ATTACHMENT C

Julie Kirkpatrick

From: Bret Lewis <bretblewis@gmail.com>
Sent: Friday, July 24, 2015 1:55 PM
To: Julie Kirkpatrick
Subject: Objection to The Proposed Castle Oaks PDP Amendment
Attachments: Planning Commission Submission.pdf

Julie,

I enjoyed talking with you after last night's meeting. I have attached the package that I distributed to the Commissioners. The first page states our objection and enumerates the parcels that we want to maintain the current density. The second page is a spreadsheet that answers the density questions the Commissioners had pertaining to the proposed North Basin and Ravenwood Villages. The last three pages are the signatures of 40 of the 45 acreage homeowners that access their homes from Rocky View, Valley View or Castle Oaks. (The other five were not home.)

If you could have this included in the agenda package for the meeting on August 6th, it would be appreciated.

Thanks
Bret Lewis
4142 Oakgrove Court
Castle Rock, CO 80108
303.229.6697

To: Castle Rock Planning Commission

From: See Attached List of Homeowners Located on Acreage Lots Bordering Terrain

Date: July 23, 2015

Subject: Objections to "An Ordinance Amending the Town's Zone District Map by Approving the Castle Oaks Estates Planned Development Plan No. 2"

We the undersigned are the owners of homes in a portion of Castle Oaks that is not included in the Terrain development. We do however border on the project and will be significantly impacted by the proposed changes to the PDP.

Our portion of Castle Oaks is comprised of acreage lots ranging in size from appoximately 4 acres to 20 acres. Most of the homes in our neighborhood were built between 15 and 35 years ago. When we bought or built our homes, we did so with an understanding of the zoning and the densities that would border our homes. The zoning for what now is Terrain was initially established when the ground was annexed into Castle Rock in 1983. When the 2000 and amended 2002 PDP's for Terrain were approved, the zoning and densities did not change materially from those in place since 1983. The original zoning and subsequent PDP's provided **acceptable feathering of density** as the new development approached the old.

The proposed Amendment to the PDP has a significant impact on the feathering of density where our acreage homes border Terrain. We believe that the developer and the Town should maintain the existing density and zoning for those parcels that directly affect our homes. **Specifically, we ask that no changes be made to the zoning and densities stipulated for following parcels as defined in the 2002 PDP: 1, 8, 17, 18, 26, 31 and 34 through 41.**

The proposed Village concept not only permits densities to be allocated within the Village at the developer's sole discretion, but materially increases overall units within the Villages by transferring unused densities from completed Terrain neighborhoods. The North Basin Village increases total units from what was 150 units to 303 units, and by pooling and supplementing density in Ravenwood Village, the single family density could increase from the current 2.86 DU's per acre to an undefined density. (Proposed new density for Ravenwood Village is 4.5 DU's per acre.) It appears to us that the only reason for creating villages is to camouflage the density increases the developer is seeking.

The residents of our neighborhood invested in their homes with an understanding of the zoning and densities related to the undeveloped ground surrounding them. Similarly, the developers of Terrain made their acquisition with a full understanding of the 2002 PDP in place. And the projected return associated with acquiring what is now Terrain subject to the 2002 PDP, justified the acquisition. So is it equitable to amend the PDP so the developer can maximize its return while neighbors who border Terrain have both their investments and esthetics devalued? We don't think so.

Castile Oaks Estates PDP #2 - Analysis
North Basin & Ravenwood Village

NORTH BASIN VILLAGE								
	Acres		Zoning		Density		Unit Totals	
Parcel #	Original	Amended	Original	Amended	Original	Amended	Original	Amended
1	36.80	36.80	R-SF	R-SF	0.87		32	
8	8.20	8.20	R-TH	R-TH	8.00		66	
17	5.70	5.70	R-SF	R-SF	2.00		11	
18	7.10	7.10	R-SF	R-SF	2.00		14	
26	8.50	8.50	R-SF	R-SF	3.00		26	
31	4.60	4.60	R-SF	R-SF	0.22		1	
TOTAL/AVERAGE	**70.90**	**70.90**			**2.12**	**4.27**	**150**	**303.00**

RAVENWOOD VILLAGE								
	Acres		Zoning		Density		Unit Totals	
Parcel #	Original	Amended	Original	Amended	Original	Amended	Original	Amended
34	5.20	9.07	R-SF	R-SF	3.00		16	
35	3.20	2.14	R-SF	R-SF	3.00		10	
36	17.40	9.07	R-SF	R-SF	3.00		52	
37	4.30	7.73	R-SF	R-SF	3.00		13	
38	10.10	8.65	R-SF	R-SF	2.00		20	
39	9.50	9.45	R-SF	R-SF	3.00		29	
40	3.30	9.67	R-SF	R-SF	3.00		10	
41	12.70	21.39	R-SF	R-TH-SF	3.00		38	
Total R-SF	**65.70**				**2.86**		**188**	
42	11.10	4.77	R-TH	R-SF	6.00		67	
43	6.00	4.50	R-MF	R-TH-SF	18.00		108	
	82.80	**86.44**				**4.45**	**363**	**385**

