AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Tara Vargish, Interim Director, Development Services

From: Brad Boland, AICP Planner II, Development Services

Title: AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK, COLORADO A 8.37 ACRE PROPERTY LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO (ALEXANDER PLACE ANNEXATION) (FIRST READING)

Executive Summary

On March 12, 2020, the Planning Commission voted 6-0 to recommend approval of the Alexander Place Annexation as presented. The neighbor to the east of the property spoke about their concerns about the scale of the project and overall development in the community.

Martinez Real Estate Company, LLC, property owner and applicant, has submitted an application for annexation and initial zoning of an 8.37-acre property known as Alexander Place. The property is addressed currently as 382 Alexander Place and is located east of the Shoppes at Castle Rock and the Montana Vista Office Building. Alexander Place currently ends at the western property line of the property. (Figure 1).

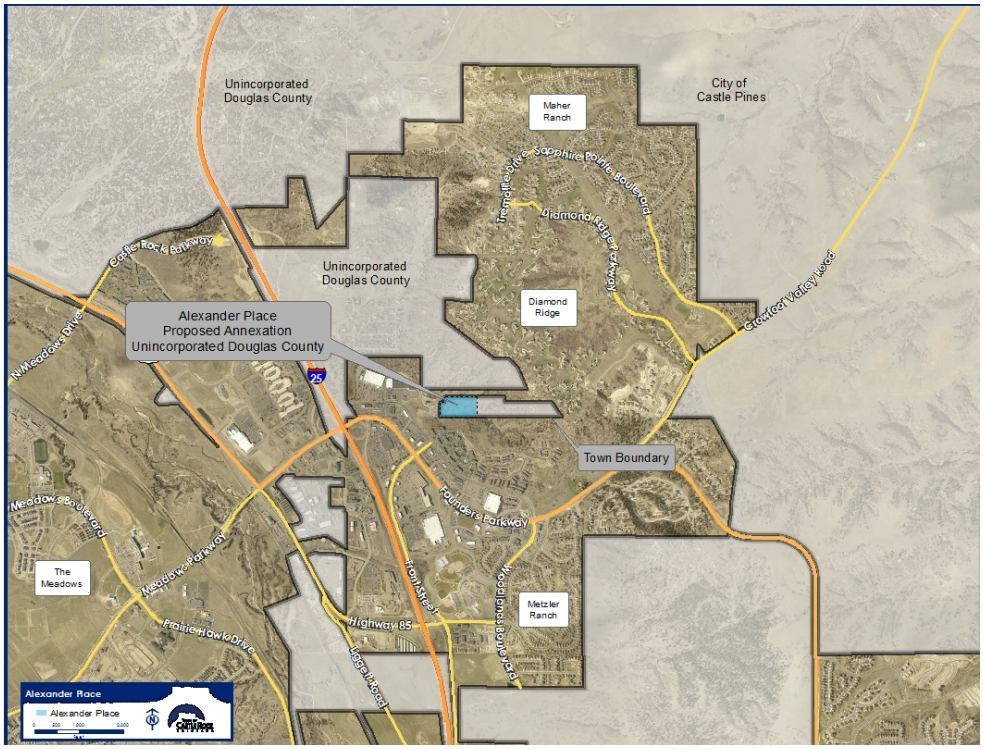

Figure 1: Vicinity Map

The proposal consists of two separate applications, annexation and zoning. If the property is approved for annexation, it must

subsequently be zoned. The applicant proposes to establish the zoning of the property as the Alexander Place Planned Development Plan and Zoning Regulations which would allow a senior continuum of care development.

Applications for annexation and zoning require public hearings before Town Council, after review and recommendation by Planning Commission, who shall review and make a decision upon the proposed annexation and zoning.

Discussion

Annexation Request

The Alexander Place annexation petition was accepted and filed with the Town Clerk on May 12, 2016. As prescribed by State statute, the petition was then reviewed by Town Council in two separate hearings. The first was a Substantial Compliance hearing on June 14, 2016, at which time Town Council found the petition to substantially comply with state requirements; the second was an Eligibility hearing on July 19, 2016 at which time Town Council found Alexander Place to be eligible to be considered for annexation into the Town.

Zoning Request

The Alexander Place Planned Development Plan and Zoning Regulations (Attachment B) allow a senior continuum of care development. The proposal consists of two phases. The first phase would consist of 26 age restricted cottages (single and paired) and a 63-unit age restricted apartment complex. The second phase would be comprised of a 36 bed facility that could be either an assisted living facility, memory care facility, or a combination of both.

