

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: 113 M LLC C/O Derek Memmen

Meeting #: 2

Date/Time: Tuesday, January 9, 2024, 6:00p.m. (Adjourned at 8:30p.m.)

Meeting Location: Mesa Middle School

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:

1. Rusty Hall, Highline Engineering
2. Chris Meeks, Hope Homes Co

Public Attendees:

In-person Attendees:

1. Rulane Merz
2. Phyllis Tumey
3. Nikki Hoy
4. Dave Hoy
5. Lloyd Patterson
6. Sue Patterson
7. Sara Kern
8. Matt Oneal
9. Scott Gricks
10. Ron Kingery
11. Austin Roberts
12. Kirk Roberts
13. Caryn Johnson
14. Maureen O'Reilly
15. Patrick Crumal
16. Sheryl Hopkins
17. Jim Watson
18. Jill Holland
19. Peter Johnston
20. Brian Dvegel
21. Rachel Ritman

22. Pat Dies
23. Patty Wright
24. Mark Witte
25. Andrea Hart
26. Keiko Kruger
27. Jennifer Reed
28. Amy Hommel
29. Caleb McLaughlin
30. Gary Reed
31. Larry Banister
32. Sarah Manassee
33. Faith Hollingsworth
34. Leon Gaynor
35. Amanda Gaynor
36. Brian Schultz
37. Karen Schultz
38. Chris Koepl
39. Nick Puleo
40. Heriberto Sanchez
41. Casi Reynolds
42. Anna Engelhard

Online/Phone Attendees:

1. Ann
2. Annamarie Engelhard
3. Anthony Dalla
4. Ashlynn Ray
5. Ben
6. C
7. Chris
8. Crgranny's iPad
9. David Barr
10. Deb Ventrello
11. Dejeræ
12. Hibba's iPhone
13. Holmes
14. iPhone
15. Jennifer Hanley
16. Joy A's iPad
17. Julie
18. Justin Van Sickle
19. Kayd
20. Kevin's iPad
21. Kiki

22. Kim Trowell
23. K MUUS
24. Kristin
25. Laurie Dargert
26. Lisa
27. Lynn Conner
28. Marla
29. Matthew Tonge
30. Nash Verano
31. Ron Fresquez
32. Scott
33. Sean S
34. Stacy Wagner
35. Tom
36. VazquezCD
37. 13037175954
38. 17202171448
39. Heide

Town Staff Attendees:

1. TJ Kucewesky, Asst Director of Development Service, Town of Castle Rock
2. BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided a presentation summarizing the zoning approved in 1983 and how the proposed site development plan provides 45 percent open space. The applicant also discussed proposed trail connections, potential locations for club house amenities, water for the development and drainage pond locations. The applicant also provided a summary of the Traffic Impact Analysis currently under review, along with anticipated traffic trips from the proposed development.

Questions Presented to Applicant:

Q: Can the existing roadway network handle the additional traffic?

A: The applicant stated the Traffic Impact Analysis looks at the existing street connections.

Q: What traffic calming measures will be put in place on Elm Avenue or Ash Avenue?

A: The applicant stated the connections from Chateau Valley are residential local streets to residential local streets. There are no speed reduction measures proposed at this time on these streets. The north and south end of Valley Drive narrows and has medians to provide traffic calming measures.

Q: What is the distance between the south boundary line and the closest structure?

A: The applicant stated a 30-foot tract with a trail separates the southern property line and the adjacent lots on the Chateau Valley development.

Q: The property and ridgeline has many large and mature trees. What areas will be impacted?

A: The applicant showed on the map what areas of open space will not be disturbed and what areas will be impacted by grading. The applicant also identified where trees that are eligible for transplant will be relocated.

Q: In the North-West corner of the development, is there an opportunity for the Town to partner with the developer to purchase that area in order to preserve the ridge and existing vegetation?

A: The applicant stated conversations with the Town have not been had as it relates to purchasing this area of the development.

Q: How is the development mitigating wildlife on the site including the burrowing owl, elk, antelope, etc.?

A: A Wildlife and Habitat Study was completed on the property. This development was referred to Colorado Parks and Wildlife to review the existing wildlife and potential impacts of the proposed development. The applicant also stated construction would not take place when the burrowing owl is nesting.

Q: The pond at the South-West corner of the development will be released onto Elm Street. Have studies been completed on the existing run-off on Elm Street?

A: A drainage study was completed for the existing development when it was developed. This project has a drainage report that is being reviewed by the Town professionals. The applicant will review and look into the outflows and soils of the pond at that location.

Q: Will an additional school be built in this development? How will schools be addressed with this new development?

A: The applicant stated the Douglas County Schools has reviewed the proposed development and have stated capacity is available for these residents.

Q: When is construction anticipated to start?

A: The applicant stated the earliest infrastructure construction would start would be a year from now.

Q: Is there a way for residents to be more involved in the review of the materials for this application?

A: The applicant stated the materials for this application are public record and available online. Residents should contact Town staff to get a direct link to the information.

Q: How often will the adjacent residents receive updates on the Development? Will updates be provided during construction?

A: The applicant stated this is the second neighborhood meeting. There will be one more neighborhood meeting, along with future Planning Commission and Town Council public meetings. Notice on these meetings will be provided as outlined in the Town's code. The applicant also stated no updates will be provided by the developer once construction starts.

General statements and comments on the project included:

- Questions on how to stop the development entirely. Statements on overall anti-growth and not needing anymore new development, that quality of life is going down.
- Concerns on the traffic impact study numbers, the methodology is not accurate, and statements that the Levels of Service are not acceptable.
- Intersection of Valley Drive and 5th Street level of service is not good.
- Questions on project location – can the development move out east and not occur here.
- The four new detention ponds will bring mosquitos and dead animals.
- The proposed development should be ½ acre lots or larger with custom homes. This area should not have this much density.
- The proposed development does not meet the Town's vision statement.
- Has Town Council evaluated the zoning of this property since the approval in 1983? The lack of development until this time is a failure of intent to follow through on the zoning and the zoning should therefore be invalidated.
- Concerns on emergency services accessing the current and new development due to traffic.
- Roundabouts do not work and are more dangerous than traffic lights. The Town should remove the roundabout at Gilbert Street and Plum Creek and replace with a traffic light.