Question:

Amended PD Summary indicates all of Ravenwood Village will be R-SF. Map shows PA's 41 & 43 as R-TH-SF

SIGNATORS TO JULY 23, 2015 PETITION TO PLANNING COMMISSION RE: CASTLE OAKS ESTATES PDP NO. 2

NAME	ADDRESS	SIGNATURE	E-MAIL
Bret Lewis	4142 Oakgrove Ct		BRETBLEWIS@GMAIL.COM
Ken Ash	871-Rocky View Dr.		KEN.ASH152@GMAIL.COM
Larry Buckler	1500 N. Valley View Dr		larrybuckler@aol.com
NATHAN CARLSON	1792 CASTLE OAKS DR		NOLAFCARL@AOL.COM
JOAN CARLSON	"		"
Steven R. Lubley	1542 N. Rocky View		info@cruet.net
Sandi Snyder	1606 N Rocky View Rd		sandie swissy.com
Tommy Cheatham	1784 N. Rocky View RD		GAffertom@Aol.Com
	1705 N. Rocky View Rd		SCHENECKER@YAHOO.COM
Steve Barnett	1863 N Rocky View Rd		sjbarnett@skybeam.com
Shawn Frazier	1885 N Rocky View Rd		bsfrazier6364@msn.com
KENT O'KELLY	2425 Rocky View RD.		HEADWINDS@msn.com
Chris Nelson	2417 Rocky View Rd.		<nelson@e-mings.llc.com
NORMAN TUCCY	2339 N. Rockyview		NTUCCY@AOL.COM
Zack Penley	4959 Rocky View Pt		bearzack@aol.com
Allen Ranft	5093 Rocky View Point		allenranda@gmail.com
Gary Blanda	4180 Oak Grove Ct		rtcampg@mho.com
PETER NEUHAUSEN	1921 CASTLE OAKS DR.		peter.neuhausen@gmco.com
Jeff Hubbach	3811 Rocky View Pl.		jeff@hubbach.com
Tim White	3725 Rocky View Pt		twhite@whitecg.com
Ron Warren	4179 Oak Grove Ct		randhwarren@netzero.net
Chad Schnuelle	4141 Oakgrove Ct		schnuelle@me.com
Lisle J. Gates	2219 Rocky View Rd		lislejgates@gmail.com
Dean O'Tey	1891 Rocky View Rd		OTEYDA@ATTGLOBAL.NET

SIGNATORS TO JULY 23, 2015 PETITION TO PLANNING COMMISSION RE: CASTLE OAKS ESTATES PDP NO. 2

NAME	ADDRESS	SIGNATURE	E-MAIL
JERRY GALLAGHER	2570 Rocky View Rd		GALLAGHERJERRY@MSN.COM
Shurette Reither	2590 Rocky View Rd.		sjreither@gmail.com
Julie Haney	4320 Stone Post Dr		ckhaneyoo@MSN.com
Jessica Nielsen	4377 Stone Post DR		janejess@hotmail.com
RICHARD J. LONG	4390 Stone Post DR.		LIZARD5333@YAHOO.COM
Kirk Pankey	4351 Stone Post Dr.		KIRK@LVINC.US
Amy PANKEY	4351 Stone Post DR.		mpm.vail@yahoo.com
Patricia Kelsey	224 N Rocky View Rd		pkelsey49@gmail.com
Stephanie Hunter	2100 n Rocky View Rd		smhunter76@gmail.com
Tim Tunge	2350 N ROCKY View Rd		TIM@SKYVIEWWEATHER.COM
TRISH JENKINS	4250 OAK GROVE WAY		thedish555@hotmail
LES JENKINS	4250 Oak Grove Way		lesjenkins@mho.com
Brooks Jenkins	4250 Oak Grove Way		brooksjenkins5280@gmail.com
Madison Jenkins	4250 Oak Grove Way		madisonjenkins14@gmail.com
Les M			
Edith Hersch	1960 N. Rocky View Rd.		edie.hersch9@gmail.com
Joshua Hersch	1960 N Rocky View Rd		
Rachel Hersch	1960 N. ROCKY VIEW RD		
Nicholas Kaoudis	1952 N Rocky View Rd		nkaoudis@gmail.com
Chris Olsen	1942 N. Rocky View Rd		MIKENCHRIS@MY4WAI.COM
MICHAEL PAFILIA	1942 N. ROCKY VIEW RD.		MIKENCHRIS@MY4WAI.COM
Matt Simpson	2250 N Rocky View Rd		msimpson@rkmi.com
GEORGE SLOVENSKY	2300 N. Rocky View RD		gslovensky68@gmail.com
M Slovensky	2360 N. Rocky View Rd		mgslovensky@gmail.com

