

Town of New Castle
450 W. Main Street
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New Castle, CO 81647

**Planning & Code
Administration Department**
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(1)

Staff Report
Lakota Ridge Senior Apartments – Final Development PUD Plan
New Castle Planning and Zoning – Hearing – June 8, 2016

Report Date: 6/3/16

Project Information

Name of Applicant: Lakota Ridge Senior Apartments, LLC

Applicant's Mailing Address 7305 Lowell Blvd, Suite 200, Westminster, CO 80030

Phone & E-mail address: (303) 428- 1448 - E-mail: carly@crhdc.org

Property Address: TBD, New Castle, CO 81647

Property Owner: Town of New Castle

Owner Mailing Address POB 90, 450 W. Main St., New Castle, CO 81647 Telephone (970) 984-2311

/Phone:

Proposed Use: Senior Apartments

Size of Site: 2.872+/- acres

Street Frontage: Castle Valley Blvd. and TBD

Existing Zoning: Lakota Canyon Ranch PUD (LCR) - MU

Surrounding Zoning: North - MU, South – R/2 PUD, West – School vacant land and East- MU

Off- Street Parking: One-half space per resident

Project history:

The Planning & Zoning Commission (P&Z) held a Preliminary Development PUD Plan noticed public hearing on April 27, 2016. Resolution PZ-2016-02 was approved unanimously by the P&Z Commission with conditions. Those conditions in the resolution included items C, D & E where the applicant was to respond to letters from (C) Public Works Director, John Wenzel, (D) Town Engineer, Jeff Simonson, and (E) Colorado Fire & Rescue Fire Marshall, Orrin Moon. The applicant (CRHDC) has responded to their concerns in the letter dated May 23, 2016 entitled "Written responses to Town of New Castle various Departments" and outside referrals namely the Colorado Parks & Wildlife (CPW)

There was no public opposition to the development. However, the Lakota Canyon Ranch Design Review Board expressed concern that the subject property comply with many of their concerns regarding the exterior of the structures involved. Technically, the Lakota Sr. Apartments are not subject to their requirements because the owners of Lakota Canyon Ranch are allowing that the apartments not be subject to annexation in to the Master Lakota Canyon Ranch Homeowner's Association.

In the CRHDC letter described above, the applicant is requesting waivers for many of the Town Engineer requirements to be deferred until the time of building permit application. Mr. Simonson has agreed to allow CRHDC to submit detailed construction drawings for his review prior to approval of building permits. Presently, it is not within CRHDC preliminary budget to provide this information as required by the Municipal Code

II Description of application:

This application is a request for fifty (50) affordable senior housing dwelling units. Proposed are forty (40) one-bedroom, one bath units and ten (10) two-bedroom and one bath apartments located in six (6) buildings. A one bedroom apartment is 708 square feet with 85 square feet for individual private balconies. A two bedroom apartment will be 950 square feet each with a 61 square foot private balcony. There is an atypical sized apartment located in the northwest corner building. This building is reflective of a design for a single family home in Lakota Canyon Ranch and it has two apartments. Each unit will have washer and dryer hook-ups and much more storage space as compared to the other senior housing complex in New Castle. The front of each apartment will have more privacy and room to place a chair or potted plant. This adds to the attractiveness of the project whose seniors value their "own space."

Buildings will range in elevation from a combination of one to two stories and two to three stories. This means there will be two stories on one side and on the other side will be three stories and vice versa with one to two stories. In one building an elevator will be installed to allow for easy access to the upper units. This design is a result of meetings held with Colorado Housing & Finance Authority, (the major source of funding) and the fifty (50) foot increase in fall from the southwest corner of the lot to the northeast corner of the property. In other words, the site allows for buildings to be built in a step-up fashion which utilizes the slope of the land.

A community center will consist of a manager's office, storage, gathering place, and will have washers and dryers. It is located in one building whose size is 1650 square feet. The current manager for the Town's other senior housing complex has arranged for Garfield County Department of Human Services to offer the Senior Nutrition Program, community Health Fairs, Meals on Wheels and the Roaring Fork Transit Authority Traveler Program. It has been reported that, by special request, seniors can travel as far away as Grand Junction which can be of extreme benefit for seniors who need to see other doctors for medical needs as well as having much more choice in pursuit of consumer goods. For those seniors who have mobility issues, the Traveler can take residents to the New Castle Plaza where there is a grocery store with pharmacy, real estate offices, restaurants, doctors and exercise gym which has programs like yoga for people of all ages.

There will be internal pathways through-out the parcel with extensive landscape and green open space which meets the 15% of coverage as required by code. A community garden will also be the focal point of senior gatherings and social interaction.

