



**PLANNING COMMISSION MEETING – DECEMBER 13, 2018 – SIGN IN SHEET**  
**PLEASE PRINT CLEARLY - SIGN IN REQUIRED ONLY IF YOU WISH TO SPEAK**

NAME	TOPIC TO DISCUSS	ADDRESS	E-MAIL	PHONE #
Shelley Rabbitt Dana Blank	Boutique Dance Academy	2801 N. Hwy 85	shelleyrabbitt@comcast.net dana.blank@yahoo.com	
Prong McIssua		570 Sage Goose Cir	ProngMcIssua@gmail.com	
Ed Scutellaro	meadows	2274 Purple Finch	edscutellaro@gmail.com	303 877 1989
Joe Murin	New Development	578 Sage Grouse Cir	joemurin@gmail.com	303 990 3878

**Sandy Vossler**

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**From:** Malcolm Mulroney <mmulroney@crdvco.com>  
**Sent:** Thursday, December 06, 2018 7:26 PM  
**To:** rob meissner  
**Cc:** Sandy Vossler  
**Subject:** RE: The Meadows Filing 16 Parcel 8

Good evening Rob, thank you for your email and engaging in the development process.

I would like to clarify that while Parcel 8 is zoned for 328 multifamily units we are **only proposing 116 paired single family houses**. These will mostly be ranch style duplexes but the builder is still finalizing the architecture with our planning team.

I apologies if my letter was confusing in anyway and I'm available on phone or email to answer any other questions.

Cheers

**Malcolm Mulroney**  
**Land Development Project Manager**  
Castle Rock Development Company  
Cell - 720-445-0400

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**From:** rob meissner [mailto:robmeissner5@gmail.com]  
**Sent:** Thursday, December 6, 2018 7:11 PM  
**To:** Malcolm Mulroney <mmulroney@crdvco.com>  
**Cc:** svossler@crgov.com  
**Subject:** The Meadows Filing 16 Parcel 8

See attached document.

Please please tell me this isn't going to happen. My family just spent our hard earned life savings and spent over \$620,000 on our home, it backs to parcel 8. A 323 unit apartment complex, no higher than 50' will destroy our property values!!!!!!!!!!!!!!

To say I am irate would be an understatement. THIS BETTER NOT HAPPEN. Lawsuit!!!!!!!!!!!!!!  
I will be there next Thursday.

Thank You,

Rob meissner

Begin forwarded message:

**From:** Joseph Murin <[joseph.t.murin@gmail.com](mailto:joseph.t.murin@gmail.com)>  
**Date:** December 6, 2018 at 6:50:03 PM MST  
**To:** [robmeissner5@gmail.com](mailto:robmeissner5@gmail.com)  
**Subject:** Project Mail we got

**Sandy Vossler**

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**From:** Malcolm Mulroney <mmulroney@crdvco.com>  
**Sent:** Thursday, December 06, 2018 7:25 PM  
**To:** Joseph Murin  
**Cc:** Sandy Vossler  
**Subject:** RE: The Meadows Filing 16 Parcel 8

Good evening Joe, thank you for your email and engaging in the development process.

I would like to clarify that while this parcel 8 is zoned for 328 multifamily units we are **only proposing 116 paired single family houses**. These will mostly be ranch style duplexes but the builder is still finalizing the architecture with our planning team.

I apologies if my letter was confusing in anyway and I'm available on phone or email to answer any other questions.

Cheers

**Malcolm Mulroney**  
**Land Development Project Manager**  
Castle Rock Development Company  
Cell - 720-445-0400

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**From:** Joseph Murin [mailto:joseph.t.murin@gmail.com]  
**Sent:** Thursday, December 6, 2018 5:44 PM  
**To:** Malcolm Mulroney <mmulroney@crdvco.com>; svossler@crgov.com  
**Subject:** The Meadows Filing 16 Parcel 8

Good Evening,

I am requesting any and all information regarding the mentioned Castle Rock development project. As one of the new homes in the adjacent DR Horton Park Preserve neighborhood, my lot currently backs up to Parcel 8. It is quite discouraging to think how the town's project for 50' apartments would negatively affect our already declining home values.

My neighbors and I are looking forward to the meeting on the 13th.

Thank you.

