Neighborhood Meeting Summary

Application: 895 Ridge Road Annexation and PD Zoning
Property Owner: George Mattione, Parker Center, LLC
Meeting #1:
Date/Time: Tuesday, July 11, 2023, 6:00 pm – 6:45 pm
Meeting Location: Town of Castle Rock Recreation Center, 2300 Woodlands Blvd., Studio Room
Councilmember District: Desiree LaFleur, District 4

Applicant's Proposal:

The property owner is proposing to annex to the Town the 10.5-acre property located on Ridge Road, across from King Soopers. The zoning is proposed to be Planned Development allowing retail, office and restaurant uses. This is the first neighborhood meeting.

Attendees

Applicant Representatives:
George Mattione, Property Owner
Al Cunningham, PCS Group
Liam Hogan, PCS Group
Mitch (?), Commercial Real Estate Broker

Public Attendees:
In-person Attendees:
Jeff and Karla McWilliams
Bob Duxbury
Caryn Johnson
Brian Haddad

Online/Phone Attendees:
Theresa Logan

Town Staff Attendees:
Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:
The applicant presented a PowerPoint depicting a conceptual site plan for the property. The proposed zoning would allow development of a retail center to include restaurant, office and commercial space. Outdoor public space and restaurant patios would take advantage of the view of the Front Range. A pedestrian walkway would encircle the development. One point of access is proposed and would align opposite the signalized access to King Soopers. An emergency vehicle access would be located at the southeast corner of the site.

Questions Presented to Applicant:

Q: What is the maximum building height?

A: The site is mostly within the Moderate Skyline area and maximum building height would be limited to 25 feet.

Q: What road improvements to Ridge Road are proposed?

A: The widening of Ridge Road is a Town CIP project current underway. The traffic impact analysis will determine if additional improvements, such as a right turn lane, are necessary to address the impact of developing the site.

Q: What kind of restaurant is proposed, and can it be restricted to a fine dining, sit down restaurant? Will you do a survey of the residents to see what type of restaurant is desired?

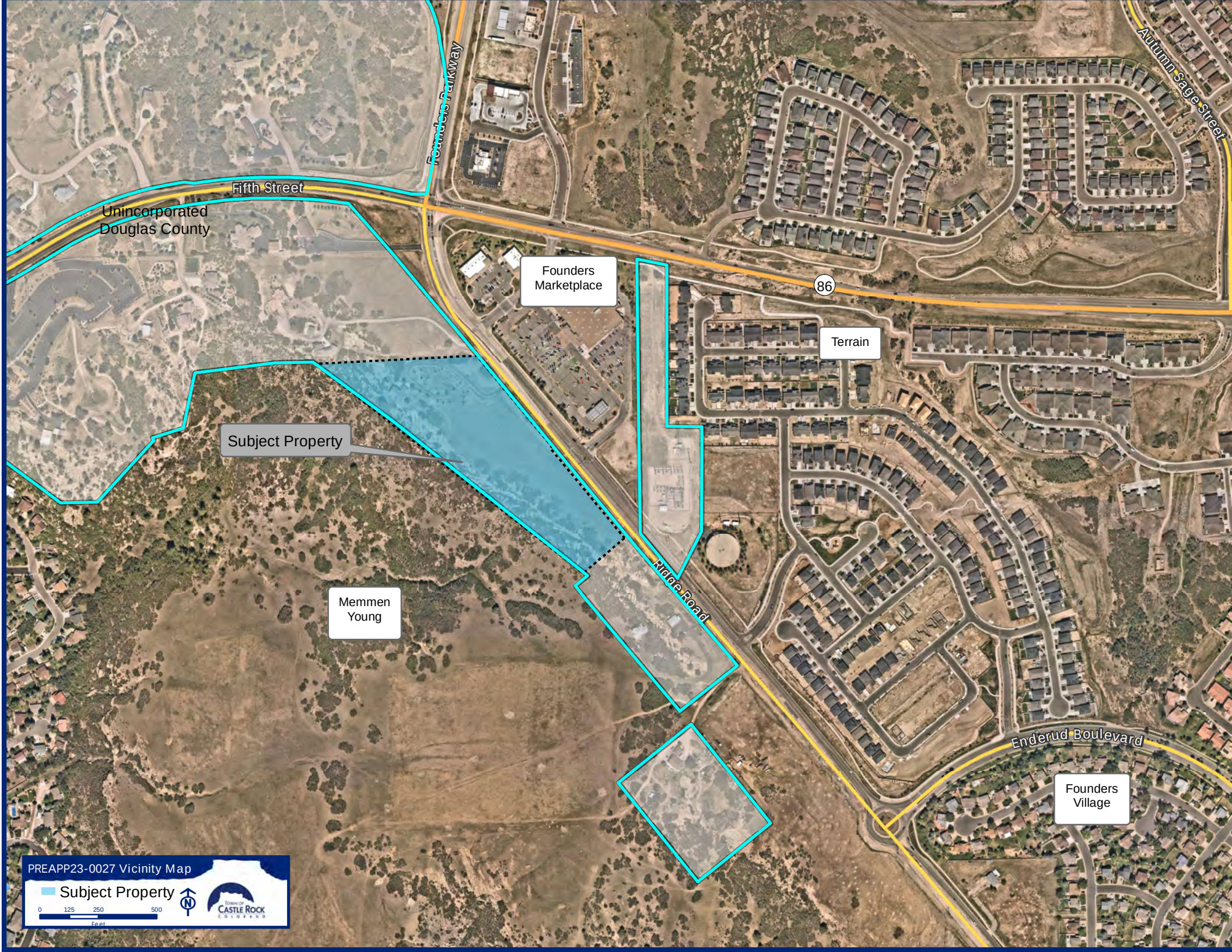
A: The permitted uses will be included in the proposed PD zoning regulations, which are currently being drafted. The owner doesn't want to preclude certain types of restaurants, but is thinking of a stand-along, sit down restaurant such as La Loma. The overall types of uses on the site are intended to complement the King Soopers center. The owner sees this commercial center as having destination uses, rather than convenience uses. A gap analysis will be done to determine what services are missing in the area that nearby residents must travel out of the neighborhood to acquire.

