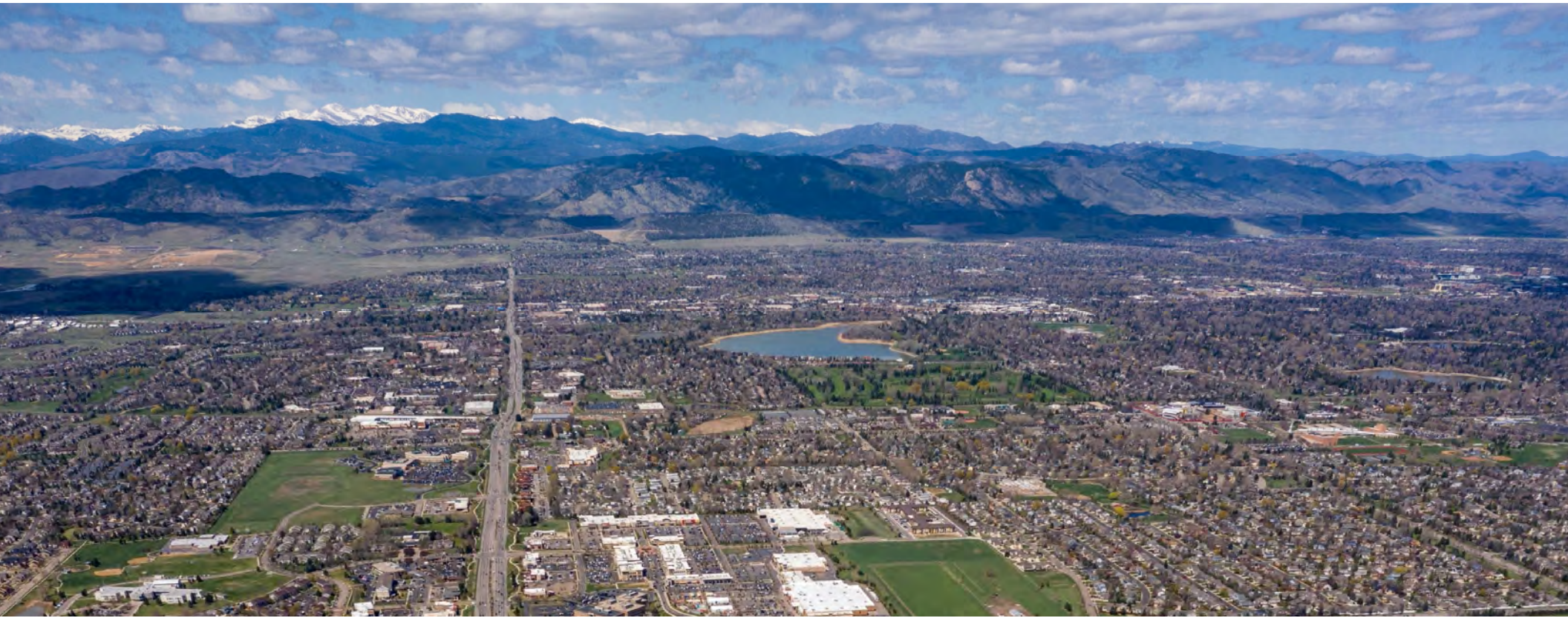


**Staff Presentation
to the
Planning and Zoning
Commission
December 15, 2022**



Castle Ridge Group Home – Project Development Plan
Planning & Zoning Commission Hearing – 12.15.22



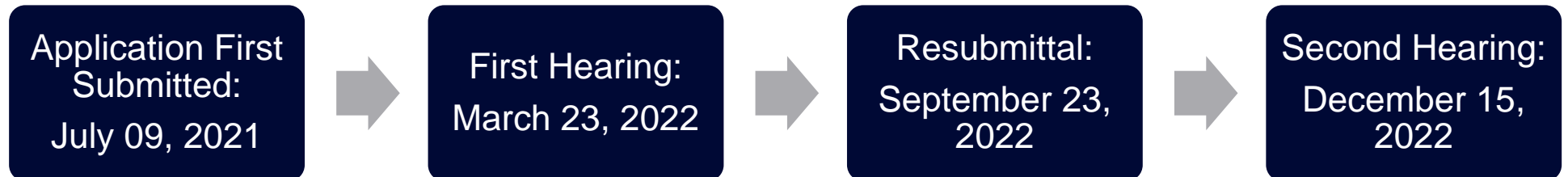
- Federal Fair Housing Act (FHA) and Americans with Disabilities Act (ADA) require reasonable accommodation in zoning regulations
- Purpose is to provide people with disabilities with an equal opportunity to enjoy housing on same basis as persons without disabilities
- City adopted regulations in 2017
- Since that time, 9 reasonable accommodations have been submitted and determined.

