

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Canyons South LLC

Meeting #: 1

Date/Time: Monday, September 18, 2023, 6:00p.m. (Adjourned at 6:50p.m.)

Meeting Location: MAC

Councilmember District: Councilmember Cavey

Applicant's Proposal:

PCS Group Co. is proposing a residential and commercial development on 410 acre site to align with the recent annexation and zoning approval for 474 single family homes, 12.5 acres of commercial and over 217 acres of open space. The general location is southeast of the intersection of Crowfoot Valley Road and Founders Parkway.

Attendees

Applicant Representatives:

Alan Cunningham, PCS Group Co.

Liam Hogan, PCS Group Co.

Richard Cross, Hines

Public Attendees:

In-person Attendees:

Ed Scott

Erika Nague

Luke Lofman

Terrie Willis

Online/Phone Attendees:

Ed Bogar

Lauren Taylor

Leslie Bogar

Michelle Pennetta

Rick Medwedeff

Thad Foster

Marc

LaTonya Paddock

Danielle Hiam

Jerry Arellano

Dr. Adrienne West

Jennifer Neely

Town Staff Attendees:

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 commercial area, parks, buffers, and dwelling unit locations.

Questions Presented to Applicant:

Q: Will any multi-family or apartments be located within this development and where? Will multi-family or apartments be located within the commercial area?

A: The applicant stated no multi-family or apartment units will be part of this development within the residential or commercial area. Only singled family detached units are being proposed with this development.

Q: What is the height limit for the commercial area?

A: The zoning permits a height up to 45 feet.

Q: What are the requirements to address light pollution?

A: The applicant stated the commercial development is required to meet the Town's lighting regulations.

Q: What are the permitted commercial uses?

A: The applicant read off the list of permitted uses within the commercial area as outlined in the zoning. Directions on how to obtain the zoning online was also stated.

Q: When will the school be built to accommodate the additional residents?

A: The applicant stated there are two school sites located in the adjacent development. The Douglas County School Board has not identified when an additional school will be built. The applicant suggested reaching out to the Douglas County School Board for more information.

Q: How will the increase traffic be handled?

A: The applicant explained a full traffic impact analysis was completed with the annexation and zoning applications. This site development plan application will provide a conformance letter showing compliance with the approved study. Future commercial site development plan applications will also need to show conformance with the approved traffic impact analysis.

Q: Will the 300-foot buffer be applied consistently along all property lines?

A: The applicant explained the 300-foot buffer was negotiated through the annexation and zoning applications. The additional buffer is not a requirement along the other property lines of the development, however the applicant has worked to provide buffers through the development.

Q: What mitigations will be provided for existing wildlife and cattle?

A: The applicant stated the property owner is working with the current agricultural tenant to see if they would like to continue use of the property. The applicant also explained more than 50 percent of the property will remain open space. This will continue to provide an area for wildfire.

Q: Has Castle Rock Water reviewed this development? Is there enough water for this development?

A: The applicant explained Castle Rock Water reviewed the development during the annexation and zoning process. The owner was required to be enough water to serve the development as part of that approval. Castle Rock Water will also review this application as it moves through the planning process.

Q: What is being developed in the large "blue" area south of the commercial area and west the Xcel easement?

A: The applicant stated this area has been dedicated to the Town of Castle Rock as open space. The developer will be adding trails throughout this area but the area as whole will remain as open space.

Q: Will the proposed development have access to the club house and pool amenities within the adjacent development (i.e., Macanta)?

A: The proposed development will be a separate HOA. A club house and pool amenities will be provided for this development.

Q: What builder will be working in this development? What is the price range of these homes?

A: The applicant stated a builder has not been selected at this time.

Q: What is the proposed timing for the development?

A: The applicant stated the planning process would tentatively go through the end of 2024. Earthwork on the property could begin in 2025, with homes being building in 2026. The phasing and timing has not been determined at this time. More information will be available as builders are selected and the planning process takes place.

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Canyons South LLC

Meeting #: 2

Date/Time: Thursday, March 21, 2024, 6:00p.m. (Adjourned at 7:00p.m.)

Meeting Location: MAC

Councilmember District: Councilmember Cavey

Applicant's Proposal:

PCS Group Co. is proposing a residential and commercial development on 410 acre site to align with the recent annexation and zoning approval for 474 single family homes, 12.5 acres of commercial and over 217 acres of open space. The general location is southeast of the intersection of Crowfoot Valley Road and Founders Parkway.

Attendees

Applicant Representatives:

Alan Cunningham, PCS Group Co.

Liam Hogan, PCS Group Co.

