

Neighborhood Meeting Summary

Application: Annexation, Zoning, and Site Development Plan

Property Owner: Castle Rock Ventures LLC

Meeting #: 2 for the Zoning and Annexation, and 1 for the Site Development Plan

Date/Time: Tuesday, November 12, 2024, 6:00p.m. (Adjourned at 7:11p.m.)

Meeting Location: Town Hall, Council Chambers

Councilmember District: Next to Councilmember Brooks'

Applicant's Proposal:

The owner of parcels totaling 32.29 acres, located at the northwest corner of Plum Creek Parkway and Ridge Road, is proposing to annex the land to be zoned for residential, open space and limited neighborhood commercial uses. Additionally, the applicant is proposing a site development plan for the residential portion of this property. The site development plan is proposing a total of 165 homes.

Attendees

Applicant Representatives:

Nick Galen, Urban Moment

Hunter Hendrix, Urban Moment

Rachel Patton, HKS

Brett Zmenkowski, HKS

Jeremy Lott, Norris Design

Public Attendees:

3 In-person Attendee:

3 Online/Phone Attendees

Town Staff Attendees:

BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed annexation and zoning. The applicant also provided a presentation showing the proposed design of the site including proposed access connections, open space, and retail location. The applicant outlined the product details including the architecture, floor plans and site amenities.

Questions Presented to Applicant:

Q: Why is a commercial space being provided?

A: The applicant stated the goal of the Town of Castle Rock is to increase the sales tax base in the Town. The applicant wants to be part of that solution by providing commercial space. The intent of this space is to be a community centered use for the tenants next door and surrounding neighborhoods.

Q: What is the price point for these units?

A: The applicant stated final prices have not been finalized at this time but anticipate the prices to be \$1,200 to \$3,000 based on the unit.

Q: The traffic volume is a concern for existing residents on the access road. What is the plan for the access road to handle the additional traffic?

A: The applicant showed where the two proposed access roads into the development are located. They also stated the shared access road is a two lane roadway with no median and designed to have all YardHome tenants enter into the development as close to Ridge Road as possible. There will be no driveways off of the access road.

Q: Do homes on the shared access drive front the access drive?

A: The applicant stated these are rear yards of the proposed units with no access onto the shared drive. Garages will be located central to the site. Approximately 40% of all parking will be garage spaces tenants can rent.

Q: What is the expected volume of trips per day on the proposed shared access road? The public would like to see the full Traffic Impact Analysis for this development.

A: The applicants traffic engineer for the project stated the a.m. peak for the northern access is projected to have 10 trips into the site and 31 trips out of the site. The p.m. peak for the northern access is projected to have 28 trips into the site and 20 trips out of the site. The applicant stated the full Traffic Impact Analysis (TIA) is part of the project submittal and will be available on the Town's website.

Q: Has a Traffic Impact Analysis for this development been completed? If so, has it looked at future projects under review in the area such as Chateau Valley?

A: The applicant stated the TIA for this project has been completed and has taken into consideration know projects in the area.

Q: Did the TIA evaluate the intersection of Gilbert Street and Plum Creek Parkway or the intersection of Plum Creek Parkway and Valley Drive? This intersection was evaluated in the Chateau Valley TIA and has a Level of Service below the Town's criteria.

A: The applicant stated they did not evaluate how Plum Creek Parkway and Valley Drive will be affected with this project but will look into this in more detail. They do acknowledge the added construction and projects throughout Town, such as the Crystal Valley Interchange, do affect these intersections today but will have varying traffic patterns once completed and are projected in their TIA.

Q: What traffic improvements on Ridge Road be required? Today the lack of deceleration lane is a safety concern for current residents turning onto the site.

A: The applicant stated they will look into this safety concern more and potential improvements. The applicant will be in touch with the residents who share this access into the site.

Q: What improvements are being proposed along the private property lines and the proposed open space?

A: The applicant stated they have not determined what detail will be along the existing private property and the proposed open space. The applicant will look into fencing, signage, along with the Town's fencing requirements along public open space. The applicant will be in touch with existing residents along this property line.

Q: Will blasting be required with this project?

A: The applicant stated they have hired local contractors to evaluate if blasting will be required for their product on this site. At this time, they have been informed blasting will not be required but there will be additional impacts to heavy equipment on site.

Q: Has the applicant worked with the church to the north of this property in order to have one combined access.

A: The applicant stated they have not but will look into this in more detail.