

Date Submitted: 4/17/2020



April 21, 2020, Town Council Meeting Comments

Thank you for your interest in Town Council's upcoming discussions. Please use the form below to submit your comments no later than 1 p.m. Tuesday, April 21. Comments received by that time will be forwarded to Council and included as part of the public record for the meeting, just as if you had come to comment in person. All listed fields are required.

Agenda item on which to comment*

14: Resolution Approving the Plum Creek Convenience Site Residential/Non-Residential Interface Plan (Continued from March 17, 2020) ▼

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

I respectfully object to the proposed Plum Creek Convenience Site Development Plan in its present form. Specifically, I object most strenuously to the proposed car wash. The area residents are already experiencing increased noise from street traffic (which will only get worse once Plum Creek is widened); we do not need to also deal with the noise from the car wash. I believe this proposed car wash will be substantially closer to residential neighborhoods (e.g., Baldwin Park, Oak Crest, The Oaks, Seller's Landing) than anywhere else in Castle Rock.

I understand there are also concerns with regard to the safety of these neighborhoods from the gas station and, specifically, underground storage of gasoline and diesel. I share these concerns.

First Name*

Terri

Last Name*

Goudy

Address1*

1201 Greenwood Lane

City*

Castle Rock

State*

CO

Zip*

80104

Do you wish to address Council on this item live during the online meeting?*

- Yes
- No

If yes, visit <http://CRgov.com/April21Council> to get connected, and be prepared to speak during the virtual meeting. Your audio will be unmuted when Mayor Gray calls your name.

If yes, please enter your email address for an invite to the virtual meeting.

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What is your affiliation?*

Check all that apply.

- Resident
- Nonresident representing Castle Rock business
- Nonresidents and businesses outside the Town of Castle Rock

April 21, 2020, Town Council Meeting Comments - Submission #69345

Date Submitted: 4/17/2020



April 21, 2020, Town Council Meeting Comments

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Comment*

I have lived in Haystack Acres for over 36 years. We moved to this area to enjoy the quiet, open feel of a small rural community. I see deer, horses, cattle on a daily basis. We have gas stations, grocery stores, etc. within a few miles of this location and I don't see a need for this. I strongly feel this doesn't fit in this area, and is not warranted.

First Name*

Candy

Last Name*

Montgomery

Address1*

1001 Haystack Drive

City*

Castle Rock

State*

Colorado

Zip*

80104

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- No

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[Redacted email address field]

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What is your affiliation?*

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- Resident
- Nonresident representing Castle Rock business
- Nonresidents and businesses outside the Town of Castle Rock

April 21, 2020, Town Council Meeting Comments - Submission #69366

Date Submitted: 4/19/2020



April 21, 2020, Town Council Meeting Comments

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Agenda item on which to comment*

16: Resolution Approving the Plum Creek Convenience Site Residential/Non-Residential Interface Plan (Continued from March 17, 2020) ▼

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

Dear Council Members,
I write to you today regarding the proposed Plum Creek "convenience" development. Although I understand the need for a roundabout and development, I strongly oppose a gas station and convenience store. This type of commercial development is shockingly out of character to the surrounding area. Eateries, plant nurseries, yes. But we absolutely do not need another gas station and convenience store when there are already several very close by. PLEASE, do your jobs and support responsible development in keeping with the charm that's left of this side of Castle Rock.

First Name*

kim

Last Name*

frederics

Address1*

1745 Holmby Court

City*

Castle Rock, CO

State*

Colorado

Zip*

80104

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- No

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[Redacted email address field]

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April 21, 2020, Town Council Meeting Comments - Submission #69367

Date Submitted: 4/19/2020



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Agenda item on which to comment*

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Please pick one. To comment on more than one item, please submit an additional form.

Comment*

To voice my deep objection to the interface of a 24 hour gas station, car wash and convenience store within an established neighborhood.

First Name*

Dieter

Last Name*

Loose

Address1*

1910 Baldwin Park Road

City*

Castle Rock

State*

Colorado

Zip*

80104

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- No

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If yes, please enter your email address for an invite to the virtual meeting.