Q: How many residential uses will be on the site?

A: Residential uses are not proposed.

Q: This center and the types of services discussed will be welcomed in this area.

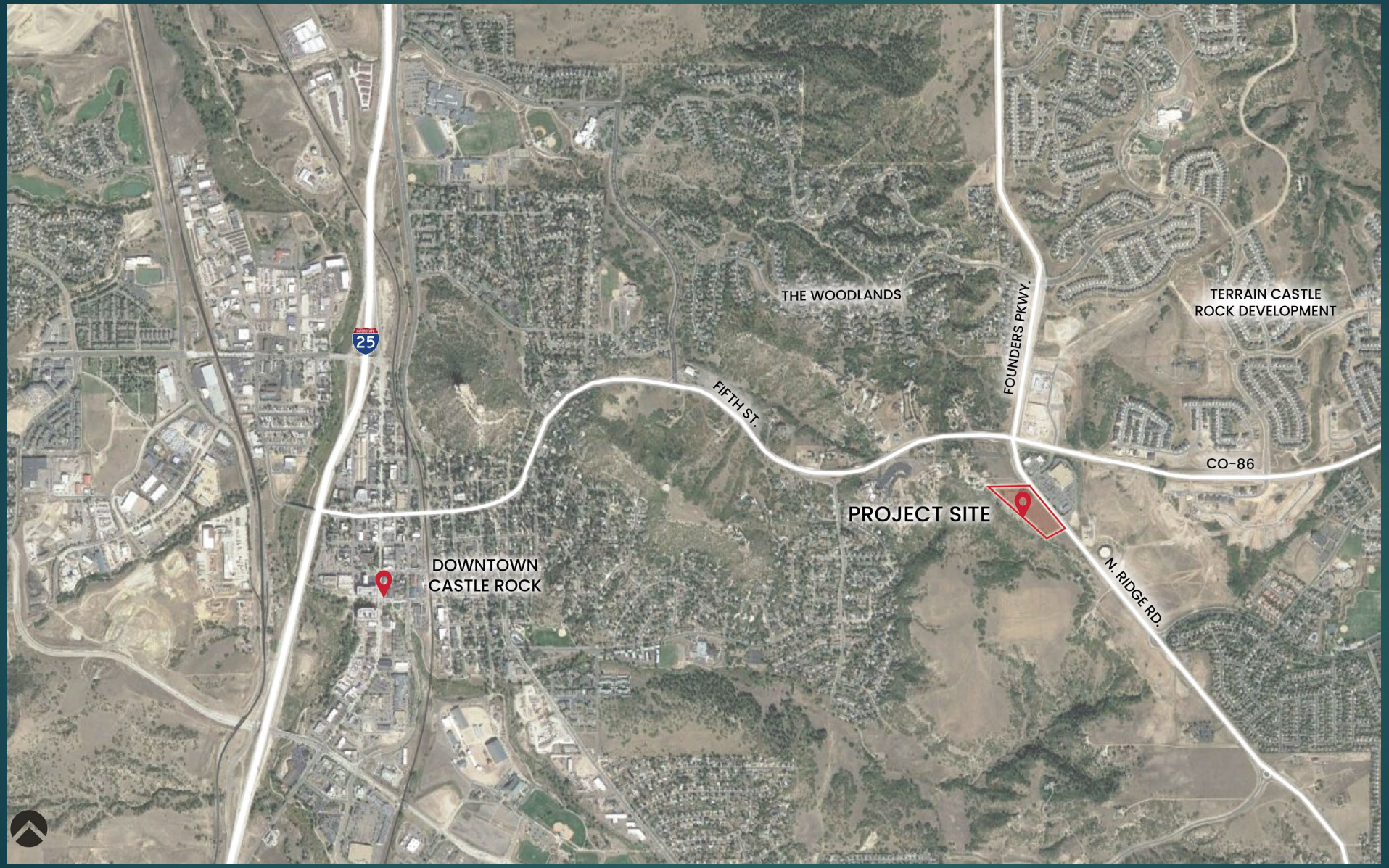
A: The applicant agreed.