Process

- Decided by Community Development and Neighborhood Services Director
- Not open to public input, and LUC does not require outreach or hearing
- Only the applicant may appeal a decision
- Appeals are decided by the City Manager

Evaluation Criteria

- The user of the property at issue has a disability.
- Granting the request is necessary to make specific housing available to a person with a disability.
- Granting the request would not impose an undue financial or administrative burden on the City.
- Granting the request would not require a fundamental alteration in the nature of a land use code provision.





- Location: 636 Castle Ridge Ct
- Lot Size: 22,226 square feet
- Zone: Low-Density Residential District (R-L)
- Proposal:
 - Group Home for Assisted Living - Memory Care*
 - 10-residents
 - 2 off-site parking spaces
 - Additional landscaping, fencing, and screening





- Area was annexed into the City as part of the 617-acre Keenland Annexation.
- Single-family detached dwelling
- Lot platted as part of 18-lot Castle Ridge at Miramont PUD, 1993.
- Home built-in 2002.
- Served by a 28' curb to curb cul-de-sac system.

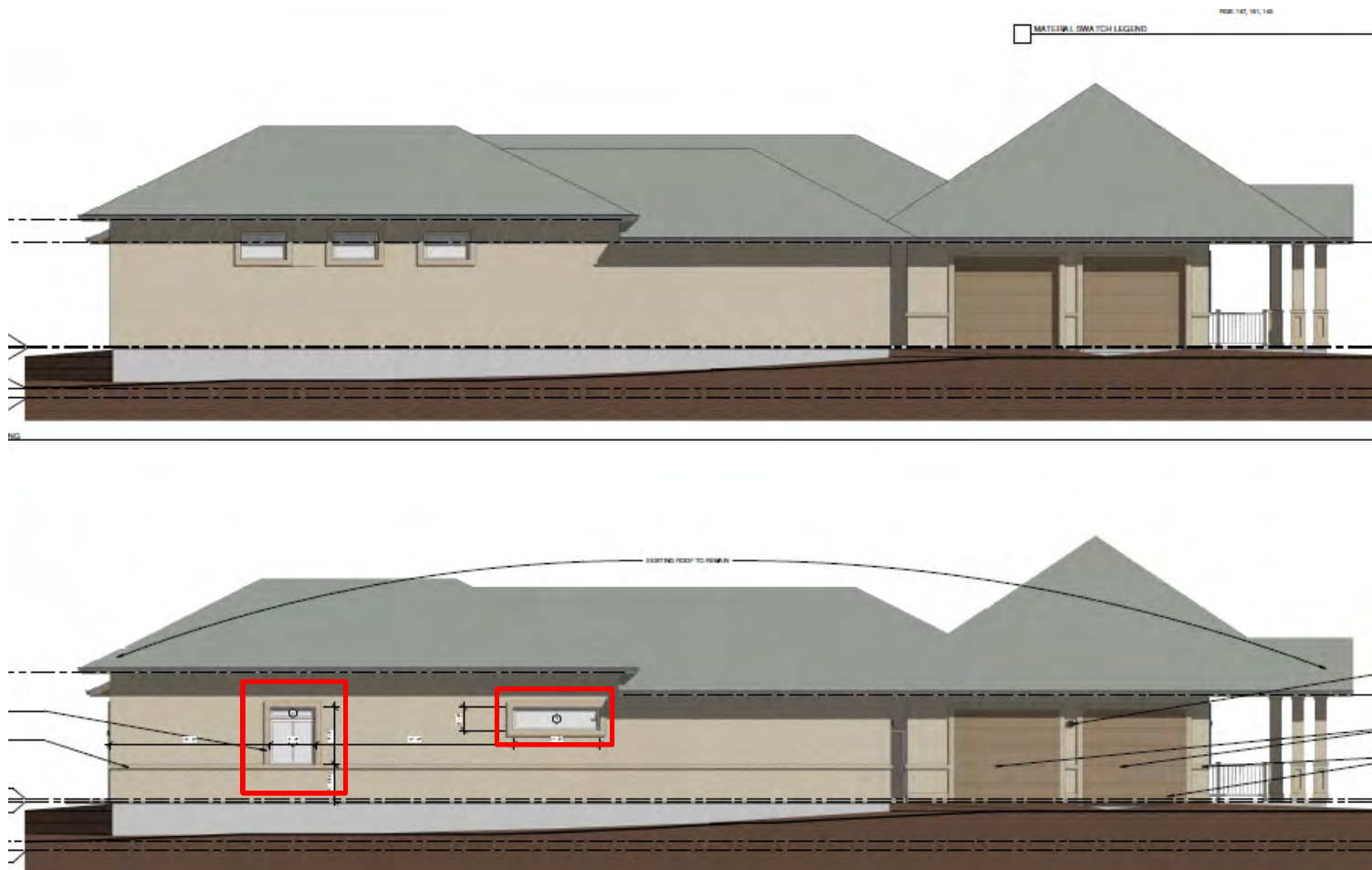
A Reasonable Accommodation request to increase the maximum allowable residents from 8 to 10 was approved by the City, subject to the following conditions:

1. The proposal for a group home is subject to a type two review by the Planning and Zoning Commission.
2. The facility will be required to comply with all other standards and requirements of the Land Use Code for group homes as permitted in the RL zone and may be subject to conditions of approval including but not limited to requirements for parking, limitation of hours of drop-off and pick-up, regulation of lighting intensity and hours of illumination, requirements related to trash and recycling, screening, storage, and fencing.
3. As described in the application materials, **the facility will implement measures to mitigate impacts and retain residential character including maintenance of the garage doors, no signage indicating that this is a group home, and no more than two staff working shifts on-site at any given time (with the exception of emergencies and shift changes).**

- Neighborhood Meeting Held on July 28, 2022. Discussion and following comments included:
 - Questions and concerns were raised about the number of residents proposed at the group home and the parking impacts generated by the number of residents in a neighborhood already experiencing parking and movement issues on the street.
 - A general feeling by the community that this was not an appropriate land use within the neighborhood and that neighbors do not feel that they are being heard and that this use is being forced by the City.
 - Concerns around procedural requirements being met for sign posting and neighborhood meeting
 - Impacts to the privacy of neighboring properties related to window placement outdoor activities.
 - Concerns about administrative staff and who will be living in the residence long term.

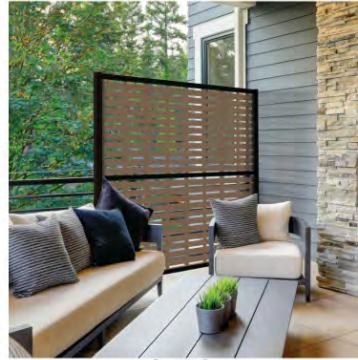
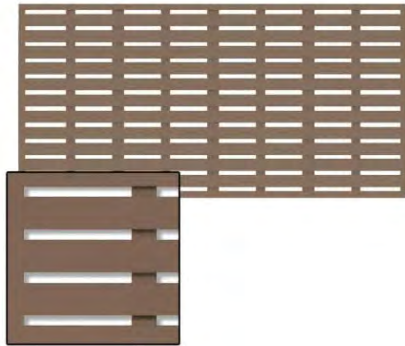






Barrette Outdoor Living (Brand Rating: 4.1/5)

3 ft. x 6 ft. Boardwalk Saddle Vinyl Decorative Screen Panel



TRELLIS DETAILS



Specifications

Device functions	EQ, L, L-BE
Dogging	LD - Less Dogging
Device length	3' - 4'
Center case dimensions	8" x 2 1/4" x 2 1/4" (203mm x 70mm x 60mm)
Mechanism case dimension	2 1/2" x 2 1/2" (57mm x 57mm)
Latch bolt	Deadlocking, 3/4" (19mm) throw
Trims	252-L, 252-LBE
Strike	699 roller strike
Finishes	US260 (526), 313 (710)
Options	WH - Weep Holes

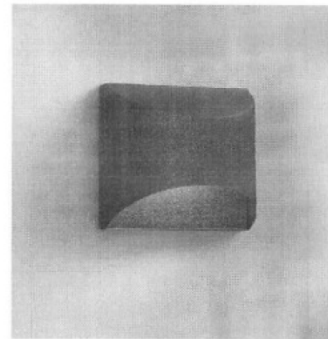
How to order

1	Dogging	LD (Less Dogging) only
2	Device type	98/9952
3	Function	EQ, L, LBE
4	Finish	US260, 313
5	Device width	3' (standard default), or 4'
6	Handing	RHR, LHR
7	Trim	252, L, LBE functions
8	Lever style	06 (standard default), 03
9	Optional	WH (weep holes)

OVERALL DIMENSIONS



Outdoor Lighting / Dark Sky / Style # 33H43



Possini Euro Ratner 5 1/2" High Black Modern LED Outdoor Wall Light

5 Reviews | 21 Questions, 28 Answers

\$79.99

Comparable Value \$119.99

FREE SHIPPING & FREE RETURNS*
SHIPS TODAY! (orders by 3 PM Mountain)