SIGNATORS TO JULY 23, 2015 PETITION TO PLANNING COMMISSION RE: CASTLE OAKS ESTATES PDP NO. 2

NAME	ADDRESS	SIGNATURE	E-MAIL
Mary Rankin	2660 N Rocky View Rd	Mary Rankin	maryrankin1@gmail.com
RANDY RANKIN	2660 N. Rocky View Rd		rrankin17@gmail.com

Julie Kirkpatrick

From: Slovensky, Michelle <Michelle.Slovensky@nrel.gov>
Sent: Tuesday, August 04, 2015 11:57 AM
To: Julie Kirkpatrick
Subject: Castle Oaks Estates PDP #2
Attachments: proposal for ravenswood village planning area.pdf

Hi Julie,

We attended the developers meeting at the Terrain swim club last evening.

This was not conducted as a "working session". This was an information only - they pitched the same proposal given to the Planning Commission without any detailed matrices that was requested by the Town. So I suppose they can check the meeting off the list for council but by no means was there any benefit to us. I would say it perpetuated our communities frustration.

I have attached a suggestion that I gave to the applicant last evening. I thought it best to share this with you for your records on the project.

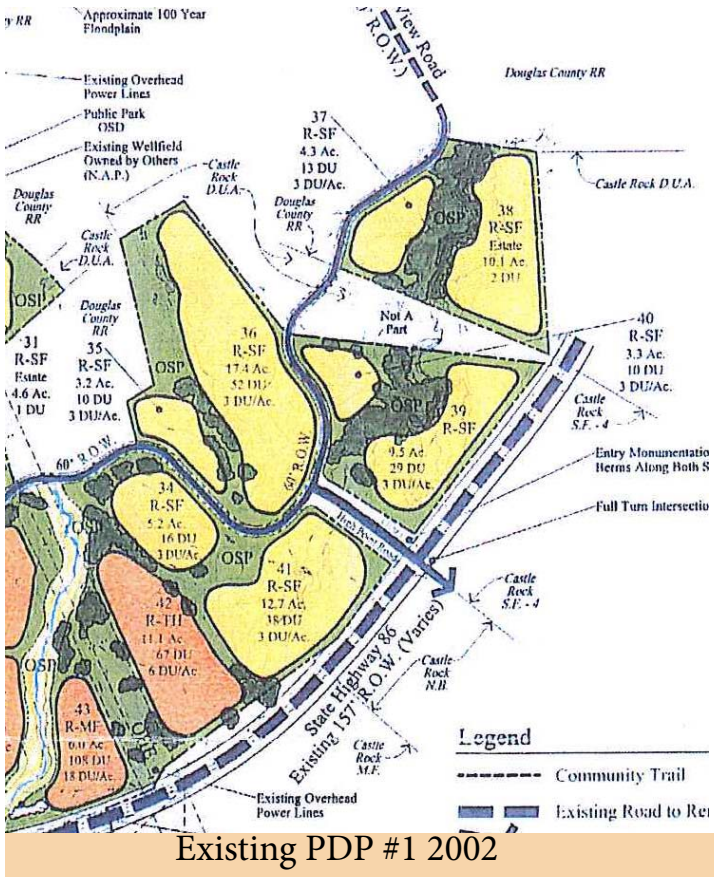
What is deeply concerning is their term of feathering – they can place up to 5DU per acre in very sensitive parcels (almost quadrupling the density count since they have obliterated the open space). The current PDP requires these sensitive areas be retained. They essentially increased their acreage within the Ravenswood village and dramatically reduced the open space – perhaps overall they will meet their goal of open space but it is shameful and irresponsible for them to devalue and compromise existing valuable habitat with significant geologic features.

I do not believe that the applicant has provided the clarity and truly the real impacts by just grouping the number of overall units. The planning commission perhaps does not realize the areas of sensitivity. And when the developer is to provide this new information we are to remain silent and that is completely handicapping to us.

Thanks for listening,
Best, Michelle Slovensky

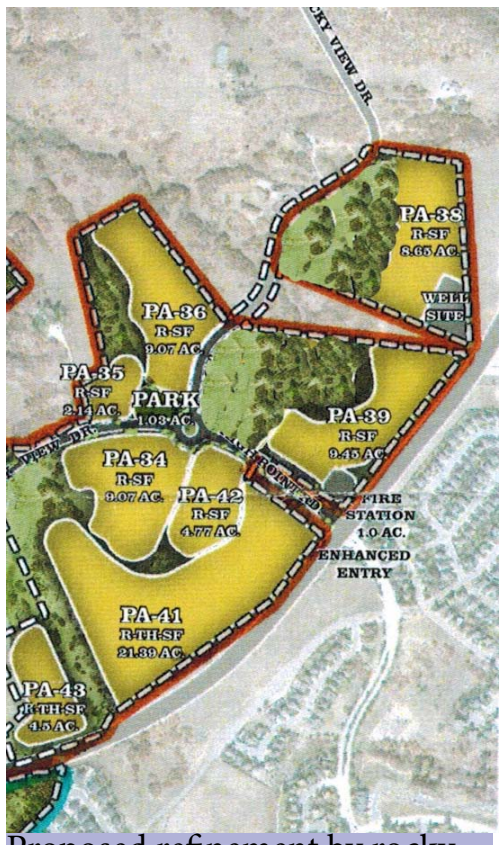
Michelle Slovensky, LEED AP BD+C
NREL Energy Program Manager
15013 Denver West Parkway, Golden, CO 80401
(303)275-4679 |michelle.slovensky@nrel.gov