[Redacted email address]

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April 21, 2020, Town Council Meeting Comments - Submission #69368

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Agenda item on which to comment*

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Comment*

I have four points I would like to bring up regarding Residential/Non-Residential Interface plan.

1) The facility canopy and building roof line - There are no flat roof in the neighborhood and in order to interface the new building and canopy will need to have pitched roofs to fit with the local architecture. Its need to be a real pitch roof and not just a facade.

2) Car wash blow dryer - What are the specifics to the manufacture and drying process of the blow dryers. At the previous meeting it was indicated the the drying would be done inside the building, what assurance do we have that will actually happen? To introduce the noise form the blowers would not interface well with the neighborhood. I have video of similar car washes in CR, I was hoping to show at the public meeting to understand the noise associated with the blowers when the car was door is open as the car exits. Its really loud even at 500 feet.

3) Business Hours - The Business hours need to be limited in order to interface with the neighborhood. This neighborhood, will shut down at 9PM and becomes active at 6AM. Think about your neighborhood, I would bet it is not 24/7 neighborhood either. Early on George Teal indicated that the facility would not be 24/7 (I have an email stating this). a the planning meeting we were told the facility would be 24/7. This does not interface with the neighborhood.

4) Screening - At the planning meeting we were told that 6 to 8 foot tree would be planted for screening. To interface properly these trees should be much larger to meet the screening requirements of the adjustment property now. Think about it, with even and 8 foot tree, at one foot of growth per year, it will take at least 10 year to be tall enough to screen the facility from the neighbors. To interface property 18 foot trees should be planted at a minimum. We were also told that if the landscape would be maintained and if it became decapitated it would be up to individual residents reporting to CR zoning for resolution. What assurance do we have that zoning will do more the write a \$20/noncompliance ticket to get issues resolved.

First Name*

Brian

Last Name*

Heikes

Address1*

2801 Haystack Road

City*

Castle Rock

State*

CO

Zip*

80104

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- No

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[REDACTED]

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Comment*

We have lived in the Castle Grove neighborhood for the past 6 years and are upset with the plan to build retail space at the Plum Creek/Lake Gulch intersection. As it stands, we are going to have to live with increased noise pollution with the four lane expansion to Plum Creek and do not want increased traffic, noise, and light pollution that will come from the planned retail space near our home. Please understand our concerns and stop this construction. David and Steffani

First Name*

David

Last Name*

Montgomery

Address1*

1951 White Ct

City*

Castle Rock

State*

co

Zip*

80104

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Please pick one. To comment on more than one item, please submit an additional form.

Comment*

I continue to oppose this development, and would love to speak before council to voice my concerns. I have already submitted comments to the town council via email, and would like to speak more on the subject.

First Name*

Will

Last Name*

Heikes

Address1*

2801 Haystack Road

City*

Castle Rock

State*

CO

Zip*

80104

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[Redacted]

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April 21, 2020, Town Council Meeting Comments - Submission #69409

Date Submitted: 4/20/2020



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Comment*

I would encourage the Town Council to vote NO on a gas station on this lot which is surrounded by residential properties. The noise and smells of vehicles going in and out 24/7 plus the lighting. Home values will go down in the area with this type of use. There are better uses of this commercial property that would fit in with the area.

First Name*

Alfred

Last Name*

Hooyman

Address1*

2693 Haystack Road

City*

Castle Rock

State*

CO

Zip*

80104

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- Yes
- No

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April 21, 2020, Town Council Meeting Comments - Submission #69413

Date Submitted: 4/21/2020



April 21, 2020, Town Council Meeting Comments

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Agenda item on which to comment*

16: Resolution Approving the Plum Creek Convenience Site Residential/Non-Residential Interface Plan (Continued from March 17, 2020) ▼

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

First Name*

Last Name*

Address1*

City*

State*

Zip*

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April 21, 2020, Town Council Meeting Comments - Submission #69414

Date Submitted: 4/21/2020



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Agenda item on which to comment*

16: Resolution Approving the Plum Creek Convenience Site Residential/Non-Residential Interface Plan (Continued from March 17, 2020) ▼

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Comment*

As a 25 year resident of Castle Rock, I have seen many changes to our little town. I've deemed some as very good, some as marginal and some not so good. I have attended many of the open-houses and presentations sponsored by the developers and the town for this project, and I wanted to express my opinion in this matter.

