary

The purpose of this staff report is to seek Planning Commission's recommendation on a Site Development Plan (SDP) for the AdventHealth medical office building, including a freestanding emergency department. The 5.17-acre site is within The Lanterns Amendment No. 4 Planned Development (PD) and is located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway (Figure 1).

The SDP proposal includes a medical office building approximately 24,535 square feet (sq. ft.) in size. The first floor will consist of an urgent care and emergency room, with the second floor utilized by primary care providers.



Figure 1: Vicinity Map

All staff and external comments have been addressed, and staff recommends that Planning Commission recommend approval to Town Council of the proposed Site Development Plan. The Town Council public hearing has been scheduled for September 2, 2025.

Background

Zoning Regulations

The site is located in the south-eastern portion of the Town of Castle Rock west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway and is undeveloped. The property is located in the Lanterns Amendment No. 4 Planned Development Plan within Planning Area 14 – Non-Residential Use Area. The commercial uses permitted in this area allows medical uses as a permitted use.

Surrounding Uses

The property is bordered by Heckendorf Ranch PDP Amendment No. 4 to the north which includes a multi-family development and a Town of Castle Rock fire station. The property is bordered to the west, east and south by the Heckendorf Ranch PDP Amendment No 1. A single-family development is located to the east and south. An existing commercial development is located to the west which includes a liquor store, coffee shop and a gym. The property located to the west and south of this project is dedicated open space to the Town of Castle Rock and serves as a regional detention facility.

Discussion

Uses

The SDP proposes a medical office building approximately 24,535 square feet (sq. ft.) in size. The first floor will consist of an urgent care and emergency room, with the second floor utilized by primary care providers. Medical and dental facilities area uses expressly permitted as uses by right under The Lanterns Amendment No. 4 Planned Development Zoning Regulations.

Site Design

The AdventHealth medical office building is situated on the center of the lot (Figure 3 - shaded blue). The main entrance is on the northeast corner of the building, and the ambulance entrance is oriented toward the commercial development (Figure 3 - shaded orange).

There are three points of access to the site (Figure 3 - red arrows); from Plum Creek Boulevard on the South, right-in only from Crystal Valley Parkway to the North, and a shared access through the adjacent commercial development to the west accessing Crystal Valley Parkway. The landscape plan meets the Town's requirements, as well as The Lanterns Amendment No. 4 for landscape buffers. The parking lot provides 118 parking spaces, exceeding the Town standard of 112 spaces. The lighting plan meets the Code requirements and restrictions that are based on Dark Skies standards.