Proposed refinement by rocky view road resident (slovensky)



Existing PDP #1 2002

Terrain Proposed PDP #2 2015



Proposed refinement by rocky view road resident (slovensky)

Parcels	existing PDP #1 2002			Terrain proposed PDP #2 2015 scenario 1			Terrain proposed PDP #2 2015 scenario 2			proposed refinement by Castle Oaks neighborhood		
	ACRES	DU	DU AC	ACRES	DU	DU AC *	ACRES	DU	DU AC **	ACRES	DU	DU AC
PA-37	4.3	13	3	7.73	30	4	7.73	23	3	0	0	0
PA-38	10.1	2	-	8.65	34	4	8.65	26	3	10.1	30	3**
PA-39	9.5	29	3	9.45	38	4	9.45	28	3	9.5	29	3**
PA-40	3.3	10	3	9.67	38	4	9.67	29	3	0	0	0
	27.2	54		35.5	140		35.5	106		19.6	59	
OPS	11.53			3.23			3.23			19.13		

* increased density per starwood venture's surveyor and and their intent to increase dwelling unit densities

** assumes allowable densities per the approved existing PDP #1 2002

Benefits:

Larger open space supports the branding of terrain's desired character and significant entry feature in the Ravenswood Village.

Better density transition to the adjcaent rural residential neighborhood.

Retains existing character of Rocky VIew Road.

Less roadway and infrastructure costs since east side of Rocky View Road remains undeveloped.

Respects the destruction of natural resource features and protects more wildlife habitat upholding Town of Castle Rock policies

Julie Kirkpatrick

From: Mary Ellen Miller <memiller514@gmail.com>
Sent: Wednesday, August 05, 2015 12:36 PM
To: Julie Kirkpatrick
Subject: Issues to be shared with the Planning Commission regarding Terrain/Castle Oaks Development Questions- August 5th, 2015.doc
Attachments:

Dear Julie,

Please share the attached questions and concerns with the Planning Commission before the Thursday, August 6th meeting. I would also like this to be shared with Town Council.

Also, please send me a confirmation that you received this letter and attached document.

We will be attending the meeting tomorrow evening, along with many other residents.

Thank you,
Clint Burnham
Mary Ellen Miller
memiller514@gmail.com

To the Planning Commission:

There is very strong opposition to the Terrain Development Plans. This was quite evident at the last Planning Commission meeting, as well as at the meeting held Monday, August 3rd at the Terrain Swim Club, where things got quite heated. The frustrations of local residents are not only with the developers, but also with Castle Rock for what appears to be an unwillingness to preserve and protect what is special about our community. In our opinions this amount and density of development is not compatible with already established uses of the land, the existing neighborhoods, and the wildlife. It is certainly not compatible with the natural beauty of this area. Thus far, we feel our community concerns have been dismissed or responded to with vague answers lacking any specifics or guarantees. This has caused residents to feel a complete lack of trust in this process, but we are still fighting and trying to get our voices heard and find a more satisfactory outcome.

Here are some of the issues and concerns still not adequately addressed:

ZONING HISTORY - When we bought here about 12 – 15 years ago (and much longer ago for many folks), most of this land was zoned for multi acreage lots. What is the current zoning for each of the areas included in this plan? How long has this zoning been in effect? What was the zoning previously (covering the last 15 – 20 years) and when was it changed? Was there opportunity for community input at the time of zoning changes? Were hearing invites sent out/notifications made? How and to whom? What changes in zoning have been made to accommodate the applicants/developers of the land either at the time of their purchase or since then?

SPECIFICS OF DEVELOPMENT PLAN – The maps and information we have seen are not very specific, readable, or clear in presentation. We want the developers to get specific and give actual numbers as to what they are planning in each area of the map (not just the "villages"), by giving us the following information:

- Number of dwelling units in each area (not just village total) to include the 20% optional increase as a possible maximum
- Type of dwelling units, along with minimum and maximum size of houses/townhomes
- Price range of dwelling units
- Minimum distance between houses/townhomes

TRAFFIC & ROAD MAINTENANCE – The information that was shared with us at the August 3rd meeting regarding traffic on Rocky View seems questionable to those who live here and have daily experience. The number of current traffic counts sounds somewhat inflated, and the projected increase sounds unrealistically low. It is simply not reasonable to think that adding so many new dwelling units will not increase traffic, road wear and tear, as well as cause safety issues for residents who regularly walk along Rocky View. Also, there was little or no information shared as to the traffic impact on 86 and Castle Oaks.