Fifth Street
Unincorporated
Douglas County
Founders Parkway
Autumn Sage Street
Founders
Marketplace
86
Terrain
Subject Property
Memmen
Young
Ridge Road
Enderud Boulevard
Founders
Village
PREAPP23-0027 Vicinity Map
Subject Property
0
125
250
500
Feet
N
Town of Castle Rock
Colorado

895 N. Ridge RD. Neighborhood Meeting

JULY 11TH, 2023

Project Context



Project Context

PROPERTY BOUNDARY
+/- 8,000 S.F.
+/- 9,000 S.F.
+/- 9,000 S.F.
+/- 6,000 S.F.
+/- 6,000 S.F.
+/- 5,000 S.F.
+/- 5,000 S.F.
DETENTION
+/- 20,000 S.F.
EMERGENCY VEHICLE ACCESS
NORTH RIDGE ROAD
KING SOOPERS PARKING LOT
LEGEND
COMMERCIAL
OFFICE
RESTAURANT
AREA
PARKING CALCULATIONS
TOTAL G.L.A
CALCULATION
REQUIRED
PROVIDED
30,000 G.L.A
Shopping Center: 4.5 SPACES PER 1,000 GLA MAX
135 SPACES
136 SPACES
10,000 G.L.A
General Office: 4.5 SPACES PER 1,000 GLA MAX
45 SPACES
60 SPACES
8,000 G.L.A
Restaurant: 12 SPACES PER 1,000 GLA MAX
96 SPACES
98 SPACES
TOTAL: 48,000 G.L.A
TOTAL: 276 SPACES
TOTAL: 294 SPACES
* CONCEPTUAL SUBJECT TO CHANGE

AREA	PARKING CALCULATIONS		
TOTAL G.L.A	CALCULATION	REQUIRED	PROVIDED
30,000 G.L.A	Shopping Center: 4.5 SPACES PER 1,000 GLA MAX	135 SPACES	136 SPACES
10,000 G.L.A	General Office: 4.5 SPACES PER 1,000 GLA MAX	45 SPACES	60 SPACES
8,000 G.L.A	Restaurant: 12 SPACES PER 1,000 GLA MAX	96 SPACES	98 SPACES
TOTAL: 48,000 G.L.A		TOTAL: 276 SPACES	TOTAL: 294 SPACES

- **COMMERCIAL**
  - 30,000 GLA
  - 4 BUILDINGS
- RESTAURANT
  - 8,000 S.F.
  - 1 BUILDING
- **OFFICE**
  - 10,000 GLA
  - 2 BUILDINGS
- **PARKING**
  - 294 SPACES SHARED

895 N. Ridge Road
Neighborhood Meeting

- Thank you for taking time out of your schedule this evening to attend this neighborhood meeting and learn about this proposed project.
- Members of our team are here to answer any questions that you may have.

PROPERTY BOUNDARY
+/- 8,000 S.F.
+/- 9,000 S.F.
+/- 9,000 S.F.
+/- 6,000 S.F.
+/- 6,000 S.F.
+/- 5,000 S.F.
+/- 5,000 S.F.
DETENTION
+/- 20,000 S.F.
EMERGENCY VEHICLE ACCESS
NORTH RIDGE ROAD
KING SOOPERS PARKING LOT
LEGEND
COMMERCIAL
OFFICE
RESTAURANT
AREA
PARKING CALCULATIONS
TOTAL G.L.A
CALCULATION
REQUIRED
PROVIDED
30,000 G.L.A
Shopping Center: 4.5 SPACES PER 1,000 GLA MAX
135 SPACES
136 SPACES
10,000 G.L.A
General Office: 4.5 SPACES PER 1,000 GLA MAX
45 SPACES
60 SPACES
8,000 G.L.A
Restaurant: 12 SPACES PER 1,000 GLA MAX
96 SPACES
98 SPACES
TOTAL: 48,000 G.L.A
TOTAL: 276 SPACES
TOTAL: 294 SPACES
* CONCEPTUAL SUBJECT TO CHANGE