

Neighborhood Meeting Summary

Application: Annexation and Zoning

Property Owner: JRW Family Limited Partnership LLLP

Meeting #: 2

Date/Time: Tuesday March 11, 2025, 6:00p.m. (Adjourned at 7:30p.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:

14 In-person Attendee:

24 Online/Phone Attendees

Town Staff Attendees:

Tara Vargish, Director Development Services, 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: If this project is developed in Douglas County where would the wastewater treatment plant be located?

A: The applicant stated the wastewater treatment facility would be located in PA-20 on the proposed zoning submitted to Douglas County.

Q: Where is the existing homestead home located on the zoning map?

A: The applicant stated the homestead of the Cramer family is located in OSP-8.

Q: Will Woodlands Blvd be connected through this project?

A: The applicant stated Woodlands Blvd is planned to be connected. However, the connection is not part of this project.

Q: Why is the area north of this project also not being annexed with this project in order to connect Woodlands Blvd?

A: The applicant stated that property is a separate owner. Staff stated that property owner has an active application in with the Town of Castle Rock to annex. That application is moving at a slower speed than this project. The Town is coordinating both projects to ensure transportation connections work together in this whole area.

Q: Has data been provided to the applicant showing a hotel is viable in PA-6? Can this business plan be shared? Is a hotel needed in the Town of Castle Rock when hotels are available in other cities close by?

A: The applicant stated they have been approached by multiple hotels for this location. This location would be a smaller boutique, high-end resort spa with similar traffic impacts to residential. If a hotel does not want to locate in this area, the zoning allows for residential. The applicant stated a business plan has been developed to show a hotel is viable in PA-6. The applicant will look into if this plan can be shared.

Q: How many units will be located next to the existing Woodlands neighborhood? Based on the plans provided to the public thus far, this plan is the best as it relates to coordination with the existing neighborhoods.

A: The applicant stated the planning areas adjacent to the existing Woodlands neighborhood will have 35 maximum units in PA-11 and 40 maximum units in PA-10. The zoning is designed to mirror the adjacent existing development.

Q: Will the trails between the existing Woodlands neighborhood be paved or gravel?

A: The applicant stated these trails are proposed to be natural surface trails that meet the Town's standards for soft-surface trails. These trails are designed to blend in with the surrounding elements.

Q: Will the existing mature ponderosa vegetation be persevered? Does the no over-lot grading apply to the full site?

A: The applicant stated the areas of no over-lot grading are areas where mature ponderosa vegetation is present on the site. The no over-lot grading is limited to areas specifically called out on the plan.

Q: Will a new metropolitan district be crated with this project? If so, how will this be funded and when will this be paid off?

A: The applicant stated a new metropolitan district will be created for this development. The metropolitan district will fund the proposed infrastructure through bonds. This metropolitan district will not impact any other metropolitan districts in the Town. Staff stated Castle Rock has a metropolitan district model service plan that proposed district needs to follow. Staff works closely with the development to set a cap and time limit for bond pay offs.

Q: Traffic is going to increase throughout Castle Rock and I-25 due to this project. What is the Town doing to better daily commutes for existing residents?

A: The Town stated traffic will increase with this development and others throughout the Town of Castle Rock and adjacent cities. The Town is reviewing this proposal and others to ensure Town criteria is met and identify potential transportation improvements throughout the Town. Additionally, agencies including the Colorado Department of Transportation and the Denver Regional Council of Governments are looking at other forms of transportation such as the Front Range Passenger Rail to provide additional transportation opportunities for the whole area.

Q: Douglas County School Board has recently closed a number of schools, what happens to the school parcel if a school is not built on this property?

A: The applicant stated they have worked closely with Douglas County School Board to determine an elementary school would be appropriate at this location. If a school is not built at this location, the development would provide cash-in-lieu. The applicant is still working with Douglas County School Board to determine the best path forward.