

Julie Kirkpatrick

From: David Reeser <cd4751@q.com>
Sent: Tuesday, October 20, 2015 3:39 PM
To: Julie Kirkpatrick
Cc: daren_Fields@msn.com; Teri Whitmore
Subject: Re: Proposed Veterinary Center at Virtuoso and Prairie Hawk Drive

Dear Julie

Most of the building is set at a height of @20 feet except for the front area which is 27 feet, but I know from experience that the height can depend on a number of other factors such as equipment size, maintenance requirements, width of building, etc. The issue with ceiling height is that it requires additional construction costs, increase operational costs (HVAC), maintenance costs and replacement costs for the owner in addition to blocking a small portion of our view. I do realize I have very limited input in this, but I would highly recommend that this be reviewed by the owner.

David Reeser, PE

On Oct 19, 2015, at 7:45 AM, Julie Kirkpatrick <JKirkpatrick@crgov.com> wrote:

> Dear David,
 >
 > Most 1-story structures around the 27' height. If you have any other concerns that you would like forwarded to the Planning Commission or Town Council, please let me know.
 >
 > Best Regards,
 > Julie
 >
 > -----Original Message-----
 > From: David Reeser [mailto:cd4751@q.com]
 > Sent: Friday, October 16, 2015 2:19 PM
 > To: Julie Kirkpatrick
 > Cc: daren_Fields@msn.com; Teri Whitmore; RO_Caldwell@msn.com
 > Subject: Re: Proposed Veterinary Center at Virtuoso and Prairie Hawk
 > Drive
 >
 > Dear Julie
 > Thank for allowing me access to the proposed preliminary plans. I was happy to see that they will be installing 8 foot high vinyl fences @ the outside dog areas. This, and their locations, preliminary should help concerning the noise issues. I was however wondering about the Top building elevation which shows it to be 27 feet above grade. That seems unnecessarily high and would place the top of the building at an elevation of 6164 feet, or around 20 feet above the elevation of the Prairie Hawk Road. I can understand the need for a steep roof for snow- I do not believe in flat roofs myself, but this does seem excessive to me. Jim had assured me that we would be able to see over the structure, but with us being 8 feet above the road, I have doubts that we could see over the building. Am I reading this correctly?
 > David Reeser
 > On Oct 15, 2015, at 10:31 AM, Julie Kirkpatrick <JKirkpatrick@crgov.com> wrote:
 >
 >> Dear Mr. Reeser,
 >>

>> Thank you so much for taking the time to talk with me this morning. Per our phone conversation, I have uploaded the entire Site Development Plan submittal for you to download at:

>> <https://www.dropbox.com/sh/1a8d7ea5hs7havk/AAC-U7COnipO7huMR4gh48VEa?>

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>> Please remember that this is the first submission and is still under staff review. If you have any other comments that you would like shared with the Planning Commission or Town Council, please feel free to forward them to me.

>>

>> Best Regards,

>> Julie

>>

>> Julie Kirkpatrick, RLA, ASLA

>> Planner II, Development Services

>>

>> 100 North Wilcox Street

>> Castle Rock, Colorado 80104

>> JKirkpatrick@crgov.com

>> 720-733-3516

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>> Please consider the environment before printing this email.

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>> -----Original Message-----

>> From: David Reeser [mailto:cd4751@q.com]

>> Sent: Thursday, October 15, 2015 7:59 AM

>> To: Julie Kirkpatrick

>> Cc: daren_Fields@msn.com; Teri Whitmore; RO_Caldwell@msn.com

>> Subject: Re: Proposed Veterinary Center at Virtuoso and Prairie Hawk

>> Drive

>>

>> Dear Julie

>> Thank you your quick and accurate response. I found that it differed somewhat from what the representative for Castle Rock Development and the representative for the designer stated in their meeting with the home owners from Plain Song on Tuesday, October 13 but that was to be expected since they did not have the drawings in front of them. Your information places the top of the building at 6156.17 feet As much as I can tell, the elevation of the road is @6145 and our house porch FF is approximately 8 feet above this placing our house ff at @6153, so we should be OK. This does resolve one of our original main concerns and was very helpful.

>> In looking at the drawings we were told at the meeting that they were going to have an obstacle course for the dogs on the Northwest side and from what I remember, 4-5 dog runs on the North side of the building which does not appear in your drawings. We were told last night that these areas would have high fences surrounding them that would provide sound proofing. Is this correct and can you confirm the height and type of material they would use for these fences? Our main concern now is noise.