There is twice the amount required by code for resident parking. The Municipal Code requires ½ off-street parking space for each unit. However, council has the authority to increase or decrease the number of off-street parking spaces. Currently the site plan indicates fifty (50) parking spaces. There will be ample parking for guests and family members to park.

The applicant will construct a public street that complies with the Public Works Manual. This will access the two (2) major parking lots located within the perimeter of resident buildings. The grade of the street at the northeast corner of the parcel at Castle Valley Blvd. rises from 4% here and increases

to 8% at the top end of the road. The street will end with a “hammerhead” turn-around allowing for fire trucks to easily negotiate.

Pedestrian pathways will be diverted away from the street and parking areas for the purpose of resident safety. The site plan also shows snow storage, however the Public Works Director, John Wenzel suggests enlarging the parking islands to provide for additional snow storage. Mr. Wenzel also recommends that concrete sidewalks be five (5) feet wide with a green belt placed between the edge of the sidewalk and back of the curb to provide improved walkability and additional snow storage. The applicant will also be required to construct an eight (8) to ten (10) foot wide asphalt foot trail on the northern boundary of the property. The applicant will have to construct the foot trail from the northeast corner of the lot southeast along Castle Valley Blvd. to the Fire Station but will be allowed to retain cost recovery from the developer of lot 1A immediately southeast of the subject property once this lot is developed.

The land is currently owned by the Town of New Castle and Lakota Senior Apartments has a Lease with Option to Purchase for a minimum of two (2) years and a maximum of three (3) years at which time Lakota Ridge Senior Apartments are able to purchase the land from the Town of New Castle.

This property will serve seniors aged 55 and over with mixed incomes up to 60% of the Area Medium Income (AMI). There will be 5 units set aside for 30% AMI, 5 units for those who earn less than 40% AMI, 10 units for those earning less than 50% AMI, and 30 units for those who earn up to 60% AMI. “In creating this mix, Colorado Resource & Housing Development Corp (CRHDC) will be able to serve very low income populations while maintaining the affordability of the project in perpetuity, so that seniors can benefit from the development of the units for years to come.”

Provided that the development application is approved by council, Colorado Resources and Housing Development Corporation (CRHDC) will re-apply for funding from Colorado Housing Finance Authority in May, 2016 and anticipate a favorable response. If funding is granted in June, 2016, CRHDC will most likely break ground in March of 2017.

III Preliminary and Final Development Application Contents:

(documents 1 – 24 submitted prior to the preliminary P&Z hearing of April 27, 2016)

- 1) Development application
- 2) Legal description
- 3) Checklist for PUD Preliminary Development
- 4) Written Statement from CRHDC
- 5) Lakota Canyon Ranch, Phase 7 Final Plat exceptions
- 6) Final Plat Lakota Canyon Ranch, Phase 7
- 7) Special Warranty deed
- 8) Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7
- 9) Special Warranty deed
- 10) List of properties within 250 linear feet
- 11) Lease And Option To Purchase
- 12) Improvement Survey
- 13) Floor plans – A - A3.1 – A3.3
- 14) Floor plans – B – A3.1 – A3.3
- 15) Building elevations – A5.1 – A5.5
- 16) Landscape plan (not identified by title)
- 17) 1st floor plan, 2nd floor plan & 3rd floor plan – A1 – A3
- 18) Town Engineer preliminary review dated March 11, 2016
- 19) Memorandum from John Wenzel, Public Works Director dated March 23, 2016
- 20) Referral comment from Xcel Energy dated March 29, 2016

- 21) Referral comment from Colorado River Fire & Rescue, Fire Marshall, Orrin Moon dated April 21, 2016
- 22) Referral comment from Colorado Parks & Wildlife, District Wildlife Manager, Brian Gray dated April 12, 2016.
- 23) CRHDC request to omit certain requirements dated April 22, 2016.
- 24) Revised floor plans

(documents 25 – 30 submitted prior to the Final P&Z hearing on June 8, 2016)

- 25) Preliminary Geotechnical Study dated February 10, 2015
- 26) Updated Preliminary Planned Unit Development plan with differing dates
- 27) Performance Standards agreement dated May 9, 2016
- 28) Response letter from CRHDC dated May 23, 2016
- 29) Transportation Impact Study dated May 23, 2016
- 30) CRHDC letter regarding weed free environment dated June 1, 2016

IV Criteria set forth for approval in Section 17.100.090 of the Town Municipal Code

1. Whether the application is generally compatible with adjacent users

Staff Comment: The Sr. Housing project is compatible with adjacent users. Nearby are locations of single family dwelling units north of the proposed Sr. Housing project and multifamily dwelling units located southeast of the project. Immediately bordering the west, east and southern boundaries is vacant land. The parcel on the west side is owned by the RE-2 School District; the acreage of this parcel is typically too small to be developed for a school. However, the land might be used for another school district function, although it is unknown what this might be. The land on the eastern border is zoned Mixed Use as well and is on the market to be sold. Land on the southern edge of the subject property is precipitously steep, however, the property further south is entitled to be developed for either single or multiple family homes.