PROTECTING WILDLIFE - A plan that leaves "corridors" for the wildlife does not make up for the huge loss of space that is currently available for the deer, turkeys, bears, hawks, and other animals that have for years made this area their home. The elk seem to have already lost too much habitat to remain. This amount of development will most definitely have an adverse affect on wildlife.

PROTECTING TOPOGRAPHY & EXISTING VEGETATION - The handout we received stated, "The applicant is making an effort to preserve existing stands of scrub oak, where possible." From what has been said at meetings that appears to be the same standard that will apply to preserving the topography of steep hillsides, rock formations, ledges, gullies, etc. How can the applicant be held accountable to such a vague

standard? How can a good outcome be measured and evaluated with that standard? This offers no real assurances to the local residents or to the city of Castle Rock. The beauty of this area is sure to be diminished, along with our enjoyment of our homes and our property values.

WATER – Why do we continue to keep adding developments that have lawns/landscaping that requires so much water usage? No matter where the water is coming from for this development, it makes no sense to keep using our limited water in this way. Our concerns for our wells and overall water supply for the city and county remain.

SAFETY ISSUES – With this amount of growth, there will undoubtedly be an increase in safety problems, such more car accidents, trespassing on private property, pouching, mail box theft and other criminal activity. How and in what way will the city provide more police protection and presence here?

WEEDS – The thistle along Castle Oaks between Autumn Sage and Rocky View are out of control this year. This is an invasive weed and one listed as a high priority for weed control in Colorado. If the developers own this land, why are they not being held accountable to take care of it? Who will maintain these open areas in the future once the developers have moved on? Will it be the city of Castle Rock? Will it be a responsibility of the Terrain HOA?

DEFINITION OF TERMS - In an effort to communicate clearly, please be more specific at to the meanings of Open Space Private (OSP), Open Space Dedication (OSD), and Public Space Dedication (PSD). What types of things can go in each area? Will there be parking areas, trails, etc.? What activities are permitted in each area? When the PSD areas are to be developed, will there be more opportunity for community input?

Clint Burnham
Mary Ellen Miller
3500 S. Pleasant View Rd.
Castle Rock, CO 80108

Julie Kirkpatrick

From: Anna Marie Clayton <amclay12@hotmail.com>
Sent: Friday, August 07, 2015 1:05 PM
To: Julie Kirkpatrick
Subject: Castle Oaks Estates Planned Development

Hi Julie,
Thank you for being open to all questions and concerns regarding the future development of Castle Oaks. First, I want to express my support for all comments and concerns you have received from Mary Ellen Miller, Michelle Slovensky and others in Castle Oaks, or Rocky View estates.
Second, I want to state that you and other responsible government employees must be committed to serve with integrity, the people and town of Castle Rock, as well as to protect and preserve that which is most valuable, the land and environment.

My husband and I purchased our acreage in Castle Oaks over 40 years ago. I don't want to see our rural, beautiful country area destroyed by developers who will not care what they leave behind.
Our wildlife have been chased off, killed or poached and otherwise cease to exist as they once did, as a result of encroaching housing and commercial development. They were part of the charm and reasons we purchased our acreage. Herds of deer and antelope were here, but development in severe and uncontrolled growth has nearly eliminated the wildlife or caused changes in their habitat. The traffic on Castle Oaks drive shows dead animals weekly now. The most recent this week has been a porcupine and her little one. Who cares, its just a porcupine? There are no signs on Castle Oaks Drive that caution, slow, wildlife crossing. Tell them to cross somewhere else? The same will happen on Rocky View Rd. That road is narrow and winding now, but beautifully scenic. There is no room for widening that I see. People are at risk to walk or bike now with the increased traffic. Consider what growth will do to prevent peaceful and enjoyable recreation.

At the July 23rd meeting, no one was able to say what aquifer our water came from, just that it was from the town of Castle Rock. Where does Castle Rock get its water? If from Denver, then where does Denver get its water and how many areas can it provide water, and over what period of time in normal, or average rain fall / snow melt expectancy? So many unanswered questions, yet rapid and uncontrolled is allowed to continue. Many of us are dependent on wells that draw from the same aquifer. At the meeting we were scoffed for thinking the wells that went low and had to be re-drilled, were not a result of the increased development. If our wells show less pressure or go dry, as a result of the current development planned, don't you think there is a correlation? If we cannot get a permit to dig deeper, are we then required to go on CR water and who pays? Any housing density, whether single or multifamily, will significantly impact what happens to us. Simple cause and effect!