Richard Cross, Hines

Chad Murphy, Hines

Allison Altaras, Otten Johnson

Public Attendees:

In-person Attendees:

1. Lucas Lofman
2. Sheridan Lofman
3. D. Zehner
4. Rick Medwedeff
5. Adrienne West

Online/Phone Attendees:

1. Steve Cogut
2. Jason
3. Jay
4. Mike
5. John Dolan
6. Sarah Meyer
7. Paul Hiam
8. Chris Cote
9. Kellie Walter
10. Rich Tobin
11. Angela Koltz
12. C. Burr
13. Trevor

14. Barry Henerson

Town Staff Attendees:

Kevin Wrede, Senior Planner, 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.

Questions Presented to Applicant:

Q: Has the commercial area in the North-West corner been eliminated?

A: The applicant stated the commercial area has not been eliminated but is not a part of this SDP. This SDP provides a commercial lot that meets the approved planned development but the commercial area will need to obtain SDP approval in the future.

Q: What amenities will be located in OSP-2?

A: The applicant stated that parcel is planned for park space and open space.

Q: Has the buffer between this development and Terrain changed? Is this buffer 300 feet?

A: The applicant stated the buffer between Terrain and Canyons Far South is 300 feet. The proposed buffer will meet the Planned Development requirements for size and plantings. The Town is reviewing the plan to ensure the Planned Development requirements for the buffer are met.

Q: What do you see as the biggest hurdle for this development?

A: The applicant stated they do not foresee any major hurdles with this development. The proposed SDP is required to work within the established regulations set in the Planned Development.

Q: What is the proposed timeline for the development?

A: The applicant stated they are looking to submit the second submittal of the SDP to the Town within a few weeks. Once the SDP has met all the technical criteria as determined by Town staff public hearings for Planning Commission and Town Council can be scheduled. The applicant is hoping these public hearings occur in 2024.

Q: What volume of traffic and traffic impacts will Macanata see with the connection between the two developments?

A: The applicant connection between the two developments has always been planned. This connection is necessary for emergency services to access both developments and

other adjacent neighborhoods as well. Mecanata is not anticipated to see a large increase in traffic volumes with this connection.

Q: Will this community have a metro district and/or HOA? Will Hines be a member of these boards?

A: The applicant stated Canyons Far South will have a metro district and HOA. It has not been determined at this time if Hines will be a board member.

Q: If this development is purchased by another group, when will this happen?

A: The applicant stated if proposed development is purchased by another group, this will occur before development of the site occurs.

Q: Is the 47-acre parcel dedicated to the Town included in the over 50 percent open space? Why was this specific parcel chosen?

A: The applicant stated this parcel is included in the over 50 percent of the entire property being dedicated as open space. This parcel was part of the negotiations during the annexation.

Q: Has a tree study been completed in order to preserve vegetation, specifically along the northern border of the development?

A: The applicant stated the Planned Development was designed in such a way to preserve vegetation and natural features of this property. The applicant has reviewed aerial images and physically walked the property to determine areas and vegetation to preserve.

Q: How will existing wildlife be protected, specifically along the northern border of the development?

A: The applicant stated they have completed a wildlife assessment, which has been provided to the Town and Colorado Division of Wildlife. The proposed project follows best practices outlined by the Colorado Division of Wildlife, including open space and fencing.

Q: Residents of Macanta would like the Canyons Far South project to be redesigned to remove lots from the northern boundary in order to preserve a 24-acre parcel of land and locate homes further away from the Macanta development.

A: The applicant stated the proposed SDP follows the approved zoning outlined for this development. A re-design of the development in this area would require a re-zoning as the Planned Development regulations do not allow for homes to be relocated. The proposed SDP aligns with the approved Planned Development zoning on the property.

Q: A number of questions occurred as it related to the Macanta development and associated marketing materials for Macanta.

A: The applicant provided feedback, however these questions did not relate to the application currently under review.

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.

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Canyons South LLC

Meeting #: 4

Date/Time: Thursday, December 4, 2025, 6:00p.m. (Adjourned at 7:10p.m.)

Meeting Location: Cantril School

Councilmember District: Mayor Pro Tem Cavey

Applicant's Proposal:

Proposing a residential and commercial development on 410 acre site to align with the recent annexation and zoning approval for 515 residential homes, 12.5 acres of commercial and over 220 acres of open space. The general location is southeast of the intersection of Crowfoot Valley Road and Founders Parkway.

Attendees

Applicant Representatives:

Richard Cross, Hines

Shervin Radfar, Hines Construction Manager

Al Cunningham, PCS Group

Matt Slodki, PCS Group

Brian Moss, Cover Engineering

Public Attendees:

23 In-person Attendee:

Town Staff Attendees:

Mayor Pro Tem Cavey, Town Council

Tara Vargish, Director Development Services, Town Council

Brad Boland, Planning Manager, Town of Castle Rock

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 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: The original submittal for this project had 475 homes but the current plan shows 515 homes. What process and approval did this project go through to increase the number of homes.

