

Neighborhood Meeting Summary

Application: Chateau Valley Site Development Plan

Property Owner: 113 M LLC C/O Derek L Memmen

Meeting #: 3

Date/Time: Thursday, December 5, 2024, 6:00p.m. (Adjourned at 8:20p.m.)

Meeting Location: Town of Castle Rock, Town Hall Council Chambers

Councilmember District: Councilmember Brooks'

Applicant's Proposal:

Highline Engineering & Surveying has submitted an application for the Chateau Valley Site Development Plan (SDP) proposing a 415-unit residential subdivision on 112 acres. The 415 units are composed of 257 single family detached homes and 158 single family attached units. The property, which is within the Young American Planned Development (PD), is generally located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision. The Site Development Plan includes a total of 50.4 acres of public open space.

Attendees

Applicant Representatives:

Stephen Simon, SM Rocha, LLC

James Marine, Aegis Engineering

Rusty Hall, Highline CM, Inc

Chris Meeks, Hope Homes

Public Attendees:

39 In-person Attendee:

34 Online/Phone Attendees

Town Staff Attendees:

Councilmember Dietz, Town of Castle Rock

Tara Vargish, Director Development Services, Town of Castle Rock

TJ Kucewesky, Assistant 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 proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed access connections, open space, and amenity center locations. The applicant outlined the details of the Traffic Impact Analysis under review with the Town of Castle Rock.

Questions Presented to Applicant:

Q: The provided Traffic Impact Analysis does not take into consideration recently approved development or recently submitted development (i.e., Founders Vista, YardHomes, or Oaks F2).

Should the Traffic Impact Analysis be considered with a larger number of residential homes in the surrounding area?

A: The applicant stated the Traffic Impact Analysis review process is ongoing with the Town and subject to revisions. The current Traffic Impact Analysis is based on data that was available at time of submittal, however it anticipates continued growth within the area that would accommodate these other projects.

Q: What traffic improvements are being provided with this development to address the additional traffic?

A: The applicant stated the Traffic Impact Analysis provides recommendations to address traffic conditions based on the projected traffic. The applicant is working with the Town to determine what mitigation requirements will be needed for this project. These will be determined before the SDP is ready for public hearing. The improvements will be constructed when the traffic generation warrants the required improvements.

Q: There are traffic safety concerns on the existing roadways. What traffic calming measures have been proposed with this development?

A: The applicant stated they have worked with the Town of Castle Rock on a number of traffic calming measures to include on-site for this development. These include medians, flashing pedestrian beacons, and speed humps. The applicant stated they will be working directly with adjacent neighborhoods through the Town's Traffic Calming Program to determine what off-site traffic calming measures are appropriate.

Q: Does the Traffic Impact Analysis take into account school traffic and congestion?

A: The applicant stated the Traffic Impact Analysis looks at both AM and PM peak traffic. The AM peak traffic estimates take into account school traffic. Since schools typically let out before the PM peak, the school traffic is not accounted for in the peak PM traffic estimates.

Q: The traffic counts for the Traffic Impact Analysis were completed in September of 2021. This is not an accurate representation of traffic as this was during the pandemic. How will this be addressed?

A: The applicant stated they will be conducting new traffic counts in 2025 to address these concerns and meet the Town's standards regulations for traffic counts.

Q: The Traffic Impact Analysis states there is estimated to be no change in 2025 for traffic. Since it is 2024, what is the estimated change in traffic patterns in 2028?

A: The applicant stated they will be updating the Traffic Impact Analysis and working with the Town of Castle Rock.

Q: Why was Santana Drive not included in the Traffic Impact Analysis? Could Santana Drive be included in the Traffic Impact Analysis?

A: The applicant stated they worked with the Town of Castle to determine what streets needed to be included in the Traffic Impact Analysis. The applicant stated if residents

would like to see traffic calming on adjacent residential streets, they should contact the Town of Castle Rock Public Works or the project planner for this development with their concerns.

Q: Will Valley Drive have designated bike lanes or protected bike lanes?

A: The applicant stated the current plan does not propose bike lanes along Valley Drive.

Q: Would the applicant consider eliminating the connections to Elm Street and/or Ash Street?

A: The applicant stated these connections were anticipated in the Town of Castle Rock Regional Master Plan. The Town would need to direct the applicant to remove these or conduct additional traffic analysis impacts without these connections.

Q: How wide are the buffers around the development?

A: The applicant stated the minimum buffer width around the development is 30 feet.

Q: What is the estimated timeline for the completion of this development?

A: The applicant stated they anticipate the planning and platting process to be completed early fall. It is anticipated builders will have a 6-9 month construction process. The applicant estimates the first house will be constructed in 2026 and full build out will occur in 2028 or 2029.

Q: What impacts will this new development have on the existing schools and school district?

A: The applicant stated they are required to pay their pro rata share to the school district for this development.

Q: What is the plan to address the existing flooding and proposed drainage along Elm Street?

A: The applicant identified the location of each proposed detention pond. The applicant also stated the project will meet all Town standards as it relates to floodplain and drainage.

Q: The north-west corner of the property has a number of established and mature trees and vegetation on Memmen Hill. The current plan shows this vegetation being removed for proposed lots. Is there a way this area could be preserved and those homes be relocated to a different part of the development?

A: The applicant stated the zoning for the development outlines the number of homes permitted in each area. The north-west corner of the development allows for a much higher density than what is proposed. The applicant stated they will be transplanting as many trees as possible from this area to other areas of the development. The HOA will be responsible for caring for these transplanted trees or replacing these trees if they die.

Q: The property has a number of existing wildlife including beavers, elk, deer, etc. Has an environment study been completed for this project?

A: The applicant stated this project was sent as a referral to the Colorado Parks and Wildlife. The Colorado Parks and Wildlife has identified the drainage way as the

preferred wildlife corridor. This area will be maintained as open space. The applicant is currently proposing 47% of the overall development be open space.

Q: Does this project have enough water supply for the number of homes it is proposing? Will this project be subject to the renewable water regulations at the Town?

A: The applicant stated the water for this project was dedicated at the time of zoning. The Town stated this project is not subject to the Town's current renewable water regulations. The water demand in this area has been planned for in the Town's future water plans.

Q: Residents had the following comments pertaining to the project.

- Residents would like to see size of homes and lots match existing residential lots adjacent to this development.
- Residents would like to see a reduction in the proposed density. The requested density reduction would be 1/3 of what is shown on the current plan.
- Residents requested larger lots with on-site RV storage for each lot be built on this property.
- Residents would like to see a provision imposed on this property that the new development fit in with the existing residential developments.
- Residents do not want to see traffic increase on Easton Street or Ash Street.
- Residents have existing traffic and safety concerns at the Plum Creek Parkway/Gilbert Street roundabout.
- Residents have existing traffic and safety concerns entering onto Plum Creek Parkway with this roadway being a truck route.