As one of the original members of the Castle Rock Historical Society, I urge you to act as a steward of this town and community to protect what the town council members would not do when we pleaded with them to help protect and preserve the originality of main street Castle Rock in the 80-90's. What is the legacy you want to leave as responsible governing officials? I have the legacy of helping to get the old railroad station moved and used as the current museum. In addition I helped get oral histories from members of pioneer families that built and valued what we are currently seeing destroyed.

I am not under the delusion that development can be stopped. My concern is that it is uncontrolled and currently beneficial only to the developers and money in someone's pocket.

Thank you for your attention and for passing this on to the commissioners.

With respect,

Anna Marie Clayton
3667 Pleasant View Dr.
Castle Rock, CO 80108

Julie Kirkpatrick

From: Kent O'Kelly <Headwinds@msn.com>
Sent: Friday, August 07, 2015 12:59 PM
To: Julie Kirkpatrick
Subject: Terrain Castle Oakes Estates Planned Development

Julie…

I attended the Planning Commission public hearing on July 23. I live in on the ridge above their planned North Basin Village. I understand that the next planning commission meeting will not have more public testimony. However, I heard you say that we could send in some additional thoughts for your consideration.

One thought that I didn't hear presented at the July 23rd meeting…

The original development plan back in 2002 or 2003 specified the number of dwelling units. I suspect, but don't have data, that the developers asked for more units than they thought they needed. I likely would have in their place. By doing so, they wouldn't have to come back to the Planning Commission for additional approvals. The final layout and build of the houses didn't require all the units approved, hence the "unused units", which Terrain now wants to add to their villages.

I heard from a neighbor that there was a public meeting after the July 23 meeting. I wasn't able to attend but have two more thoughts, not necessarily original to you:

1) Destroying the rock formations on Highway 86 would be an absolute travesty…and hypocritical, since Terrain featured them on the cover of their sales brochure. This for a couple more houses?

2) My neighbor said that the major concern at the public meeting was on the Ravenswood area, and if this area were "fixed" or adjusted, we'd leave all the other things alone. I don't totally agree. My neighbor can't see the North Basin Village. I can. It abuts my property line. An additional 150 units means higher density or more property developed. It also means another 200-300 cars, about another 75 dogs and worst of all (from the bird population point of view), about 30 more cats.

The Terrain request for transfer of "unused units" should be denied.

Thanks for the chance to voice some additional concerns.

Kent O'Kelly
2425 Rocky View Road
Castle Rock, CO 80108
Phone: 720-339-3410
Email: Headwinds@msn.com

Julie Kirkpatrick

From: Tiffany Cox <thankful.tiffany@gmail.com>
Sent: Monday, August 10, 2015 1:38 PM
To: Julie Kirkpatrick
Subject: New development in Castle Oaks area

I wanted to take a minute to voice my concern over adding so many new homes to the Castle Oaks area in Castle Rock. The homes were built there long ago on acreage and to build such a mass community right next door would create havoc for the area roads, crime levels, noise disturbances, schools, parks, litter....it would be a giant mess. I also don't recall those plans in the area when we checked out the zoning prior to moving here. This would upset many, many people. Please reconsider development plans in that area. We want our small town feel back in Castle Rock!

Blessings to you,
Tiffany Cox

"Never let the things you want make you forget the things you have."

Julie Kirkpatrick

From: Kathy Dorman <kndorman@msn.com>
Sent: Tuesday, August 11, 2015 6:03 AM
To: Julie Kirkpatrick
Subject: Increasing units in Terrain

I wanted to express my opinion that allowing more units, hence more people, in the land by Castle oaks drive is not acceptable. This scrub oak and varied terrain makes the area attractive to local wildlife. I've lived off of Castle Oaks drive since 2009. The amount of traffic on the road has increased substantially, especially since it was paved. We do not need to increase the density of the housing. Any type of multi space units seems inappropriate for this area. It is not within walking distance to any shopping, grocery stores or restaurants. Keep apartments/condos nears those kind of amenities. Thank you for your consideration. I will not be able to attend the August 20th meeting Kathy Dorman
7349 Grady Circle
Castle Rock CO. 80108

Sent from my iPhone

Julie Kirkpatrick

From: Mary Ellen Miller <memiller514@gmail.com>
Sent: Wednesday, August 19, 2015 4:43 PM
To: Julie Kirkpatrick
Subject: Comments on Castle Oaks meeting at Swim Club August 11th

Dear Julie,

Last evenings meeting at the Swim Club was encouraging. While the Rocky View and Pleasant View residents aren't going to get everything we would like, I felt there was a significant effort to respond to some of our concerns.

It would be helpful if those changes could be shared in a written format for us to have. Will that be possible at tomorrow's planning commission meeting?

Thanks for your time and help with this.

