

Neighborhood Meeting Summary

Application: Annexation and Zoning

Property Owner: JRW Family Limited Partnership LLLP

Meeting #: 3

Date/Time: Wednesday April 16, 2025, 6:00p.m. (Adjourned at 7:40p.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:

12 In-person Attendee:

12 Online/Phone Attendees

Town Staff Attendees:

Tara Vargish, Director Development Services, Town of Castle Rock

Mark Marlowe, Director Castle Rock Water, 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, view corridors, access connections, transportation improvement locations, 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, wastewater, water conservation standards and fire protection.

Questions Presented to Applicant:

Q: If the Town Council adopts the Pine Canyon Annexation and Zoning on May 20 will this property then be under the Town's jurisdiction?

A: The Town stated, if Town Council adopts the Annexation and Zoning on May 20th there is a 30 day referendum period before anything is recorded. Once documents recorded then it is in the Town's jurisdiction. There will be multiple steps before any work begins on the property including Site Development Plans for each area which lays out the streets and lots. Each Site Development Plan will have additional neighborhood meeting and public hearings. The applicant stated they anticipate the build out of this property to be between 10-20 years.

Q: What are the environmental impacts of this development?

A: The applicant stated that as part of the process a study on Wildlife Habitat Preservation and Connection was completed. This mapped out existing forest area from state and federal agencies. The plan was developed around these areas in order to preserve existing vegetation as much as possible, while creating a connected open space network for wildlife migration.

Q: Are any builders secured for this development?

A: The applicant stated no builders have been identified for this development at this time.

Q: What price range for these homes in this development?

A: The applicant stated prices will be similar to surrounding neighborhoods. The lots will range from 0.25 to 0.5 acres in size, with products including multi-family, duplex, attached units and single family.

Q: Will there be an interchange off I-25 with this project?

A: The applicant stated no new interchange is planned with this development. The development will provide North-South and East-West connections within the development to provide better circulation.

Q: Will there be an underpass at I-25 with this project? If so, is there a commitment or timetable for this improvement?

A: The applicant stated they are looking to partner with CDOT and different entities to bring this to completion. There is no timetable at this time.

Q: What is the size of the buffer area between the Escavera development and Pine Canyon development?

A: The applicant stated the buffer varies in size between 60 and 200 feet. There is an additional buffer due to the adjacent powerline and easements along this development.

Q: Is town looking at any financial concessions in regard to this development (i.e. sales tax etc.)?

A: The Town stated no tax concessions are being considered for this proposed development. The proposed development will be paying their share of building permits and sales tax. The Town and the applicant are currently working on the groundwater requirements for this development. The applicant will not be required to purchase any additional groundwater for the proposed development.

Q: Will this development have a population density in line with the Town?

A: The applicant stated the density is comparable to neighboring developments.

Q: How many access points will be located on Founders Parkway?

A: The applicant stated two access points are proposed on Founders Parkway.

Q: Where will the proposed hotel/resort be located on this property?

A: The applicant stated the proposed resort is located in Planning Area 6, which is located on east side of I-25 over the ridge from what you can see from founders.

Public statements about the proposed Annexation and Zoning:

- Have lived next to this property since 1992 and have always known it will develop. The proposed plan is the best plan that has been proposed on this property to date.
- The Town has changed in last 10-15 years. There is a reason why people move here but everything has changed.
- Don't promise that school will be built with this project.
- This development is not right for everyone.
- Concerned with the traffic flow, speeding problem and increased traffic on Founders Parkway due to additional 1800 homes.
- Many concerns were provided related to the Pinon Solei neighborhood as it relates to traffic on Founders Parkway.
- Concern that these meetings are not changing the current plan. Some discussion from the applicant on how the plan has changed over 2 decades of meetings.
- Some residents opposed this development in the County, and do not want to see it in the Town. Would rather see it develop in the County and feel that the Town stood up for them by saying no, even if it doesn't stop the development.