

Neighborhood Meeting Summary

Property Owner: Pinnacle View Development, LLC (Dan Kaufmann)

Date/Time: Monday, March 31, 2025 @ 6 pm (Adjourned at 8 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Dietz'

Application: Crystal Valley Ranch, Filing 18, Tract C - Meeting #1

Applicant's Proposal

The property owner originally submitted a Site Development Plan in 2022 that proposed 24 townhomes, and a mixed-use commercial building that included 7 condominiums. The commercial square footage was 7,376 split between eight tenant units. The owner has since revised the proposed site plan that now includes 28 units as 14 paired homes, 1 single-family home transitioning to the adjacent single-family neighborhood, and 2,500 square feet of commercial space.

Two neighborhood meetings have been held wherein the former plan was discussed. With the substantive changes to the site plan, the owner/applicant is required to hold three additional neighborhood meetings. The meeting on March 31st represented the first meeting held before submittal of the revised plan.

Attendees

Applicant Representatives:

Jacob Kaufmann, Pinnacle View Development, LLC

Dan Kaufmann, Pinnacle View Development, LLC

Public Attendees:

In-person Attendees: 32 people attended in-person who were residents of surrounding neighborhoods in Crystal Valley Ranch

Online/Phone Attendees: 7 residents attended online.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented information about the proposed development supported by a PowerPoint presentation. A conceptual site plan illustrated 14 paired homes and a 2,550 sf commercial building, with required surface parking on the corner of West Loop Road and Magwitch Drive. One single family home is proposed on Dawkins Drive, transitioning to the existing single family 55+ neighborhood that abuts this proposed development to the east. The site will be accessed from two points; one intersecting with Dawkins Drive, and other with Magwitch Drive.

A comparison of the previous site plan proposal of townhomes, and the revised paired home community was illustrated and discussed. Renderings of the commercial building were shown with picnic table and landscaping surrounding the building. Renderings of the paired homes shown two story structures with

front porches and each with a single car garage and driveway. Examples of proposed streetscape, on-street and off-street parking were shown.

Questions (Q) and Comments (C) Presented to Applicant

Q: What is the expected price point?

A: The paired homes will be priced at market rates.

Q: Did you consider restricting this to 55+ residents?

A: No, however the units are designed for people who want to age in place.

Q: What is the size of the units?

A: The are anticipated to be 2,000 sf +/-.

Q: What type of businesses or tenants will be in the commercial building?

A: One business type is expected, but it is still to be determined.

Q: Describe the drainage flows from the site?

A: The applicant pointed out the drainage flows, pointing out the northwest corner of the site.

Q: Will there be parking on Dawkins Drive?

A: The site plan is designed to accommodate the Code required parking spaces on the site. Additionally, the orientation of the paired homes and planned on-street parking within the new neighborhood will discourage parking outside of the community.

C: We will lose our views of the mountains and would rather this remain open space.

C: We didn't move here for this, to have children this close to them, there will be traffic impacts, school buses, it's all negatives.

A: The applicant summarized the existing zoning on the property ,including the variety of residential and non-residential uses permitted, the maximum number of units allowed and how the revised plan reduces commercial square footage and shifts the commercial building further from the existing neighborhood. Further, the residential units are oriented inward toward the center of the site. The design of the paired homes will be consistent with the height, footprint and architectural accents of a single family home.

Q: Would you consider building a community center on this site rather than housing units?

A: No, that is not a consideration for development of this site.

Q: What is the expected timeline for construction?

A: It's anticipated that construction will begin in 2026. The rate of build out is driven by the market.

Q: Who will own the commercial building?

A: At this time, the Kaufmann's intend to own the building.

Q: Will the new neighborhood be in their HOA?

A: No, the paired homes will be in a separate HOA.

Q: Can there be an EVA blocking access to Dawkins Drive?

A: This is a question that will be discussed with Castle Rock Fire.

Q: Will the units be for sale or for lease?

A: The units will be for sale.

Q: Will there be a group mailbox?

A: Yes, the location and design are determined by the Postmaster.

C: We would like a solid brick wall between this and the existing neighborhood.

A: The applicant acknowledged the feedback.

Q: What are the next steps in the process?

A: Town staff indicated that there will be additional neighborhood meetings, and public hearings before Planning Commission and Town Council. The application review period is generally 6 months. Once the review process is complete, then the public hearings will be scheduled and public noticing will take place.

C: More vehicular and pedestrian traffic crossing Crystal Valley parkway is dangerous.

A: The applicant talked about a future signal at Loop Road, when the volumes warranted the installation.

Q: Will the new neighborhood have EV charging stations?

A: The applicant indicated that this was a good idea. The requirement for EV charging stations will be driven by State and Building Code regulations.

C: We feel betrayed and are considering initiating a petition opposing the proposed development.

A: The applicant acknowledged the feedback.

The meeting adjourned at 7:10 pm.