1

ADD TO CART

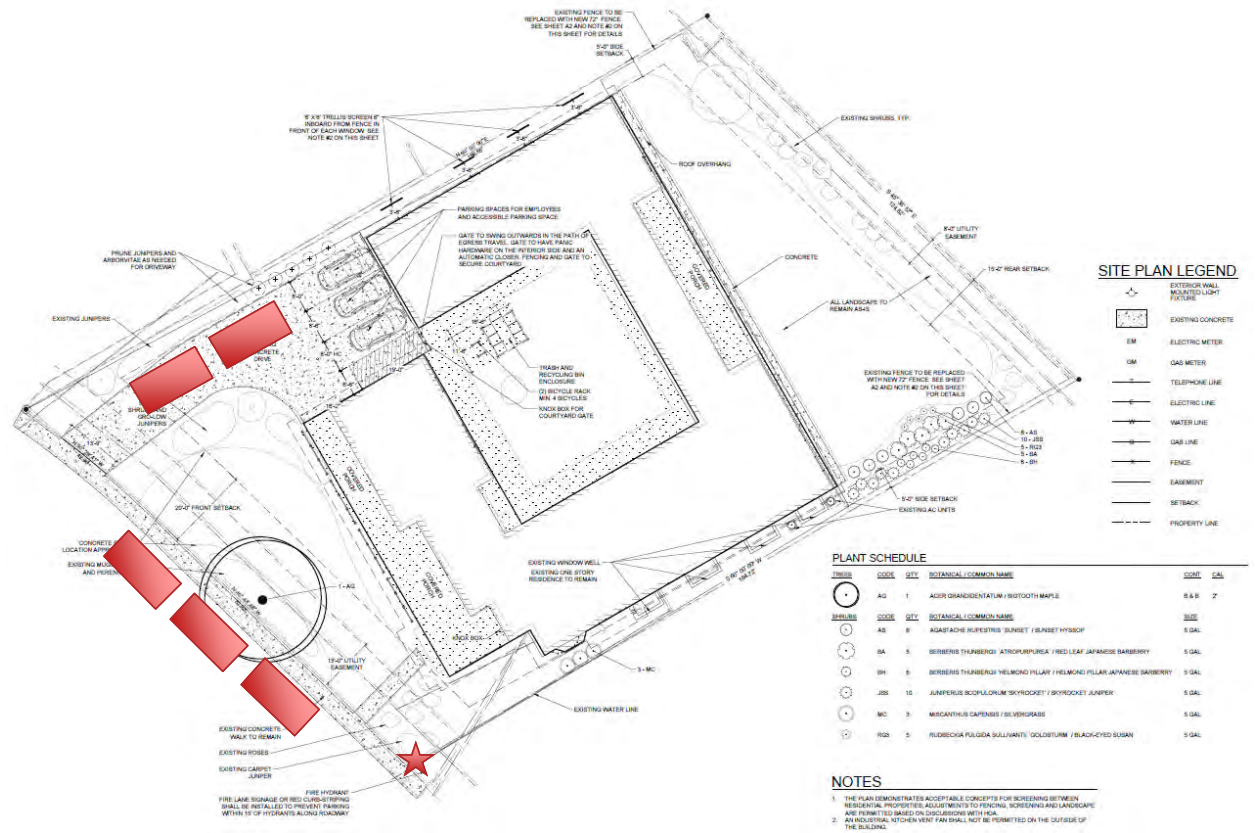
SAVE

Check Store Availability | Open Box Available



VIEW IN YOUR ROOM

Condition #1 – Hours of Operation and Deliveries



Condition #1

To the extent feasible the hours of operation during which third-party services, such as massages, housekeeping, haircuts, pet therapy, food delivery, and the like, shall be limited to the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. Services shall be staggered in a way to reduce the impact of on-street parking within the neighborhood.

To the extent feasible deliveries and short-term visits shall be limited to available space within the driveway and street frontage that shares a common boundary with 636 Castle Ridge Court.

Condition #2

Condition # 2

The property owner or representative thereof shall cooperate in good faith to remedy any unforeseen impacts created through the operation of the group home and provide a designated person who can be contacted 24-hours a day, 7-days a week.

1. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, subject to two conditions.
3. The Project Development Plan complies with relevant standards located in Division 4.4 – Low Density Residential District (R-L).

Staff recommends conditional approval of the Castle Ridge Group Home Project Development Plan, PDP220013.