

October 22, 2024

Lot 1 The Meadows Filing No. 21
Land Sustainability Analysis Report

A. Terrain, vegetation, unique site feature preservation.

- 1. In the site planning and layout of any development, consideration shall be given to the relationship of roads, lots and buildings to existing slopes, grades, natural vegetation and drainage ways. All structures and roadways shall achieve a fit with the landscape that is not unduly intrusive.**

The design of the potential new building has taken into account the relationship to existing roadways and access points. The proposed structure shall fit well into the existing church site with the grading and landscaping and shall not be intrusive. There are not any steep slopes on this site. Steeper grades are mitigated through the use of Retaining walls around the existing building.

- 2. Visual impacts upon off-site areas shall be reasonably mitigated. For hillside development (in areas of steep slope), visual impacts should be mitigated through the appropriate siting of lots and structures, for example providing a mountain or hillside backdrop where the lot/structure is visible. For ridgeline development (on top of or adjacent to a significant ridge or bluff), the plan should be laid out in such a manner as to ensure that the ridgeline remains the visually dominant landscape feature. As part of the site development plan, plat, and/or building permit review process, building envelopes should be defined to restrict the siting of improvements relative to major public views of hillside and ridgeline areas. (See [Chapter 17.48](#) Skyline/Ridgeline Protection Regulations).**

There are not any negative impacts visually, we are requesting a building height that is shorter than the surrounding properties zoned Town Center. We are not within the ridgeline development area.

- 3. Unique site features, which would add value to a subdivision or site development or to the Town, such as topographic or rock formations, trees or brush stands, historic sites or areas and similar irreplaceable features, shall receive special consideration in any project design, site planning or development proposal. Such features shall be left undisturbed and preserved in the subdivision or site design to the greatest extent practicable.**

There are not any unique or irreplaceable features on the site. This site is currently fully built out as the south portion of the church lot, which consists of a portion of the parking lot, a grassy area as well as a sand volleyball court.

- 4. Significant natural drainage ways shall not be disturbed or re-routed except where of general benefit to the overall development.**

There are not any natural drainage ways on this site, we intend to collect any new drainage patterns into the existing detention pond located to the east of the church on the north end of the site.

- 5. Tracts of land or portions thereof lying within the one-hundred-year floodplain shall not be developed and can instead be used as undeveloped open space if and until the developer has complied with requirements of the floodplain ordinance of the Town.**

There are not any portions of the site is within the one-hundred-year floodplain zone. All drainage events are taken into account and calculated for the existing detention pond.

- 6. Consideration shall be given to wildlife impacts in the layout of open space areas within the development. All development proposals involving sensitive lands should be referred to the State Division of Wildlife for information and comment on animal habitat preservation. Where designated threatened or endangered species are present, the developer must conform to all applicable state and federal restrictions and permitting requirements.**

There are not any anticipated wildlife impacts with the proposed development.

- B. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges and to accommodate snow storage.**

10/29/2024

We are not proposing any new roadways with this development. We do not anticipate disturbing any natural areas with the proposed development. None of the existing adjacent roadways are steeply sloped.

C. Maximum engineered grades are 3:1; steeper grades are allowed in undisturbed areas. Irrigation restrictions apply to slopes; special consideration should be given to these areas during the initial design (refer to the Landscaping and Irrigation Performance Standards and Criteria Manual for more detail).

The proposed development does not create any steep slopes. Any steep slopes within the site shall be mitigated through the use of retaining walls.

D. Streets should be located with appropriate regard for topography, creeks, wooded areas and other natural features, which would enhance attractive development.

There are not any streets being created with this development. All of the existing streets are laid out in a way to enhance the natural features.

E. The Developer shall evaluate and mitigate geotechnical hazards during grading, infrastructure construction and building.

The existing site has been previously graded, the proposed development should not encounter any geotechnical hazards.

F. Site design and subdivision layout should mitigate the potential dangers of wild land fires through appropriate mitigation measures that balance natural landscape preservation with wild land fire protection. Protection measures shall be reviewed and approved by the Castle Rock Fire department.

The proposed development would not create any potential dangers in regards to wild land fires. Landscape design of this property shall take into account all efforts to prevent wild land fires.