A: Staff stated the original zoning was for 475 homes. Through neighborhood meetings and public input, the fringe areas of the development were reevaluated to increase buffers. The applicant then went through an administrative Planned Development Plan Amendment process

that is permitted in the Town's code to relocate homes. The current plan increased buffer areas and added minimal density internally to the site.

Q: What are the sizes of the neighborhood parks?

A: The applicant stated there are three neighborhood parks planned for the development that total approximately 10 acres.

Q: What is the 47.7 acre parcel owned by the Town of Castle Rock going to be used for?

A: The applicant and staff stated that parcel was dedicated to the Town as part of the annexation agreement. This parcel will be used as open space with passive trails located throughout.

Q: Will sidewalks be added along Founders Roadway as part of this project?

A: The applicant stated a sidewalk will be added starting at the southern boundary of this project at Crimson Sky Drive, then meander along Founders Road just past the CORE substation. The applicant and Town have been unable to obtain an easement to extend the sidewalk to Crowfoot Valley Road.

Q: Was a traffic impact study completed with the three access points at Founders Road, Macanta, and Castle Oaks Drive? There are resident concerns with speeding, along with the existing amount of traffic in this area.

A: The applicant stated as part of this project a certified Traffic Impact Study was completed and reviewed by the Town of Castle Rock. It was determined the provided study meets the Town of Castle Rocks criteria. Improvements have identified within the Traffic Impact Study that will be implemented to ensure all criteria is met.

Q: Did the proposed roadway connection to Macanta anticipate school traffic with the school site located in the Macanta development?

A: The applicant stated design of the roadway was based on all proposed improvements in the area. This include the proposed school sites and residential development.

Q: Will this project include a school site?

A: The applicant stated through the annexation and zoning process the Douglas County School District reviewed this project and did not identify the need for an additional school site within this project area. The Douglas County District was a referral on this current site development plan.

Q: Was the proposed roadway connection to Macanta ever considered to not be a through street but an emergency vehicle access road only?

A: The applicant stated this roadway connection is an important connection for emergency services and public connectivity. This connection has always been contemplated as a through street. This connection will improve emergency response times for Castle Rock Fire.

Q: How many detention ponds will be provided as part of this project? What is the capacity of these ponds? Who will own and maintain these ponds?

A: The applicant stated there will be three on-site detention ponds and two off-site detentions ponds that will serve this development. These ponds are designed to meet the Town of Castle

Rocks criteria and have capacity for a 100-year flood event. These ponds will be owned and maintained by the Metropolitan District.

Q: There is an existing dam structure where the proposed roadway connection to Macanta will be. What is anticipated for this structure and area?

A: The applicant stated the existing dam will be replaced to meet today's standards. The applicant will be preserving the material from this existing structure and relocating it internal to the project with a memorial.

Q: What a wildlife study completed for this project? Concerns on preserving the existing Elk herd habitat.

A: The applicant stated during the annexation phase of this property, the previous developer completed a wildlife study. This study identifies existing wildlife and wildlife corridors. The Town of Castle Rock refers the review of these studies to the Colorado Parks and Wildlife for review, who establish best practices and wildlife corridors to maintain.

Q: How will the proposed plan maintain existing vegetation with grading and development? Concerns with tree preservation on the site.

A: The applicant stated homes have been grouped in such a way to maintain as much existing vegetation as possible. However, there will be loss of vegetation where homes and infrastructure are being proposed. Overall, the development will follow the existing terrain and vegetation will be preserved in gulches.

Q: Will there be a trail located in the southern buffer along the existing Terrain development? What trail types are located within this development?

A: The applicant stated a trail will be located within the southern buffer area. The trails throughout the development will be a mix of concrete for the regional trails and natural surface for the local trails. These trails will meet the Town of Castle Rock standards.

Q: What is the phasing of the development?

A: The applicant stated the major roadway connections within the project to Founders Parkway, the Macanta Development and Castle Oaks drive will be the first phase of the development. The northern portion of the residential homes will be within the first development phase, followed by the homes closest to the Terrain development.

Q: When is this project anticipated to start development? How long is construction anticipated?

A: The applicant stated they would like to start work in the first quarter of 2026. Full build out of the site will be market driven.

Q: Have builders been selected for this development?

A: The applicant stated no builders have been selected at this time.

Q: How will construction traffic enter the proposed development?

A: The applicant stated all construction traffic will enter the site from Founders Parkway.