Mary Ellen Miller

TO: Castle Rock Planning Commissioners

FROM: Bret Lewis, 4142 Oak Grove Court, Castle Rock

DATE: August 20, 2015

SUBJECT: Analysis of Proposed Castle Oaks PDP Changes and the Impact of Density Transfers on Acreage Homeowners on the Eastern Border

I have attached five pages to this memo. The first four pages provide the comparative breakout the Commissioners asked the developer to provide. The fifth page is a copy of a 2006 amendment to the zoning regulations which limits density swaps to like-kind.

Pages 1 – 4

These pages compare densities from the existing PDP to the proposed PDP. The first page summarizes the impact on densities and the following three pages provide the details used in the calculation. All information presented came from the existing PDP or the proposed PDP.

What can be seen by looking at the summary page is:

- 598 multifamily units are being converted to single family units. Acreage moving with those units is 76 acres. This means those units are transferring at a density of almost 8 per acre.
- Proposed density in both North Basin and Ravenwood Village are increasing dramatically and exceed the density in the areas already built out or platted by over 1 DU per acre

Page 5

This zoning amendment would seem to limit the developer's ability to transfer density. And yet they are proposing to transfer 598 units from multifamily to single family. How is that possible?

Castle Oaks Estates Amended PDP No. 2 - Analysis
Village Comparison

AREA	Current PDP			Proposed PDP			Difference		
	Acres	Total Units	Units/Acre	Acres	Total Units	Units/Acre	Acres	Total Units	Units/Acre
Total Project									
Single Family	400.6	1,169	2.92	480.7	1,767	3.68	80.1	598	0.76
Multi Family	175.6	1,598	9.10	99.5	1,000	10.05	(76.1)	(598)	0.95
	576.2	2,767		580.2	2,767				
Single Family									
Approved Platted Use Areas	323.4	1,522	4.71	323.4	1,079	3.34	-	(443)	(1.37)
North Basin Village	70.9	150	2.12	70.9	303	4.27	-	153	2.16
Ravenwood Village - R-SF	65.7	188	2.86	86.4	385	4.46	20.7	197	1.59
Ravenwood Village - R-TH	11.1	67	6.00						
Ravenwood Village - R-MF	6.0	108	18.00						
	477.1	2,035		480.7	1,767				

Castle Oaks Estates Amended PDP No. 2 - Analysis
PDP Comparisons

CURRENT CASTLE OAKS PDP	Acres	Units	Density
SINGLE FAMILY			
R-SF (Single Family Detached)			
Estate	90.4	44	
2.0 DU's per acre	73.7	147	
3.0 DU's per acre	64.1	194	
4.0 DU's per acre	78.0	312	
5.0 DU's per acre	63.0	315	
5.0 DU's per acre (Townhome/SFD)	31.4	157	
Total Single Family	400.6	1169	2.92
MULTI FAMILY			
R-TH (Townhome/SF Attached)			
6.0 DU's per acre	30.1	181	
8.0 DU's per acre	28.7	230	
	58.8	411	6.99
R-MF (Multi Family)			
16.0 DU's per acre	14.3	229	16.01
MF-IB (Multi Family/Integrated Bus.)			
15.0 DU's per acre	15.0	225	
18.0 DU's per acre	41.0	733	
	56.0	958	17.11
1-B (Integrated Business)			
Commercial/Retail	30.5		
Commercial/Retail	16.0		
	46.5	0	
Total Multi Family	**175.6**	**1598**	**9.10**
OTHER LAND USE			
PLD	107.1		
OSD	300.0		
OSP	165.7		
Collector Roads	36.0		
Grand Total	**1,185.0**	**2,767**	2.34

PROPOSED CASTLE OAKS PDP #2	Acres	Units	Density
SINGLE FAMILY			
R-SF (Single Family Detached)			
Approved Platted Use Areas	323.4	1079	3.34
Ravenwood Village	86.4	385	4.46
North Basin Village	70.9	303	4.27
Total Single Family	480.7	1767	3.68
MULTI FAMILY			
R-MF (Multi Family)			
Flat Rock Village	30.9	225	7.28
Sunstone Village	68.6	775	11.30
Total Multi Family	**99.5**	**1000**	**10.05**
OTHER LAND USE			
PLD	107.1		
OSD	300.0		
OSP	165.7		
Collector Roads	32.0		
Grand Total	**1,185.0**	**2,767**	2.34