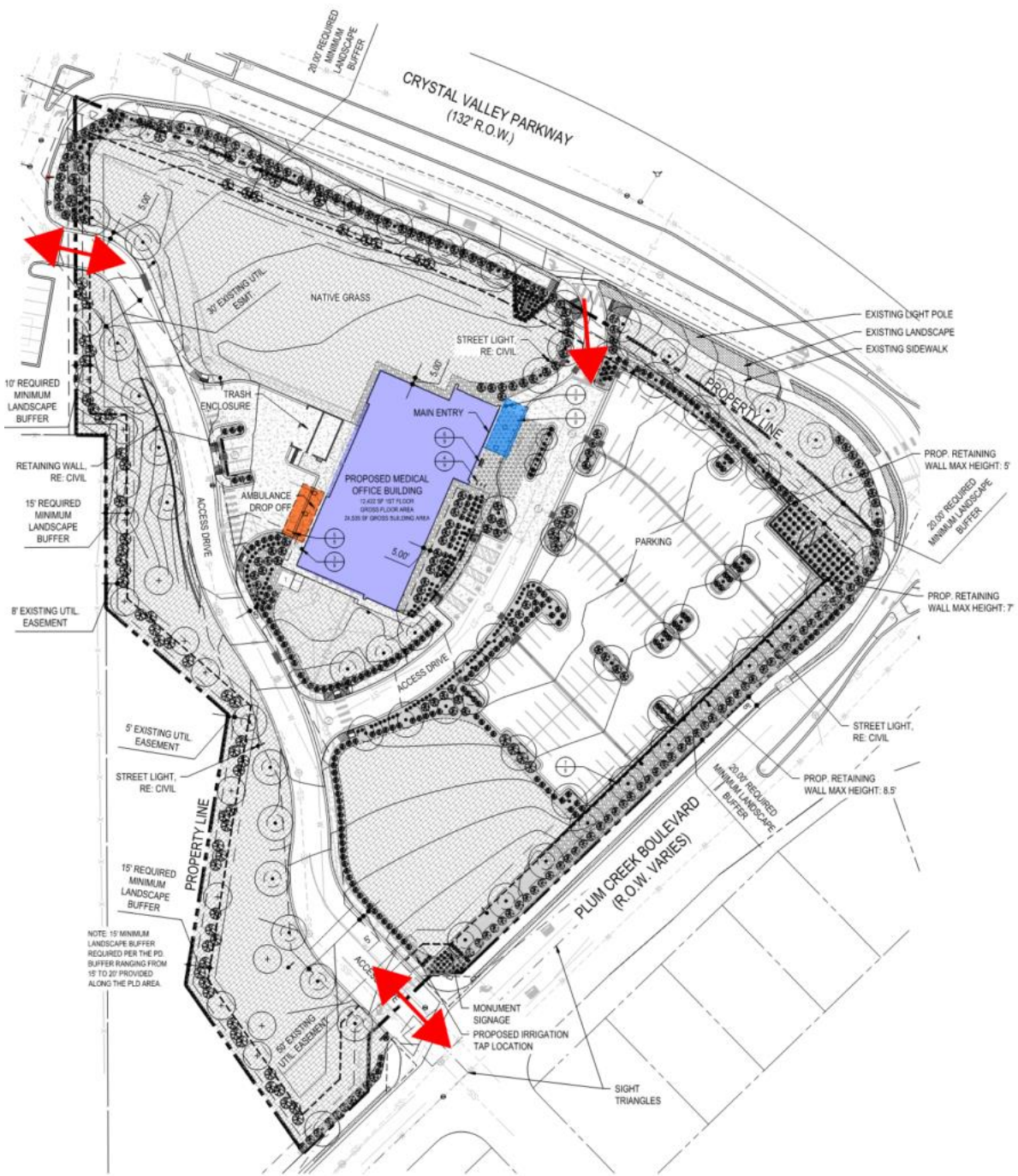


Figure 3: Site Development Plan

Development Standards

The AdventHealth SDP meets or exceeds the development standards established by the Lanterns Amendment No. 4 Planned Development Zoning Regulations and Municipal Code (Code). The PD provides both minimum setback and landscape buffer requirements. The proposed building location exceeds these minimum requirements. The maximum building height allowed is 35'. The proposed height of the AdventHealth medical office building is 32 feet to the top of parapet. Parking requirements are based on the Municipal Code; specifically, Section 17.54.040, Table 64-1: Medical Office and Clinic – 5 spaces per 1,000 sq. ft. of gross floor area. The Code requires 112 parking spaces and 118 spaces are being provided. The required and proposed development standards applicable to this site plan are broken out in Table 1.