PD Zoning Regulations			
ZONING CATEGORY and PLANNING AREAS	**SF-S/P** (single/paired cottages)	**MF-55+** (55+ residential apartments)	**AL** (Assisted Living, Regular and Memory Care)
Maximum number of Units per Zoning Area/Density	26	63	36
Maximum Gross Density (8.37ac)	Max 125 units or Max 15 units per acre for entire PD		
Overall Minimum Open Space for entire PD	20% of gross site area		
Maximum FAR (for entire PD)	Maximum 60%		
Cottage sizes, apartment sizes and AL unit sizes	1750-2000 sqft	725-1300 sqft	360-625 sqft
Maximum Building Heights (measured as average grade to highest point on pitched roof- excluding chimneys and similar) see footnote	32' (1 story cottages)	57' (avg 3 1/2 story apartment building). 3 stories exposed at one end and 4 stories exposed at opposite end	35' (2 story assisted Living)
Setbacks			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	-	15'	15'
Open Space Setbacks - No Deck/Patio Encroachment	0'	0'	0'
Alexander Place Buffers	15'	15'	15'
Parking for each Zone Category/Planning Area	2 per cottage + 2 visitors in each driveway + general parking for visitors conveniently located. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per apartment + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per unit + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.

Figure 2: Zoning Regulations

Existing Conditions

The annexation property is located in the northern part of the Town and is addressed as 382 Alexander Place. The property is the most western of three unincorporated parcels that are completely surrounded by the Town. The property touches the Town on three of its property lines.

The property is 8.37 acres in size and currently has a vacant single family home and several accessory structures on the property.

To the east of the property is an unincorporated Douglas County parcel that has a single family residence on it. To the north is a vacant parcel that is a part of the Cooper Hook PD which allows for certain types of commercial and office uses. To the west of the property is the Montana Vista Office Building. To the south of the property is Town owned open space.

Service and Infrastructure Capacity

The Concept Utility Letter and Phase I Drainage Report for the site, which were reviewed by staff, indicate that the Town's water, wastewater and storm drain systems can accommodate the proposed use. The property can also be served by the Town's Police and Fire Districts.

Transportation and Traffic

A Transportation Impact Analysis was submitted to the Town by the applicant and reviewed by the Public Works department. The study area encompassed the Allen Street intersections with Alexander Place, Allen Way, and Front Street, and the Founders Parkway intersections with Allen Way and Front Street.

The Transportation Impact Analysis concluded that the traffic generated by the proposed use, when compared to the existing traffic and anticipated future traffic, is not expected to significantly change the future operations of the study intersection and will create a minimal impact.

While it was determined that the low volume of traffic generated by the project has a minimal impact on the study intersections, the applicant will be required to provide monetary contributions, through a Development Agreement, for the following;

1. A reimbursement for the Capital Improvement Project at the intersection of Founders Parkway and Allen Way that was completed last year.
2. A contribution to the future Capital Improvement Project at the intersection of Founders Parkway and Front Street.

Right-of-way will be dedicated within the site to accommodate the Alexander Place "Local" roadway section with curb/gutter, sidewalk and street lights, east of Brewer Ct., all the way to the east property boundary. This will allow for continued access to the properties to the east. A "hammerhead" or "cul-de-sac" will be constructed at the east end so that vehicles have an appropriate turn-around.

Neighborhood Outreach

There have been several neighborhood meetings, beginning in 2016, regarding the proposed annexation of Alexander Place. The most recent neighborhood meeting was held on November 4,

2019. General questions have been asked about the project but no opposition has been stated in the meetings.

External Referrals and Notices

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

Development Agreement

A Development Agreement addresses required infrastructure improvements, public land conveyances, water rights conveyances, Town service obligation and other relevant items. The proposed Development Agreement for Alexander Place will be reviewed and decided upon by Town Council concurrently with the second reading of the application for annexation.

Annexation Analysis

This independent staff analysis takes into account the representations made in the application for annexation and attachments submitted to date which were reviewed and processed as prescribed in Title 20 of the Town's Municipal Code and also reviewed and found to be consistent with the Town's 2030 Comprehensive Master Plan's Responsible Growth Principle for annexation areas (Principles RG-2.1 and 2.2). Annexation requests must take into consideration the following items:

RG 2.1 Castle Rock Annexation Areas

A. Is a logical extension or infill of Town boundaries.

   The property is a logical infill of Town boundaries as the property is effectively surrounded by the Town.

