

## 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-alone, 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.