ZONING COMPARISON		
ZONING	PD-PLANNED DEVELOPMENT	
USE AREA	CLINIC, 2 STORY	
LOT	LOT 2, BLOCK 2 HECKENDORF RANCH FILING NO.2	
SITE AREA SQ.FT./ACRES	225,116 SQ.FT./ 5.168 ACRES	
	REQUIRED	PROPOSED
BUILDING AREA	N.A.	24,535 SF
PERMITTED USE	PER APPROVED PD	CLINIC, B-OCCUPANCY
MINIMUM LOT SIZE	N.A.	5.168 ACRES
MAXIMUM BUILDING COVERAGE	35%	5.52%
CRYSTAL VALLEY PARKWAY SETBACK	30' (WITH 20' MIN. LANDSCAPE BUFFER)	78' - 10"
PLUM CREEK PARKWAY SETBACK	30' (WITH 20' MIN. LANDSCAPE BUFFER)	216' - 4"
PUBLIC LAND DEDICATION SETBACK	20' (WITH 15' MIN. LANDSCAPE BUFFER)	111' - 5"
WESTERN BOUNDARY SETBACK	20' (WITH 10' MIN. LANDSCAPE BUFFER)	192' - 1" TO BUILDING
WESTERN BOUNDARY SETBACK	20' (WITH 10' MIN. LANDSCAPE BUFFER)	152' - 5" TO TRASH ENCLOSURE
INTERNAL LOT LINES SETBACK	10'	N.A.
MONUMENTATION SIGN SETBACK	10' *	11'-0" PROVIDED AT EAST MONUMENT SIGN 10'-8" PROVIDED AT SOUTH MONUMENT SIGN
MAXIMUM BUILDING HEIGHT	35 FEET **	2 FLOORS, 32' TO TOP OF PARAPET
MINIMUM PARKING	CASTLE ROCK MUNICIPAL CODE TABLE 64-1 USE CATEGORY: MEDICAL OFFICE AND CLINIC REQUIRED SPACES: 5 SPACES/1,000 GROSS LEASABLE AREA GROSS LEASABLE AREA = 22,210 SF REQUIRED OFF STREET PARKING = 112 STALLS	118 SPACES (INCLUDES ADA COUNTS BELOW)
MINIMUM ADA PARKING	CASTLE ROCK MUNICIPAL CODE TABLE 64-2 TOTAL SPACES IN LOT IS BETWEEN 101 TO 150, THEN MIN. NUMBER OF ACCESSIBLE SPACES = 5 (1 OF WHICH IS VAN ACCESSIBLE)	5 (1 VAN ACCESSIBLE)
SITE UTILIZATION		
	SQUARE FEET	PERCENTAGE OF TOTAL SITE UTILIZATION
BUILDING COVERAGE	12,422	5.52%
PARKING COVERAGE	37,727	16.76%
STREET COVERAGE	38,439	17.08%
LANDSCAPING/OPEN SPACE COVERAGE	128,786	57.20%
CONCRETE SIDEWALK COVERAGE	7,742	3.44%
TOTAL	225,116	100.00%

Table 1: AdventHealth Development Standards

Interface Regulations

The purpose of the Residential/Nonresidential Interface Regulations are to mitigate the impacts of nonresidential uses upon residential uses by creating a visually attractive and interesting interface. Mitigation requirements include buffering and screening elements. This site plan is governed by these regulations along the east and north property lines where the medical office building interfaces with single-family and multi-family homes. The SDP has proposed to meet the Interface Regulations by providing a minimum 20-foot buffer area which includes a retaining wall and landscape plantings which includes native scrub oak and evergreen tree plantings. The applicant has provided landscape increased planting size of landscape materials within these buffer areas in order to provide additional screening. Additionally, signage on the building facing the single-family homes will not have a lighting element to prevent any light trespass.

Skyline / Ridgeline Protections

The AdventHealth site and site development plan are not impacted by the Skyline / Ridgeline Protection regulations.

Open Space and Public Land Dedication (as applicable)

The public land and open space designations and dedication were determined with the Planned Development Plan. No additional dedications are required with development of this property.

Fire

The proposed project area is located within the Town of Castle Rock Fire Protection Service Area. The project area will be served by Town of Castle Rock Fire, which has capacity to serve the proposed development.

Traffic Impact Analysis and Mitigation

Based on the analysis, findings and conclusions discussed in this report, this project is not anticipated to have significant impact on the surrounding transportation system and no mitigation should be required.

The analysis results indicate that all the intersections within the study are currently operating at acceptable levels of service and will continue to operate at acceptable levels with the project and in the long-range conditions.

The proposed right turn ingress driveway along Crystal Valley Parkway is anticipated to experience sufficient volume of right turning vehicles during peak hours to warrant a right turn deceleration lane, which is planned to be constructed as shown on the site plan.

The site will also provide access for ambulances and emergency vehicles through the existing retail site to the west. Its access to Crystal Valley Parkway already has a right turn and a left turn lane along Crystal Valley Parkway. No modifications to these turn lanes should be necessary.

Utilities

The Town's applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual will apply to the Property. No further comments as it relates to water and sewer infrastructure at this time.

Drainage

The Town's applicable drainage requirements set forth in the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual will apply to the Property. No further comments as it relates to drainage infrastructure at this time.

Water Conservation

The proposed zoning specifies landscape buffers based on adjacent uses and streets. A 20-foot minimum landscape buffer is required along Crystal Valley Parkway and Plumb Creek Parkway. The applicant has shown these buffer areas and has included larger plant sizes at the time of planting to increase the screening of the medical office building from adjacent residential uses. The zoning also requires a minimum landscape buffer of 15 feet adjacent to public land dedication and a 10-foot minimum buffer from the western boundary. The applicant has provided these buffers and landscaping from each property line.