Regarding the proposed placement of a mega-gas station and 24/7/365 convenience store and car wash at the corner of Plum Creek and Lake Gulch, I have to say this one falls into the not so good category.

Back in the 1980's, two PUD's were created to direct the development on the south end of town. The Miller Ranch PUD, in the area of the current Post Office/Safeway Plaza, allowed for a variety of commercial developments, including "Automotive service stations and car washes", This turned out to be well thought out, as it was close to I-25 and the main street through town (Wilcox St.). Several of these types of businesses have since been placed there and are flourishing, and they fit in quite nicely with the area, especially since no one lives near them.

The Young American PUD, in the area of what is now Plum Creek and Lake Gulch was zoned a bit differently. It included several similar allowable commercial developments as the Miller Ranch PUD, but specifying only "Automobile service and sales" as what would be allowed. However, gas stations and car washes were not included. That was probably due to the fact that several residential neighborhoods were planned to be nearby. That seemed to be the intentions of the creators of this plan. Good thinking on their part, I'd say. It would seem that the guidelines are being stretched quite a bit as to even allow this type of development to be considered on that corner. This is not an automobile service and sales type of business.

Although I have no major issues with the visual impact (i.e transition) other than the fact that the trees in the artist's rendition appear to need 20 years to get to their apparent size. The fence they propose will help with the headlights and such, but there is of course no real way to prevent the noise, light pollution, or fuel and exhaust fumes from permeating to nearby residential homes 24 hours a day, 7 days a week. Also, there are 3 gas stations and car washes barely a mile from where this one is proposed. I have never noticed any lines at any of these establishments over the years, so there does not appear to even be a need for another. Conversely, three gas stations along the Wilcox/I-25 corridor have closed in recent years. Perhaps one of those abandoned sites close to the interstate would be a better place for such a development.

Over the years, other newly added gas stations, car washes, convenience and grocery stores in the town have been placed away from residential areas. Even the new one outside Terrain is quite distant from any homes. This proposed one would be barely 100 feet from nearby single-family homes.

I have no objection to virtually any other proposed development on this corner based on the PUD. For instance, a bank, a daycare center, a little strip-mall would all be a great use of this land. Please give this proposal significant scrutiny as to whether it should even be allowed there, and how it will impact the nearby residents. I don't believe that this proposed development conforms to the PUD for this corner.

First Name*

James

Last Name*

Maple

Address1*

1903 Sandhurst Drive

City*

Castle Rock

State*

CO

Zip*

80104

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- Yes
- No

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April 21, 2020, Town Council Meeting Comments - Submission #69415

Date Submitted: 4/21/2020



April 21, 2020, Town Council Meeting Comments

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Please pick one. To comment on more than one item, please submit an additional form.

Comment*

Community would like "Zoning" answers --- Residents are concerned about discrepancies regarding the "Business" zoning of this property. Other residents will/have submitted more detailed information about this issue.

I have pulled this discussion from our Nextdoor.com conversations. I really feel that this needs to be addressed and explained in more detail before any further action is taken on this proposal. I also feel that an explanation of what the town anticipates building in the remaining lots that surround this plot needs further discussion. If it is true that additional housing is slated to be developed, then a gas station (especially when it is not specifically mentioned in zoning) in the middle of a sea of high-density high-stack housing makes no sense in any interface way. Please don't just look at if this project gives the correct screening for the neighborhood. This project needs to be paused and these items investigated and community given answers. More than just screening needs to be addressed.

ZONING interface issues

In regards to zoning, I wanted to bring out a few previous post on the "type" of business zoning the land is on ... if zoning never intended that the business be a 24/7 service station/convenience store/car wash, then there are huge interface issues ...

Jim Maples posted
As I mentioned in my comments before, the area is zoned commercial, but not specifically for a gas station/car wash. The developers are trying to sneak it in under the 'auto-service & sales' zoning. I have no problem with other options, i.e. bank/credit union, daycare center, a strip mall with service businesses, offices, restaurants or retail, etc. Just not crazy about the gas station option, which technically is not allowed. The only type of auto-related development, according to the Young American PUD zoning at that location, is "automobile service and sales" - like a Big-O, Midas or even a used car lot, along with lots of other allowable development options. Other PUD's of that era (early-mid 80's) were more specific to allow "automotive service stations and car washes" like what was developed around the post office where several gas station/car washes already exist under the Miller Ranch PUD.

