

Project Name: Terra Monte Parcel 1 - Yardhomes Ridge View

Project Number:

Date Received: 08/16/2024

Jurisdiction: Town of Castle Rock

Due Date: 09/05/2024

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

Please explain how the driveway for 3665 E Plum Creek Pkwy. will be preserved with this PD? The exhibit is does not clearly show this. The exhibit shows that the driveway will remain in its current location through go through the "1/2-acre neighborhood-centric gathering point."

Please explain the proposed ROW dedication and how unincorporated parcels (271, 273, and 275 N. Ridge Rd.) will continue to have access. Will the developer be required to construct this new ROW to Castle Rock standards and provide a fire hydrant on the western terminus of the ROW? Improved fire protection would be a great public benefit for this area.

Is "committing a 1/2 acre for commercial/retail use" really "deliver a cohesive neighborhood" and serve as a "neighborhood-centric gathering point"?

What buffer is being considered for the homes that back to the Plum Creek-Ridge roundabout? Is there any noise mitigation planned. The referral copy of the PDP did not provide development standards.

Responses:

1. The driveway for 3665 E Plum Creek Parkway is proposed to be relocated to the private access along the northern boundary of this site. Recorded easement has been provided.
2. The ROW dedication that was initially shown is now proposed as a private access parcel. This plan provides continued access for the properties to the west. Paving details are to be determined with future land use applications.
3. The proposed 1/2 acre of commercial will provide an area for residents to gather, as it is easily accessible to both future and existing residents of Castle Rock. The use is yet to be determined, but the goal is to provide a small area for activity, adjacent to public land.
4. The PDP proposes a 25' setback from both N Ridge Road and Plum Creek Parkway.