

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Lenn Haffeman, Tierra Investors, LLC

Meeting #: 3

Date/Time:

Tuesday, June 10, 2025, 6:00p.m. (Adjourned at 6:15p.m.)

Meeting Location: Cantril School

Councilmember District: Councilmember Davis

Applicant's Proposal:

The proposed Soleana site development plan includes 55 custom home sites on half acre or larger lots as well as 22 live/work homes with a pocket park. The site is approximately 77.96 acres and is generally located east of the Silver Heights neighborhood and west of the Diamond Ridge neighborhood.

Attendees

Applicant Representatives:

Lenn Haffeman, Tierra Investors, LLC

Karen Henry, Henry Design Group

Rick Rome, IMEG

Public Attendees:

12 In-person Attendee:

2 Online/Phone Attendees

Town Staff Attendees:

BrieAnna Grandy, 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 trail locations, open space, access points, and expected building product.

Questions Presented to Applicant:

Q: What is the estimated timing on the process Site Development Plan?

A: The applicant stated the Site Development Plan is the first step of the planning process. Upcoming public hearings for the Site Development plan are scheduled for June 12, 2025 for Planning Commission and July 1, 2025 for Town Council. Additional processes with the Town will follow for Construction Documents.

Q: What is the estimated timing on the build out of this project?

A: The applicant stated the build out of the entire property could take 20-25 years. The property will be built out in phases. It is expected the live/work product will be built out in phase one by a single builder. The remaining lots will be built individually as lots are sold. The larger residential lots will be custom homes driven by the market. The entire site will be graded initially to create all of the site for each home.

Q: Will the proposed development boundary be fenced? Will a fence be provided between existing neighborhood and the proposed development?

A: The applicant stated the boundary of the entire development will not be fenced. A fence plan has been proposed with the proposed project for the individual lots. Fencing adjacent to open space will be a split rail fence. The covenants on the property will regulate fencing throughout the development.

Q: Will this development have covenants?

A: The applicant stated proposed project will be part of an HOA or a Metropolitan District. The project will have covenants. However, these have not been developed at this time.

Q: Has a Metropolitan District been formed for this property? Will there be public hearings for this district?

A: The applicant stated a Metropolitan District has been created at this time. The creation of the Metropolitan District will need to be coordinated with the Town of Castle Rock. The regulations around the creation of Metropolitan Districts have evolved over time and are strictly regulated. Future public hearings will occur for the Metropolitan District.

Q: Are the ponds on the property proposed to be retention ponds? Where will the water go for the northern pond?

A: The applicant stated the ponds located on the site are detention ponds and will not be retaining water. The majority of the water on the site will be directed towards the southern pond. The northern pond will relocate water to the channel adjacent to the project.

Q: Why are cul-de-sacs proposed within this development instead of a loop road?

A: The applicant stated the existing grades on the site do not permit a loop road to be provided on this property. The intent of the proposed design is to limit the amount of grading required on the site and work with the existing grades of the property.

Q: What improvements will be made to address the additional traffic on existing roadways in the area?

A: The applicant stated the proposed project will increase traffic by less than one percent. The Traffic Impact Analysis has identified off site improvements that need to be made. The applicant has provided cash-in-lieu for these future improvements.

Q: Will the proposed project have a connection to the north? Will eminent domain be used to obtain this connection?

A: The applicant stated they are working with adjacent properties owners to obtain a secondary access point. This access connection has not been obtained at this time. The Town of Castle Rock Fire Department has stated an emergency vehicle access point only would be supported by the Town. The Town of Castle Rock and Douglas County do not plan on utilizing eminent domain to obtain this access point.

Q: If a secondary connection to the north is not obtained will the development still occur?

A: The applicant stated the project can still move forward without the secondary access point to the north. Each home will be required to be sprinklered if this access point is not obtained.

Public statements about the proposed Annexation and Zoning:

- Residents do not want to see a secondary access point going through the north.
- Residents concerned with noxious weeds on the property.
- Residents concerned with construction debris, dust and trash during construction.
- Residents are concerned the adjacent zoning is incompatible with the proposed development due to livestock on properties in Douglas County.
- Residents are concerned with additional traffic in an already congested area of town.