

Neighborhood Meeting Summary

Application: Annexation and Zoning

Property Owner: JRW Family Limited Partnership LLLP

Meeting #: 1

Date/Time: Tuesday February 11, 2025, 6:00p.m. (Adjourned at 8:00p.m.)

Meeting Location: Town Hall

Councilmember District: Next to Councilmember Davis and Mayor Pro Tem Cavey

Applicant's Proposal:

JRW Family Limited Partnership LLLP is proposing to annex and rezone the 535 acres known as Pine Canyon. The proposal includes a maximum of 1,800 mixed residential units, to include single family and multifamily, as well as commercial uses to include a hotel/resort with up to approximately 225 rooms, and other business and industrial uses. The applicant has also proposed reserving one third of the property for parks and open spaces. The proposed project is located on both the east and west sides of I-25, west of Founders Parkway.

Attendees

Applicant Representatives:

Kurt Walker, JRW Family Limited Partnership LLLP

Marcus Pachner, The Pachner Company

Public Attendees:

8 In-person Attendee:

17 Online/Phone Attendees

Town Staff Attendees:

Dave Corliss, Town Manager, Town of Castle Rock

Mike Hyman, Town Attorney, Town of Castle Rock

Tara Vargish, Director Development Services, Town of Castle Rock

Kevin Wrede, Planning Manager, Town of Castle Rock

BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the history of this property along with the proposed annexation and zoning. The applicant provided a presentation showing the proposed design of the site including proposed areas of various housing types, buffer locations, access connections, open space and trail connections.

Additionally, Town staff provided a presentation discussing the benefits of annexing this project into the Town as it relates to transportation, parks and trails, water, water conservation standards and fire protection.

Questions Presented to Applicant:

Q: What is the proposed buffer between the existing residential homes to the south and the proposed development?

A: The applicant stated a buffer will be provided along the entire southern property line. The distance varies in size along the property line, with the maximum width being 200 feet. The buffer will remain open with trail connections through the area.

Q: How much will the plans change through the zoning process?

A: The applicant stated the plans will remain closely the same to what has been presented during this meeting and as shown previously at Douglas County hearings.

Q: The resort planning area allows for a resort or additional residential units. How many additional units will be allowed?

A: The applicant stated, this planning area allows for a maximum of 175 units however the entire project is capped at 1,800 units. Interest has been shown from prospective developers for an interest in this location. However, if the market changes residential could be developed in this location. The residential is anticipated to match the density of the surrounding planning areas.

Q: Areas were identified in the presentation that have a maximum height of 35 feet for single family. What is the maximum height of the mixed-use areas?

A: The applicant stated these areas typically have a 50 foot height limit. The exact height limit will be presented at the next meeting.

Q: Will Woodlands Blvd be extended through with this project?

A: The applicant stated Woodlands Blvd was always anticipated to be extended through both this project area and the property to the north to create this connection.

Q: The projected traffic on Black Feather Trail is a concern. What attention will be paid to this area for mitigation to the proposed traffic?

A: The applicant stated as part of this project a Traffic Impact Analysis was completed. This analysis has analyzed the proposed impact of traffic at a number of intersections and has identified potential mitigation. Each phase of this development will require a new Traffic Impact Analysis in order to determine what mitigation will be required at each phase of the project.

Q: There is a concern with the strain the number of additional children in this development will add to the Douglas County School District. What are the developments obligations to mitigate the impact on the Douglas County School District?

A: The applicant stated they have worked closely with Douglas County School District to determine the acreage needed for a future school site and the location of this site. As part of the Town's review process, Douglas County School District will review the application. As part of this project the applicant is required to provide a 12.7 acre site for a future school site and a cash-in-lieu fee to the Douglas County School District.

Q: Can the proposed school site be moved off of Woodlands Blvd further away from the existing charter school?

A: The applicant stated the Douglas County School District specifically selected the location off Woodlands Blvd for its access and connection to the Town. The applicant stated they could ask Douglas County School District if there are other locations they would be interested in on the site.

Q: The project identifies future baseball fields. However, there is a growing need for indoor facilities. Has this project explored providing indoor fields and facilities?

A: The applicant stated they have heard this concern and will continue to work with the Town to determine if this need can be met in the future.

Q: Will there be a Metropolitan District for this development?

A: The applicant stated there will be a metropolitan district for this development. This is currently being created. The metropolitan district service area for this development will only cover the project boundaries and apply to those parcels within the service area.

Q: Is there already development occurring on the site?

A: The applicant stated there are three things taking place on site today. The first is clean up of a previous sewer contamination on site. The second is an upgraded natural gas line for Black Hills Energy. The third is replacement of the existing wooden power poles with metal poles for CORE Electric. There is no development of the property occurring at this time.

Q: Will the renderings shown be what is built in this development?

A: The applicant stated architectural guidelines will be part of the proposed plan and zoning regulations. These will be reviewed against the future development at time of Site Development Plan.

Q: What is the project timeline for breaking ground and building houses?

A: The applicant stated the annexation and zoning is the first phase of this project. Additional reviews establishing lotting and layouts of the development will follow. These processes will take time and there is no anticipated exact date for breaking ground.