Ingrid Ward post
It is my understanding that it is not zoned for a gas station. Other commercial zoning during that same time specifically allowed gas stations, this 1 says automotive services. If we have 2 zoning done at relatively the same time and 1 specifically says gas station and the other does not, a laymen would interpret that to imply that the commercial zoning for automotive services recognize that the high density build up in this area would be residential.

First Name*

Ingrid

Last Name*

Ward

Address1*

1910 Baldwin Park Road

City*

Castle Rock

State*

Colorado

Zip*

80104

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- No

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[Redacted email address]

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April 21, 2020, Town Council Meeting Comments - Submission #69417

Date Submitted: 4/21/2020



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Comment*

The construction and subsequent use of this property as a "Convenience Store and Gas Station" site will greatly degrade our property values and standard of living by increasing traffic congestion, creating a visual eyesore from the balcony of the condominium I have owned since 2003, and destroying the night sky with 24 hour illumination. I oppose construction of this facility.

First Name*

William

Last Name*

Huddy

Address1*

1574 Olympia Circle, #305

City*

CASTLE ROCK

State*

CO

Zip*

80104

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- No

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[REDACTED]

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April 21, 2020, Town Council Meeting Comments - Submission #69418

Date Submitted: 4/21/2020



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Service Stations have shown to decline neighborhoods. Just a quick google search brings up a sea of information on the negative impacts that installing gas stations near communities create. Especially in high-density high-stack housing.

I encourage the council to seriously consider the "total" negative impacts of this proposal to install a 24-7 gas station/convenience store/car wash. The neighborhood does not feel that this business is a good "interface" with the surrounding existing community or what we have heard of future unofficial plans for the surrounding empty lots. If you do a quick 5 minute search, you will find large volume of articles that have shown that if this project is approved, the neighborhood will see an increase in crime, potential emergency response situations, increased air pollution, increased noise from operation(s) and traffic, night light issues, lower property values, more+

As a government concerned for your citizens, you need ensure that proper buffers surround high polluting businesses, not 40-60 feet and directly under a bank of homeowner decks and across from a public park! You should be encouraging their placement where they do not significantly degrade the quality of life for your citizens. There are already several service stations within a few miles and a few already closed. We do not need another in the middle of a sea of housing. If CR insists on more gas stations, they should be placed where increased building is ongoing at the top of Plum Creek or Crystal valley.

These posts were pulled from our Nextdoor.com discussions ... https://nextdoor.com/post/139659756?init_source=copy_link_share

Ingrid Ward posted ...

Gas Stations and crime..... #2 should be a warning to area residents ... with the proposed gas station being in the middle of a sea of homes, I'm sure that these instances will spread out into the community because of very easy access to lots of properties. from 5 Reasons to NOT Buy a Gas Station <https://www.franchise.city/buy-a-gas-station> #2. Most cheap gas stations are located in less than desirable neighborhoods and open 24 hours a day. And lets face it most gas stations are often frequented by some interesting people particularly in the late and early morning hours. There are over 7000 robberies each year at gas stations and 15,000 at convenience stores which is disproportionate in relation to other businesses.

Wow Gas stations make #2 on this list too -- deminished property values. Anybody care about that? And it won't just be the houses that are sitting across the street from it. 10 Industries That Diminish Property Values The Most. <https://housely.com/industries-that-diminish-property-values-the-most/> 2. Convenience Store With Gas Station People will be driving in and out of your intersection, hanging out at the property, and buying lots of lotto tickets, cigarettes, and beer when they gas up. Although handy, these shops do nothing to help property values and hurt them significantly according to Zillow.com....

If you look at the extreme flammability of the operation alone, these are highly flammable toxic substances. If there is an explosion and people get killed, will you then care? There's already been several "accidents" at service stations within the last year that had a loss of life and property, Some required evacuations from homes. Along with a bunch more taxation for the fire, police and for emergency services in overtime to deal with the mess.