Joe

# South Meadows

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PLANNING COMMISSION HEARING



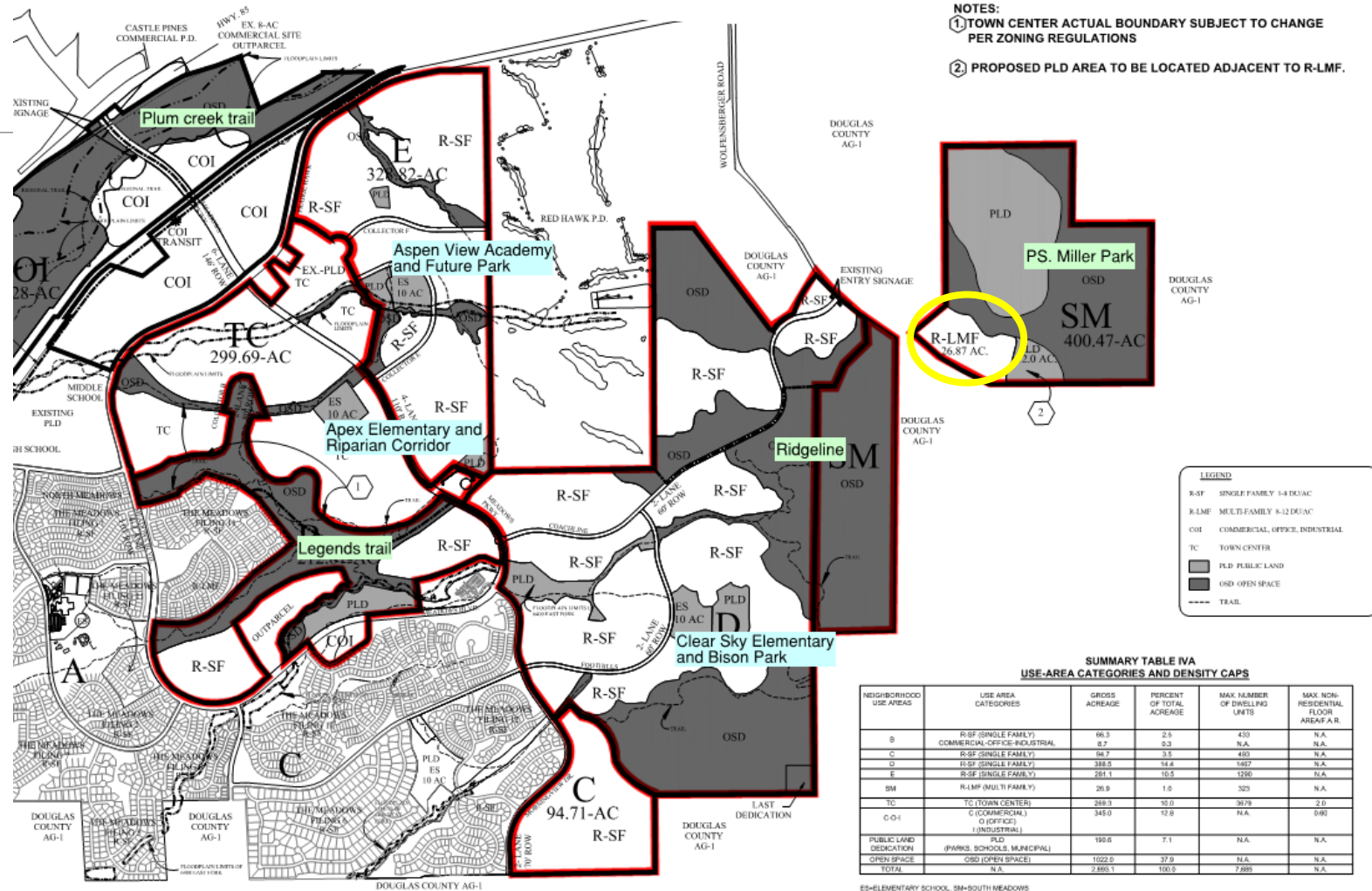
# Introductions

- Castle Rock Development  
Malcolm Mulroney  
Project Manager



# Zoning - 2004

- ✓ Master Planned Community
- ✓ Hundreds of acres of open space
- ✓ School sites and existing parks
- ✓ Multiple public improvement projects including: Meadows Blvd & Prairie Hawk, Drainage Channels, and Water Storage.
- ✓ 2004 Meadows PD Zoning