Castle Oaks Estates Amended PDP No. 2 - Analysis
Approved Platted Use Areas

Number of Units Allowed by Current PDP For Approved Platted Use Areas (These areas have their plats already approved)				
Use Area	**Acres**	**Zoning**	**DU's/ Acre**	**Total DU's**
5	18.7	R-SF (Estate)	0.2	4
6	3.9	R-SF (Estate)	0.3	1
7	16.3	R-SF (Estate)	0.2	4
9	7.9	R-SF	2.0	16
10	28.0	R-SF	2.0	56
11	6.0	R-SF	4.0	24
12	15.0	R-SF	5.0	75
13	25.0	R-SF	2.0	50
14	11.0	R-SF	5.0	55
15	12.0	R-SF	4.0	48
16	23.0	R-SF	5.0	115
20	23.0	R-TH	4.0	92
21	16.6	R-SF	8.0	133
22	17.0	R-SF	4.0	68
23	14.0	R-SF	5.0	70
25	12.1	R-MF	8.0	97
27	31.4	R-TH	5.0	157
30	20.0	R-SF	4.0	80
33	14.3	R-MF	16.0	229
44	8.2	R-MF	18.0	148
Total Allowed by PDP	**323.4**		**4.7**	**1,522**
Actual Built or Platted	**323.4**		**3.3**	**1,079**
Difference	**-**		**1.4**	**443.0**

Castle Oaks Estates Amended PDP No. 2 - Analysis
North Basin & Ravenwood Village

NORTH BASIN VILLAGE

	Acres		Zoning		Density		Unit Totals	
Parcel #	Original	Amended	Original	Amended	Original	Amended	Original	Amended
1	36.80	36.80	R-SF	R-SF	0.87		32	
8	8.20	8.20	R-TH	R-TH	8.00		66	
17	5.70	5.70	R-SF	R-SF	2.00		11	
18	7.10	7.10	R-SF	R-SF	2.00		14	
26	8.50	8.50	R-SF	R-SF	3.00		26	
31	4.60	4.60	R-SF	R-SF	0.22		1	
TOTAL/AVERAGE	**70.90**	**70.90**			**2.12**	**4.27**	**150**	**303.00**

RAVENWOOD VILLAGE

	Acres		Zoning		Density		Unit Totals	
Parcel #	Original	Amended	Original	Amended	Original	Amended	Original	Amended
34	5.20	9.07	R-SF	R-SF	3.00		16	
35	3.20	2.14	R-SF	R-SF	3.00		10	
36	17.40	9.07	R-SF	R-SF	3.00		52	
37	4.30	7.73	R-SF	R-SF	3.00		13	
38	10.10	8.65	R-SF	R-SF	2.00		20	
39	9.50	9.45	R-SF	R-SF	3.00		29	
40	3.30	9.67	R-SF	R-SF	3.00		10	
41	12.70	21.39	R-SF	R-TH-SF	3.00		38	
Total R-SF	**65.70**				**2.86**		**188**	
42	11.10	4.77	R-TH	R-SF	6.00		67	
43	6.00	4.50	R-MF	R-TH-SF	18.00		108	
	82.80	**86.44**				**4.45**	**363**	**385**

Question:

Amended PD Summary indicates all of Ravenwood Village will be R-SF. Map shows PA's 41 & 43 as R-TH-SF

OFFICIAL RECORDS
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CAROLE R. MURRAY
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RECORDING FEE: $6.00
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2006004111 1 PG

Minor PD Amendment to Castle Oaks PD Zoning Regulations

Per the provision of the Municipal Code, Section 17.60.250(G) "Minor Amendment Requests, Text Changes", Section 1.3 "Maximum Level of Development", Section 2.1 "Definitions", and Section 3.3 "Density Standards" of the Castle Oaks PD Zoning Regulations, recorded at 2003122736 are hereby amended to read as follows:

Section 1.3 Maximum Level of Development

The total number of dwelling units approved for development within the established Residential Use Areas is 2,767 dwelling units. The actual number of dwelling units approved within in each planning area will be determined at the Final Plat and Final PD Site Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

Section 2.1 Definitions

C. Use Areas

The Use Areas are described in Section IV below. Each Use Area is comprised of a number of Planning Areas as graphically depicted on the Preliminary PD Site Plan. For the purpose of density transfer, transfers can only occur between like Use Areas (i.e.: Single Family Detached; Townhome/Single Family Attached; Multi-Family). Additionally, density transfers for the R-SF Estate lots is further restricted to other R-SF Estate planning areas and not to or from planning areas of higher single-family density.

Section 3.3 Density Standards

The dwelling unit density permitted in any individual planning area depicted on the Preliminary PD Site Plan is the average density for that planning area and shall not be specifically applicable to any portion thereof. The total numbers of dwelling units any planning area may increase by up to 20% as determined appropriate during the Final Plat or Final PD Site Plan review; provided, however, that while the density in the individual planning areas may vary, the total units permitted in any Use Area as established on the preliminary PD Site Plan may not increase. At no time may the total dwelling units in all Residential Use Areas exceed 2,767 dwelling units. Additionally, I would recommend that a definition for "Use Area" might help add clarity to the interpretations of these Sections. Therefore, I recommend adding a Section 2.1 "C. Use Areas".

All other sections and provisions of the Castle Oaks PD Zoning Regulations shall remain the same as set forth in the Castle Oaks PD Zoning Regulations recorded at 2003122736.

APPROVED:

Art Corsie, Director, Development Services

1-3-06
Date