For those that think it's no big deal to subject your neighbors to increased air pollution ... research it yourself. Toxins are not good to breathe in, anytime ... Air pollution increases coronavirus vulnerability, experts say <https://www.foxnews.com/science/air-pollution-increases-coronavirus-vulnerability-experts-claim>.

And if the town feels that air pollution is not an issue from this proposed project, the town to include a stipulation for area source monitoring at the gas station and perimeter and if the community is over reacting as you seem to be saying - that citizens near the project will see no increase in air pollution then what they are already exposed to (and if they are exposed it'll be so minimal that the public really shouldn't care), but let's monitor to show them they are wrong.

Someone told me the other day that there are already 2 closed stations in town. What I dont understand is why approve high density apartments, housing and a public park if you were going to approve a gas station directly across from it? Agencies around the country are trying to help combat negative health effects to the public from these types of emission sources. What is tried doesn't really succeed. One reason, Local governments refuse to institute a buffer zone around these types of operations. The buffer zone between the gas station and the apartments is less then the proposal of the new buffer between high density homes and low density homes that was on the copy table last public hearing. So we care more about separating ourselves from each other then separating ourselves from pollution sources?

First Name*

Ingrid

Last Name*

Ward

Address1*

1910 Baldwin Park Road

City*

Castle Rock

State*

Colorado

Zip*

80104

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- Yes
- No

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[Redacted email address]

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What is your affiliation?*

Check all that apply.

- Resident
- Nonresident representing Castle Rock business
- Nonresidents and businesses outside the Town of Castle Rock

April 21, 2020, Town Council Meeting Comments - Submission #69419

Date Submitted: 4/21/2020



April 21, 2020, Town Council Meeting Comments

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Agenda item on which to comment*

16: Resolution Approving the Plum Creek Convenience Site Residential/Non-Residential Interface Plan (Continued from March 17, 2020) ▼

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

I would like to speak on the "interface" issues and general concerns for this project as currently proposed. I have submitted additional comments.

First Name*

Ingrid

Last Name*

Ward

Address1*

1910 Baldwin Park Road

City*

Castle Rock

State*

Colorado

Zip*

80104

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April 21, 2020, Town Council Meeting Comments - Submission #69420

Date Submitted: 4/21/2020



April 21, 2020, Town Council Meeting Comments

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Comment*

Facilitation on the project is needed. I would highly encourage the town to take up Eileen Broer officer for facilitation to meet with residents before this project proceeds any further.

"Offer of My Facilitation Services Gratis: I offer my services gratis as a Facilitator/Designer of a meeting of all stakeholders, and whose objective will be to discover together a suitable commercial use of the property I have thirty years' experience coaching leaders and leadership teams, and facilitating such events for corporations, government entities, small businesses, NGO's, communities.... I have facilitated meetings for several local organizations; e.g., I facilitated the Library Board's strategic planning meeting a few years back -- Jamie LaRue (CEO at the time) was very pleased. I'll attach my bio/CV for your information, or you can check me out on LinkedIn."

Eileen Broer posted on Nextdoor.com (full post)...

Hi, Neighbors,
Based on reading your posts and thinking about this, and at Ingrid's suggestion, I wrote this letter to the Town Council and to the Developer (Dimensions Group) and B. Boland at CR Town Government.

Dear Council Members, Dimensions Group and B. Boland

Thank you for serving on the Town Council. I know it is a big commitment and requires a large investment of your time and energy. And thank you, Dimensions Group, and B. Boland for being open to listening to the concerns of neighbors affected by the project.

I'm writing about the proposed development at Plum Creek Parkway (PCP) and Lake Gulch road.

I live in Baldwin Park -- since 2001.

Meeting March 17: I understand you will be listening to community comments at the meeting on March 17, and I thought it would be useful to write to you prior to the meeting to summarize my current understanding of my neighbors' concerns, opinions. Also to share some more acceptable alternative uses for this property.