2. Whether the application is consistent with the Town's Comprehensive Plan

Staff Comment: Section 5 – Housing, Goal HO-1 of the Town's Comprehensive Plan is to "*preserve and create affordable housing*" for our community. Part A and B of this goal states the Town would like to partner with non-profit agencies to promote and create affordable housing. CRHDC is working to utilize low income housing tax credits for this development as outlined in part B of this goal.

Section 5, Housing, Goal HO-2 aligns well with this development because the applicant is proposing a housing density that will vary from the surrounding community. The density also exceeds the allowable number of units by close to 15 units. Without 50 dwelling units, the project is not fundamentally feasible to obtain funding according to the applicant.

The applicant expressly notes Policy HO-2E of the Town's Comprehensive Plan in which the Town supports development that provides housing for those with special needs such as senior housing. This section also states the Town would like the Garfield County Housing Authority (GCHA) more engaged in affordable housing development. The applicant is in current partnership with GCHA as a Special Limited Interest which will allow the property to be property tax exempt and an instrument to help with the operating budget and help ensure the rents will remain affordable.

This application demonstrates substantial compliance with the Comprehensive Plan.

3. Whether the Town has the capacity to serve the proposed uses with water, sewer, fire and police protection

Staff Comment: Adequate access and supply for water and sewer is available. The Fire Marshall and

Town Police Chief are supportive of the application and protective services are very satisfactory. The fire station is located less than 300 feet from the proposed Sr. Housing project and will be able to respond extremely quickly to an emergency call.

4. Whether the uses proposed within the PUD are uses permitted outright within the zone district contained within the PUD

Staff Comment: The subject property is zoned Mixed Use in the Lakota Canyon Subdivision. The purpose and intent of this zone district is “To provide standards and criteria for development of a compatible mix of conventional and clustered commercial, service, entertainment, low impact business and residential uses.... And to also encourage clustered development...” The proposed development is a “use by right” whereas multifamily residential dwellings (including apartments), including accessory uses and buildings is permitted outright.

5. Whether the number of dwelling units permitted by the underlying zone district is not exceeded by the PUD plan

Staff Comment: There is a total of 827 dwelling units approved by the Town for Lakota Canyon Ranch. Of the 827 units, 345 residential units are allowed in the MU zone district. Council has the authority to increase this amount if necessary for another mixed use development project if an application were to be submitted to the Town that exceeded the 345 residential unit limit. Currently there are approximately 80 or more dwelling units in the MU district far below the 345 maximum amount of allowable dwelling units.

In short, the Sr. Housing project does not exceed the number of dwelling units allowed in the MU zone district.

6. Whether the PUD utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian, and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieved adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensures compliance with performance standards, and meets all other provisions of the applicable ordinances of the Town.

Staff Comment: Except for performance standards with the applicant has agreed to abide by, the issues above have been summarized in this report

V Staff Recommendation

The staff recommends approval of the Final Development PUD Plan with the following conditions:

1. All representations of the applicant in written and verbal presentations submitted to the Town or made at public hearings before the planning commission or Town Council shall be considered part of the application and binding on the applicant.
2. The applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town’s outside consultants such as legal and engineering costs.
3. The applicant will provide construction drawings that are in compliance with the March 23, 2016 Memorandum from Public Works Director, John Wenzel prior to building permit application.
4. The applicant will provide construction drawings that are in compliance with the March 11, 2016 Preliminary Plan Review from the Town Engineer prior to building permit application.
5. The applicant will provide construction drawings in compliance with accordingly the

recommendations dated April 21, 2016 as provided by Colorado River Fire & Rescue Fire.Marshall, Orrin Moon

6. The applicant will pay for all water, sewer and water rights dedication fees as approved by Town Council prior to the first building permit approval.
7. All disturbed land shall be predominantly weed free during and after development and re-seeded according to the seed mix used by the Town of New Castle Park's Department.
8. CRHDC will enter into a Subdivision Improvement Agreement with the Town as approved by Town Council.