All associated Landscape and Irrigation within this development will comply with the Town of Castle Rock Landscape and Irrigation Criteria Manual as amended.

Water Resources

The proposed zoning meets the Town Municipal Code as it relates to water resources.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on July 18, 2025. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

The applicant held three hybrid neighborhood meetings to present the proposed site plan and take feedback from surrounding neighbors. The first neighborhood meeting was held January 13, 2025, and was attended by approximately 9 residents. Questions were raised about the facilities expected operation, timing and construction, lighting, signage, hours of operations, and expected ambulance traffic. Attachment D contains the summaries of all three neighborhood meetings, including the questions asked and the applicants' answers.

The second neighborhood meeting was held March 10, 2025, and was attended by approximately 9 residents. The applicant provided a presentation showing the proposed design of the site including proposed building entrances, access connections, lighting, and landscaping. The applicant showed the proposed building perspectives with the proposed landscaping screening. Through the question-and-answer discussion, additional information was provided about traffic, number of visits per day, anticipated ambulance traffic, and site signage.

The third neighborhood meeting was held July 28, 2025, during which the applicant presented the Site Development Plan as would be considered by the Planning Commission. Approximately 3 people attended the meeting. The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the changes in the proposed site design from the previous neighborhood meeting including proposed sidewalk connection along the internal access road, increased vegetation size at planting, and removal of sign lighting facing the residential development. In response to attendee questions, additional information was provided about the anticipated timeline and how the project conforms with the Town's Coloradoscape regulations.

External Referrals

External referral requests were sent to local service providers and Douglas County agencies. Responding agencies included CDOT, CORE Electric, Douglas County GIS, Engineering, Addressing and Planning. There are no outstanding external referral comments.

Analysis

This staff analysis takes into account the representations made in the application and attachments submitted to date.

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 generally meets this criterion. The AdventHealth Site Development Plan advances the objectives of the Town's guiding documents and complies with The Lanterns Amendment No. 4 Planned Development Plan and Zoning Regulations. There is no intergovernmental agreement applicable to this SDP, nor is the site design subject to Skyline/Ridgeline Interface and Dissimilar Residential Interface regulations.

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 generally meets this criterion. The SDP meets all relevant site layout requirements outlined in the governing zoning and the Town's Municipal Code. The proposed project meets the criteria outlined in the Residential/Non-Residential Interface regulations. There are no major environmental characteristics, topographical features or significant stands of vegetation on this lot. Parking exceeds the minimum required by Code. The ambulance entrance is located on the north sides of the building which is screened from view from the adjacent residential uses by the building. Roof top mechanical units will be obscured by a parapet wall.

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 generally meets this criterion. The SDP provides three access points to the property and establishes unobstructed circulation throughout the site. The plan also provides clear, safe pedestrian walkways through the parking lot to buildings entrance, along with to adjacent commercial properties.

D. Services Phasing and Off-site Impact.

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 generally meets this criterion. Construction of the medical office building will not be phased.

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. Open Space and public land dedications were determined with the Planned Development and Zoning Regulations. Development of this property does not require additional dedications.

Budget Impact

Development of the property will generate review and impact fees.

Findings

All staff review comments and external referral comments have been addressed. Staff finds that the proposed AdventHealth Medical Office Building Site Development Plan

- Generally conforms with the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirements of The Lanterns Amendment No. 4 Planned Development Plan and Zoning Regulations, and
- Meets the review and approval criteria of the Municipal Code, Chapter 17.38 for a Site Development Plan

Recommendation

Based on the findings listed above, staff recommends that Planning Commission recommend approval of the AdventHealth Site Development Plan to Town Council, as proposed.

Proposed Motion

Option 1: Approval

“I move to recommend approval of the AdventHealth Site Development Plan, Lot 2 Block 2, Heckendorf Ranch Filing 2, to Town Council, as proposed.”

Option 2: Approval with Conditions

“I move to recommend approval of the AdventHealth Site Development Plan, Lot 2 Block 2, Heckendorf Ranch Filing 2, to Town Council, with the following conditions:” (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], at [time].”

Attachments

- Attachment A: Vicinity Map
- Attachment B: Site Development Plan
- Attachment C: Neighborhood Meeting Summaries
- Attachment D: Public Comment