I have discussed this with many of my neighbors, and also have read the discussion of citizen's views on this topic on the Baldwin Park Next door website. George, I know you are aware of this discussion, and I encourage any member of the Council who has not read it to please peruse it before the meeting:

https://nextdoor.com/news_feed/?post=136310427&init_source=copy_link_share

TOO COMMERCIAL for our RESIDENTIAL neighborhood: Basically, most people love our quiet neighborhoods and feel that the proposed development would adversely affect our culture in several ways: increased traffic, noise, non-stop bright lighting of a 24/7 gas station/convenience store, and the constant mechanical noises of a car wash. Many (most?) of us feel it is too commercial for our RESIDENTIAL neighborhood.

While we might enjoy the convenience of a nearby gas station, car wash and 7-11, we are NOT ready to give up our neighborhood's residential character for it. After all, there are several gas stations, car washes, and a convenience store within about a mile of this corner. We feel it would not be additive to our neighborhood's culture, and in fact would detract from it and change it forever.

We realize that the property WILL be developed, but we also understand that it is not zoned for a gas station/car wash/convenience store, though it is zoned commercial. We are not against the development of the property -- we realize and accept that the property owner deserves to make money selling the property, the developer needs to make a profit, and the town of CR needs the tax revenue. We just want to find another less "invasive" and more compatible use for the property.

Maintain the Neighborhoods' Desirable Culture as much as possible: My understanding is that the neighborhood citizens want to continue to continue to enjoy the family oriented, quiet neighborhood we chose to move here for.

We have already put up with the extension of PCP to Ridge Road, and we know we must accept the widening of PCP and all the additional traffic noise that will entail. The earlier changes already detract from our daily living pleasure -- we have been forced to adapt our lifestyles to the increased noise from cars zooming down PCP from Ridge Road to I-25, and we do not look forward to the widening of PCP, though we know we must accept it.

Our Proposal: Not Re-Zone and Seek to Identify and Recruit More Compatible Businesses: We propose not re-zoning the property to allow a gas station, but rather putting our heads together to find a more suitable commercial use.

Alternative Uses: Some have suggested other service businesses that are clean, quiet, not open 24/7, and more compatible with the neighborhoods' atmosphere: a bank, daycare, beauty salon, barber shop, offices, restaurant, coffee shop (ideally, locally-owned -- hey! Maybe Briccy's would be interested in moving there).

Restaurant/Coffee Shop/Café/Bakery: I think we would find strong neighborhood support for a restaurant/cafe/coffee shop/bakery (with a drive thru window) and/or a small locally-owned "Cheers" type restaurant/bar) as it would increase the "walkability" of our neighborhood, which is something much in demand these days, and might even increase property values. It would also provide a gathering place that would help us to build community, foster neighborhood cohesiveness and friendship. It would be a positive and welcome addition vs. drastically changing our residential neighborhood by dropping a convenience store/gas station/car wash into it. Sure, it would add "convenience," but the cost to our neighborhood atmosphere would be too great.

Finding a Mutually Satisfying Alternative Solution -- One that ADDS TO AND SUPPORTS Castle Rock's Desirable small-town culture: Let's put our heads and hearts together to find a solution to developing this property that considers everyone's needs (owner, developer, town, citizen neighbors) and not only minimally detracts from, but rather ADDS TO AND SUPPORTS our neighborhoods' desirable Castle Rock culture as much as possible -- the reason we all moved here -- quiet, family oriented, children playing safely outside, people quietly sitting on their front porches to watch the sunset, people enjoying pleasant parties/BBQ's on their decks with friends and family (and hoping a deer comes into view), and only local traffic on our neighborhood streets.

Offer of My Facilitation Services Gratis: I offer my services gratis as a Facilitator/Designer of a meeting of all stakeholders and

Offer of my Facilitation Services Gratis: I offer my services gratis as a Facilitator/Designer of a meeting of all stakeholders, and whose objective will be to discover together a suitable commercial use of the property I have thirty years' experience coaching leaders and leadership teams, and facilitating such events for corporations, government entities, small businesses, NGO's, communities.... I have facilitated meetings for several local organizations; e.g., I facilitated the Library Board's strategic planning meeting a few years back -- Jamie LaRue (CEO at the time) was very pleased. I'll attach my bio/CV for your information, or you can check me out on LinkedIn.

I look forward to discussing this further at the meeting on March 17. I hope there is enough time on the agenda for significant community input. Please feel free to contact me at any time.