B. Has demonstrated a significant benefit to the Town.

   Annexation of Alexander Place and the approval of the proposed Planned Development Plan and Zoning Regulations would provide a benefit to the Town as it would provide various housing opportunities for those 55 years and older. The annexation of Alexander Place would also be considered a benefit to the Town as it is a logical infill property.

C. Will be provided with adequate urban services.

   The Town will be able to provide adequate municipal services to the property.

D. Is fiscally responsible.

   The annexation property will be required to pay for all required infrastructure improvements necessary for its development such as water, wastewater, storm water and/or drainage, and transportation improvements.

In order to maximize the utilization of the water and reduce the demand for long-term renewable water, the owner has created a water efficiency plan, which will be implemented at time of development.

E. Conveys to the Town all water rights appurtenant to the ground at time of annexation.

The applicant will dedicate all appurtenant ground water rights to the Town.

F. Secures renewable water to 100 percent of the expected development on the annexed area.

Per Town Code 4.04.045B this annexation property is not required to secure renewable water.

RG2.2 Annexation of Infill Areas.

The property is a logical infill to the Town.

Planned Development Plan and Zoning Regulations Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date. Per 17.34.030, the PD plan shall be evaluated under the following criteria:

A. Community vision/land use entitlements.

The PD plan conforms to the Town's Vision and Comprehensive Master Plan by providing a variety of housing types for the 55 and older population. In addition, the PD plan meets the general design principles of land development.

B. Relationship to surrounding area.

The PD plan proposes the less intense use of cottages along the eastern border adjacent to the County residential use and south border adjacent to Town open space with the most intense use of the apartment complex located in the middle of the property.

C. Circulation and connectivity.

The proposed PD plan provides appropriate internal circulation and suitable connectivity to and from the surrounding properties. Alexander Place is extended through the property to both serve the property and potentially other properties if they were to annex in the future. The development is proposing a path that connects to Town open space on the western edge of the property.

D. Service, phasing and off-site impacts.

The PD plan provides adequate municipal services to the property upon development. The development agreement stipulates the dedication of all appurtenant ground water rights to the Town and requires conformance to a water efficiency plan.

E. Open space, public lands and recreation amenities.

The PD plan provides access to Town owned open space by way of a path on the west side of the property. Additionally, the PD plan provides private open space in the middle of the property.

F. Preservation of natural features.

There are no identified natural features to preserve, the future Site Development Plan proposal will look to integrate into the existing topography.

Budget Impact

The proposed annexation will generate review fees. In addition, impact fees will be collected at time of zoning and site development.

Findings

Town staff finds that the proposed annexation was reviewed and processed as prescribed in Title 20 of the Municipal Code, meets the objectives of the Town's Vision 2030, and meets the review and approval criteria as outlined in the 2030 Comprehensive Plan.

Town staff finds that the application and attachments were processed as prescribed in the Zoning process of Section 17.02.060 and the PD review process of Section 17.02.060. In addition, the proposed PD plan was reviewed and evaluated under the PD plan criteria of Section 17.34.030 and the PD zoning regulations were formatted as prescribed in PD zoning regulations criteria of 17.34.040 of the Town's Municipal Code.

Recommendation

Planning Commission recommends approval of the proposed Alexander Place annexation as outlined in this report.

Planning Commission recommends approval of the proposed Alexander Place Planned Development Plan and Zoning regulations as outlined in this report.

Proposed Motions

The annexation and zoning of the property are two distinct applications which requires two distinct motions.

Annexation

"I move to approve the Alexander Place Annexation Ordinance, as introduced by title, first reading."

Zoning

"I move to approve the Alexander Place Planned Development Plan and Zoning Regulations Ordinance as introduced by title, first reading"

Attachments

Attachment A: Annexation Ordinance
Exhibit 1A: Property Description

Attachment B: Zoning Ordinance
Exhibit 1B: Property Description
Exhibit 2B: Planned Development Plan and Zoning Regulations

Attachment C: Public Comments

Exhibit 1

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE SOUTH ½ OF THE NORTH ½ OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 26:

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 339.96 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 105.62 FEET:

THENCE 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26, A DISTANCE OF 726.00 FEET:

THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26:

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET:

THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 341.58 FEET TO THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 26:

THENCE WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.40 FEET TO THE POINT OF BEGINNING.