>> Also, some owners expressed a desire to walk over to the clinic with their pets for treatment. How will the Town accommodate these people? We have noticed that many cars traveling northbound on Prairie Hawk tend to speed over the posted 45mph limit.

>> Final thought. We too, Like our neighbor Mr Fields, are getting increasingly concern about traffic noise and train noise @ our house and have begun to consider moving before it gets worst. Todays paper has indicated that reduced demand for coal is leading to fewer and longer coal trains. This is welcome news and should help some. This should be good news for Dr Patterson.

>> David Reeser

>>
>> On Oct 14, 2015, at 1:56 PM, Julie Kirkpatrick <JKirkpatrick@crgov.com> wrote:
>>
>>> Good afternoon, Mr. Reeser,
>>>
>>> Thank you for sharing your thoughts with us. As Teri mentioned, I will include your comments with the staff report to the Planning Commission and Town Council when this application goes before those hearing bodies.
>>>
>>> The Site Development Plan, Grading Plan, shows the FF of the building at the elevation of 6137.00 feet. The property line at Prairie Hawk Drive is approximately 6,144 feet with Prairie Hawk Drive being slightly higher. The building elevations shows most of the building at 19 feet, 2 1/2 inches with the highest peak reaching 27 feet, 1 inch.
>>>
>>> I've included the grading plan and building elevations to this email for your use. If you would like to see the entire plan set, I will need to set up a dropbox link since the file is too large to email.
>>>
>>> If you should have any additional questions, please do not hesitate to contact me.
>>>
>>> Best Regards,
>>> Julie
>>>
>>> Julie Kirkpatrick, RLA, ASLA
>>> Planner II, Development Services
>>> 100 North Wilcox Street
>>> Castle Rock, Colorado 80104
>>> JKirkpatrick@crgov.com
>>> 720-733-3516
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>>> Please consider the environment before printing this email.
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>>> -----Original Message-----
>>> From: Teri Whitmore
>>> Sent: Wednesday, October 14, 2015 12:59 PM
>>> To: David Reeser
>>> Cc: daren_Fields@msn.com; Julie Kirkpatrick
>>> Subject: RE: Proposed Veterinary Center at Virtuoso and Prairie Hawk
>>> Drive
>>>
>>> Dear Mr. Reeser,
>>>
>>> Thank you for your thorough comments on your concerns related to the Veterinary Center project in the Meadows. We will make sure that your objections are noted in the record and are shared with the appropriate parties through the development review process.
>>>
>>> I have included Ms. Julie Kirkpatrick on this email. She is the Project Manager and was in attendance at the neighborhood meeting last evening.
>>>
>>> She will be able to provide you comments on your questions related to the project.
>>>
>>> Sincerely,
>>>

>>> Teri Whitmore
>>>
>>>
>>>
>>> Teri A. Whitmore, AICP, PMP
>>> Planning Manager, Development Services Town of Castle Rock - 100
>>> North Wilcox St, Castle Rock, CO 80104
>>> direct: 720-733-3537, fax: 720-733-2217 twhitmore@CRgov.com
>>> WWW.CRGOV.COM
>>>
>>> P Please consider the environment before printing this email.
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>>> -----Original Message-----
>>> From: David Reeser [mailto:cd4751@q.com]
>>> Sent: Wednesday, October 14, 2015 11:18 AM
>>> To: Teri Whitmore
>>> Cc: daren_Fields@msn.com
>>> Subject: Proposed Veterinary Center at Virtuoso and Prairie Hawk
>>> Drive
>>>
>>> Dear Ms Whitmore
>>> I attended the presentation provided for the residences of The Plain Song Development last night and would like to express myself and my wife's strong objection to the location and scope of work for this project. My wife and I feel that there are other locations in the Meadows area that are better suited for this type of land use. First of all this facility is incorrectly named and should be identified as a veterinary hospital and pet boarding facility. I feel that this type of facility should not be located close to any housing development, due to risks involved with noise, possible odor, and containment issues. In particular we feel that the idea of having many dogs outside in inclosed facilities will create a noise problem. I would not be surprised if the noise from the trains @50 feet away might also place undue stress on the animals being treated and housed at the site. I was told by the designer that the site itself is 10 feet lower that the road and the building will be 20 feet tall at most. Could you confirm the floor elevation of the proposed building so I could confirm this? Could you provide the square footage of the facility as well?
>>>
>>> Sincerely
>>>
>>> David Reeser
>>> 10/14/15
>>>
>>> <Pages from vet SDP.pdf>
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