With kind regards,
Eileen
Eileen Broer, MCEC
President
Human Dimension
www.HumanDimension.org
[REDACTED]
303-660-4598

First Name*

Ingrid

Last Name*

Ward

Address1*

1910 Baldwin Park Road

City*

Castle Rock

State*

Colorado

Zip*

80104

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Agenda item on which to comment*

16: Resolution Approving the Plum Creek Convenience Site Residential/Non-Residential Interface Plan (Continued from March 17, 2020) ▼

Please pick one. To comment on more than one item, please submit an additional form.

Comment*

I wish to comment in opposition to approval of this resolution and gives reasons why.

First Name*

Cynthia

Last Name*

Favero-Heikes

Address1*

2801 Haystack Road

City*

Castle Rock

State*

CO

Zip*

80104

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Dear Mayor & Town Council Members,

We're writing to you regarding the proposed development at the corner of Plum Crk. Parkway & So. Lake Gulch Rd./Gilbert St. I have been a resident of Castle Rock for almost 25 years and live in the Vistas neighborhood, which is near the corner in question. Our local community has always been one of those "quiet and peaceful" parts of town that Castle Rock is famous for—and which is ideal for raising a family. We have always cherished this aspect about where we live and believe that quality of life like these should be given great weight when considering this and every development in Castle Rock. While we understand that growth is inevitable and admit that some of our information may not be entirely correct, we would like to share some of our concerns about the proposals for Plum Crk/Lake Gulch intersection, as well as other developments in our area.

First, while we understand that this corner is zoned for business, we want you to know that we are strongly opposed to the installation of a 24/7 gas station/car wash in our neighborhood. Such a development—with the associated traffic, noise and non-stop lighting—would absolutely destroy the quality of life we have so long enjoyed here. Such a business is neither needed at this location nor do we believe it is desired by the overwhelming majority of our neighbors. Instead, we would urge you to reject any 24/7 proposals and to consider less intrusive businesses that would be more in keeping with the character of our community.

Second, we understand that another proposal involves replacing the traffic lights at this intersection with a round-about. We realize that this has become a very popular solution to municipalities in dealing with traffic issues and acknowledge that it works well in many places. However, in our experience roundabouts do not work well in high-traffic areas, which this intersection will soon become. Indeed, locally we have read of many accidents/incidents and witnessed many "close calls" related to the traffic circle downtown at 2nd & Wilcox, not to mention some harrowing experiences at other busy roundabouts throughout the state. For safety's sake, please do not replace the traffic lights with a traffic circle at Plum Crk. & Lake Gulch!

Finally, and this is not directly related to development of this intersection, but we know the town is entertaining building proposals for the ranch property adjacent to the Memen Open Space located roughly between Oman Rd. and east to Ridge Rd. Our home is on Sandhurst Dr. and backs up to this plot of land. We selfishly admit that we have loved having this "wild land" behind our house. Indeed, it was one of the prime reasons we decided to live here! And we and our children have been blessed to see wildlife like deer, coyotes, foxes, rabbits, turkeys, hawks and other creatures outside of our kitchen window. We have also enjoyed seeing cattle roam through the field when they have been there. These things have always served to remind us of why we love Colorado—and Castle Rock in particular—the closeness to nature, the (perhaps admittedly foolish) sense that we are living in the "old West" and the simple enjoyment of natural beauty, however "unspectacular." Yes, there is value in that. It may not be countable in terms of dollars and sense, but it's little things like these that can make a huge difference in a community's quality of life. With all the development taking place in Castle Rock today, again, we would urge you to consider preserving what open spaces remain as precious and adding great value to the lives of those who live here.

Thank you for considering our thoughts and concerns and for your hard work on behalf of the citizens of Castle Rock. We know that your job is seldom easy and that the decisions you must make are often difficult, involving competing interests and parties, and we believe you always endeavor to do what is in the best interest of everyone involved. Please know that our prayers are with you for God's wisdom and guidance as you seek to govern this special place we call home.

Terry & Anne Beh
2191 Sandhurst Dr.
Castle Rock, CO, 80104

First Name*

Terry

Last Name*

Beh

Address1*

2191 Sandhurst Dr.

City*

Castle Rock

State*

CO

Zip*

80104

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