

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Canyons South LLC

Meeting #: 3

Date/Time: Monday, August 26, 2024, 6:00p.m. (Adjourned at 7:05p.m.)

Meeting Location: MAC

Councilmember District: Councilmember Cavey

Applicant's Proposal:

Hines hosted their Canyons Far South 3rd Neighborhood Meeting to discuss the proposed 410-acre residential and commercial development which received Town of Castle Rock Annexation and Zoning approvals in 2023. Since the 2nd Neighborhood Meeting, the applicant has reconfigured lotting throughout the approved Planning Area Boundaries, as well as added paired homes within the central portion of the development. Overall, the proposed changes will increase the total number of units from 474 to 521 (10%) as is allowable within the criteria established in Chapter 17.36 of the Castle Rock Municipal Code and the Canyons Far South Planned Development Plan.

Attendees

Applicant Representatives:

Richard Cross, Hines

Alan Cunningham, PCS Group

Liam Hogan, PCS Group

Public Attendees:

16 In-person Attendee:

13 Online/Phone Attendees

Town Staff Attendees:

Councilmember Cavey, Town of Castle Rock

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 previously approved annexation and zoning. The applicant also provided a presentation showing the proposed design of the site including proposed access connections, parks, buffers, and separation between the proposed development compared to the existing development in Macanta and Terrain. The applicant outlined the site plan changes being proposed from what was presented at the last neighborhood meeting.

Questions Presented to Applicant:

Q: What are the impacts to Castle Oaks Drive with the additional density?

A: The applicant stated they are currently working on evaluating and updating the Traffic Impact Analysis for the development with the increased density. At this time the applicant does not anticipate additional off-site improvements being needed for the additional homes.

Q: What are the plans for Castle Oaks Drive and a connection to this development?

A: The applicant stated as part of this project they are required to build a roundabout at Castle Oaks Drive. This will be an interim improvement until such time the Town and Terrain Developer realign Castle Oaks Drive.

Q: Why are porto-lets and not flush toilets being proposed in the 12-acre Town Park?

A: The applicant stated they have worked closely with the Parks and Recreation Department on amenities to be included in the Town Park. The intent of this park is to be a passive park with trails and overlooks showing casing the preserved natural features in this area.

Q: Have school impacts been evaluated with the new development?

A: The applicant stated the Douglas County School Board has reviewed the proposed plans. Land has been dedicated for a new school outside of this project area.

Q: Residents are concerned with the relocation of the homes from the northern part of the project to the added cul-de-sac in the southern area. What fire migration studies and wildlife studies have been done on this relocation?

A: The applicant stated they are currently working with the Town on a Fire Mitigation Plan. Wildlife study was completed at time of zoning for this project. A new wildlife study has not been completed as the proposed homes are located within the approved planning area boundaries.

Q: Will the new Canyon's Far South development be integrated into the Macanta Development? With the two developments have on HOA?

A: The applicant stated they are working on trail connections between the two developments. The Canyons Far South and Macanta Developments will have two separate HOAs.

Q: Will Macanta be annexed into the Town or remain in unincorporated Douglas County?

A: The Macanta development will remain in unincorporated Douglas County.

Q: With the recent flooding of McMurdo Gulch, what is being done to reduce impacts?

A: The applicant stated they are aware of the recent flooding and are working closely with the Town to mitigate impacts to the gulch and provide adequate drainage for the new development.

Q: What is the issue with the tract to the north and why are these homes being relocated?

A: The applicant stated they had a mapping error that showed that as open space. Town staff has asked the applicant to remove the homes located within this tract.

Q: What does the Town plan to do with the 47 acre parcel that was dedicated?

A: The Town stated this parcel was dedicated as open space. This property will be used for passive open space with trails.

Q: The following comments were made as it relates to the redesign of the proposed plan:

- The berming adjacent to Terrain has been a concern from the beginning with this development. Adding additional homes closer to the proposed berming and Terrain residents is a concern.
- The 15 lots that are proposed to be relocated fit in better where they were originally proposed rather than locating those closer to Terrain. The northern end of the project has greater separation and grade changes than what is proposed at the southern end of the project adjacent to Terrain residents.
- The proposed relocation provides greater impact to Town residents.
- Town Council should protect Town residents over Douglas County residents.
- Douglas County has proven not to be good neighbors.