



LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PROJECT NARRATIVE

SDP25-0002

Affiliated Party Information:

Owner/Leasee/Applicant:

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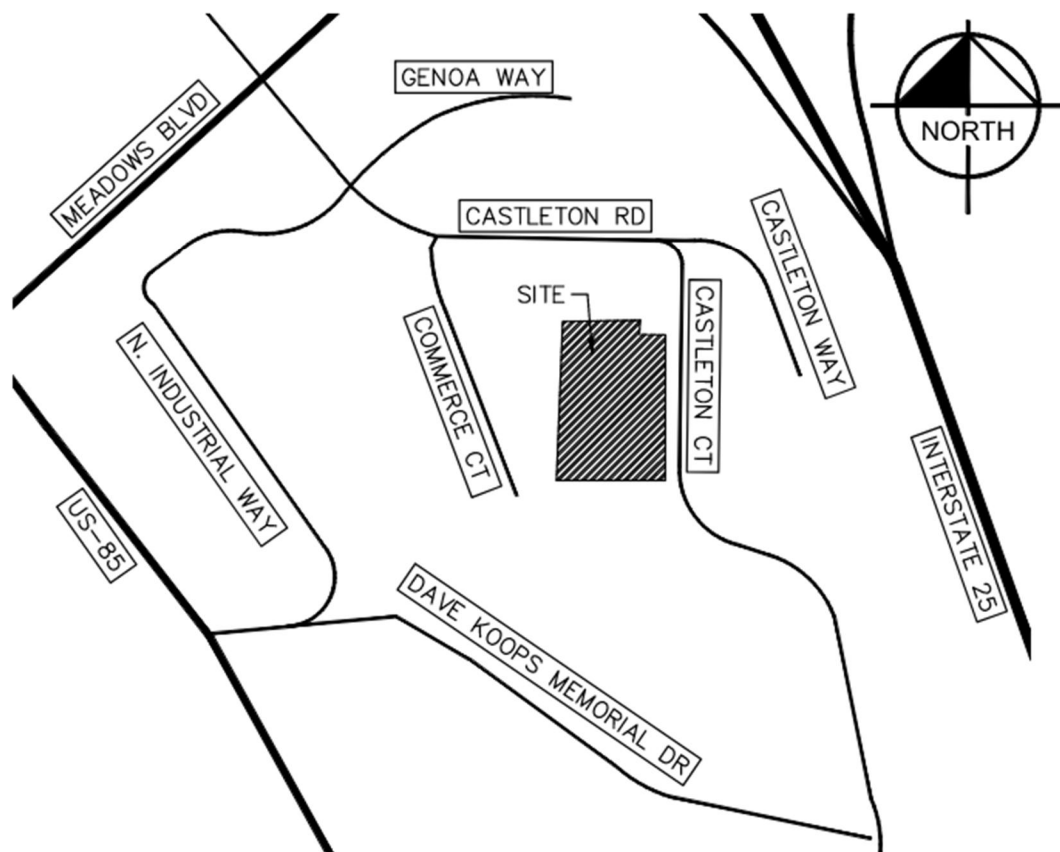
PROPERTY INFORMATION: LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

SITE ADDRESS: 3161 N CASTLETON COURT, CASTLE ROCK, CO 80104
 PARCEL ID: 2351-274-01-032
 ZONING: Business/Commercial
 ACREAGE: 3.10 acres

CASTLETON HEIGHTS – MULTIFAMILY RESIDENTIAL PROJECT

PROJECT UNDERSTANDING

The purpose of this project is to construct eighty (80) multifamily residential units with associated site improvements located at 3161 N Castleton Court, Castle Rock, CO 80104 ("Site"). The site is bound by Castleton Court to the east, Lot 2- Castleton Center to the north, Lot L1-11-A Castleton Center to the south, and Lot 1 Castleton Center to the west. The site is accessed via Castleton Court to the east of the subject property. The proposed access location will modify the existing access and share access with Lot 2.



COMPLIANCE

This project is complying with the Vision 2030 and 2030 Comprehensive Master Plan because it achieves a quality-built environment, protects & enhances the natural environment, ensures quality community services to support public safety and welfare, and achieves and maintains water conservation practices. The proposed parking area is designed to comply with the design principles and technical manuals, and features 90-degree angled stalls, and Castle Rock VC1 (Catch) curb and gutter. The project also proposes landscaping areas per the Landscaping and Irrigation Criteria Manual, to ensure that this project leaves the Site both visually and operationally improved.

This project is also complying with the criteria set forth for projects requiring Use By Special review. The architectural character and scale are similar to those within the surrounding neighborhood. The proposed use is in compliance with existing zoning, and the residential/nonresidential buffers are in place to allow for space between neighboring properties. A traffic impact analysis has been complete with no adverse impacts to existing traffic. Adequate landscaping and buffering is also being provided as part of this project.

IMPACTS

This project positively impacts the surrounding properties. Although additional runoff will be generated with the additional impervious area proposed, onsite detention with limited release rates will detain and treat stormwater runoff to the Town of Castle Rock standards. The additional traffic generated by the development will have negligible impact on the existing roadway infrastructure. No offsite roadway improvements will be required.

INFRASTRUCTURE

The proposed development has limited public infrastructure improvements. Access to the development will occur using the existing drive on the property, which currently served Lot 2 (to the north) and will continue to do so. A public water main will loop through the site and tie into the existing 16" main in Castleton Court which is considered critical infrastructure. No public sanitary sewer improvement are proposed; the project will tie into the existing CWSD stub on the western side of the property.

VARIANCES

This project has requested a variance for underground detention that has been approved as TCV25-0002. Per Town of Castle Rock Storm Drainage Design and Technical Criteria Manual Section 2.3.7, *"underground detention is discouraged and only allowed by variance based on merit and limited circumstances."* The existing grades on the project are drastic and in order to develop it as usable space and adhere to parking, landscape and other requirements within the setback limits there is a need for underground water quality and detention. A surface detention facility is not feasible while adhering to all other requirements.

CONCLUSION

This project is complying with the Vision 2030 and 2030 Comprehensive Master Plan, and demonstrates compliance to the required zoning codes, general design principles, and technical manuals. The proposed residential development leaves the existing site better off than it exists today both operationally and aesthetically, and additional residential units will be available to the residents of Castle Rock and surrounding areas. Additionally, this project will provide a much-needed affordable housing option to support the working class and other lower income families including teachers, fire fighters, and other community service oriented folks.