Town of Castle Rock Zoning Map: <https://gis.crgov.com/maps/Zoning.html>

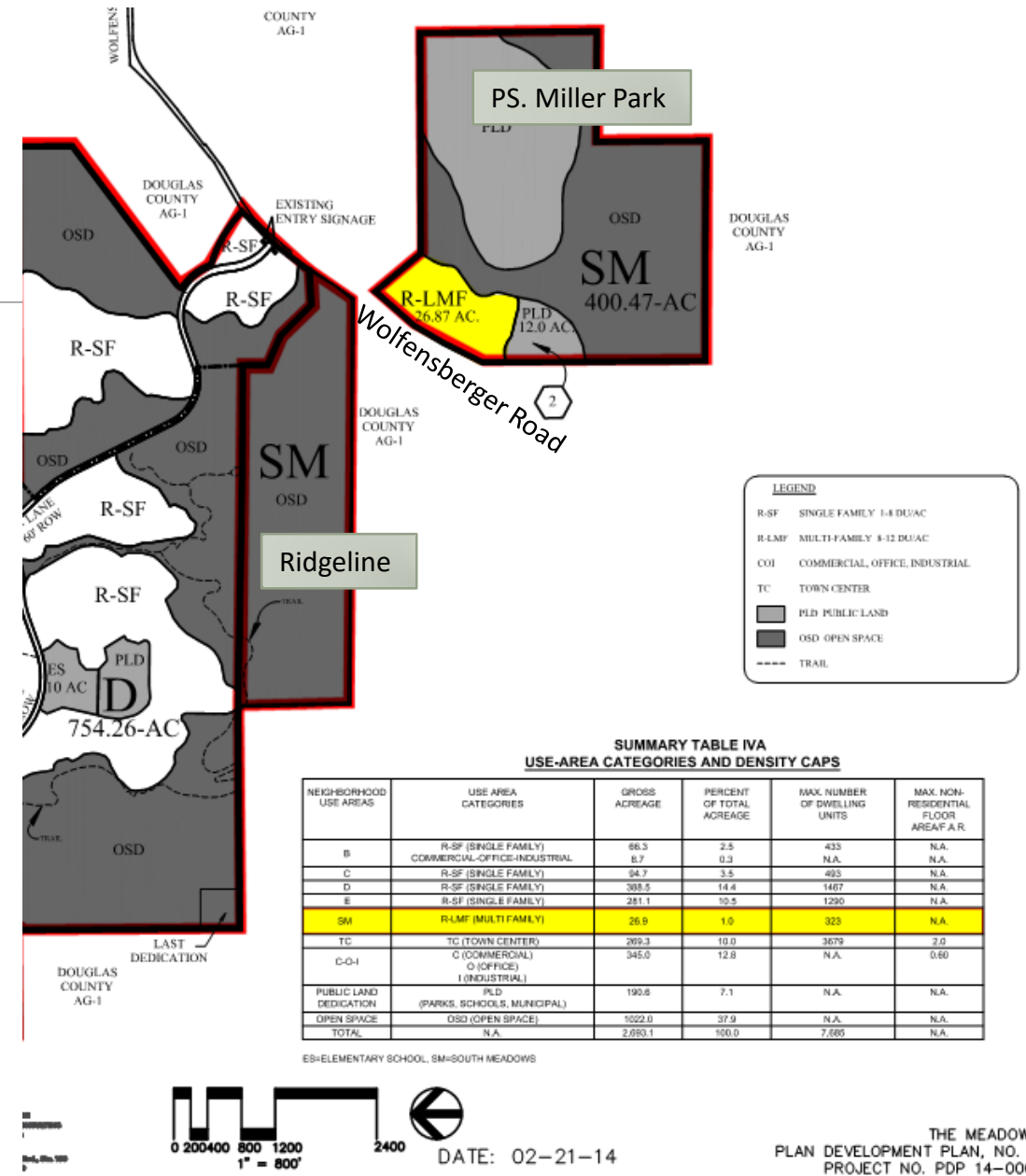
# Filing 16 Parcel 8

## Current allowable zoning

- 323 Multifamily Units
- Max building Height 50ft

## Proposed development

- 116 Dwelling Units (64% reduction)
- Regional & local drainage improvements
- Parks and increased open space





# Layout Design

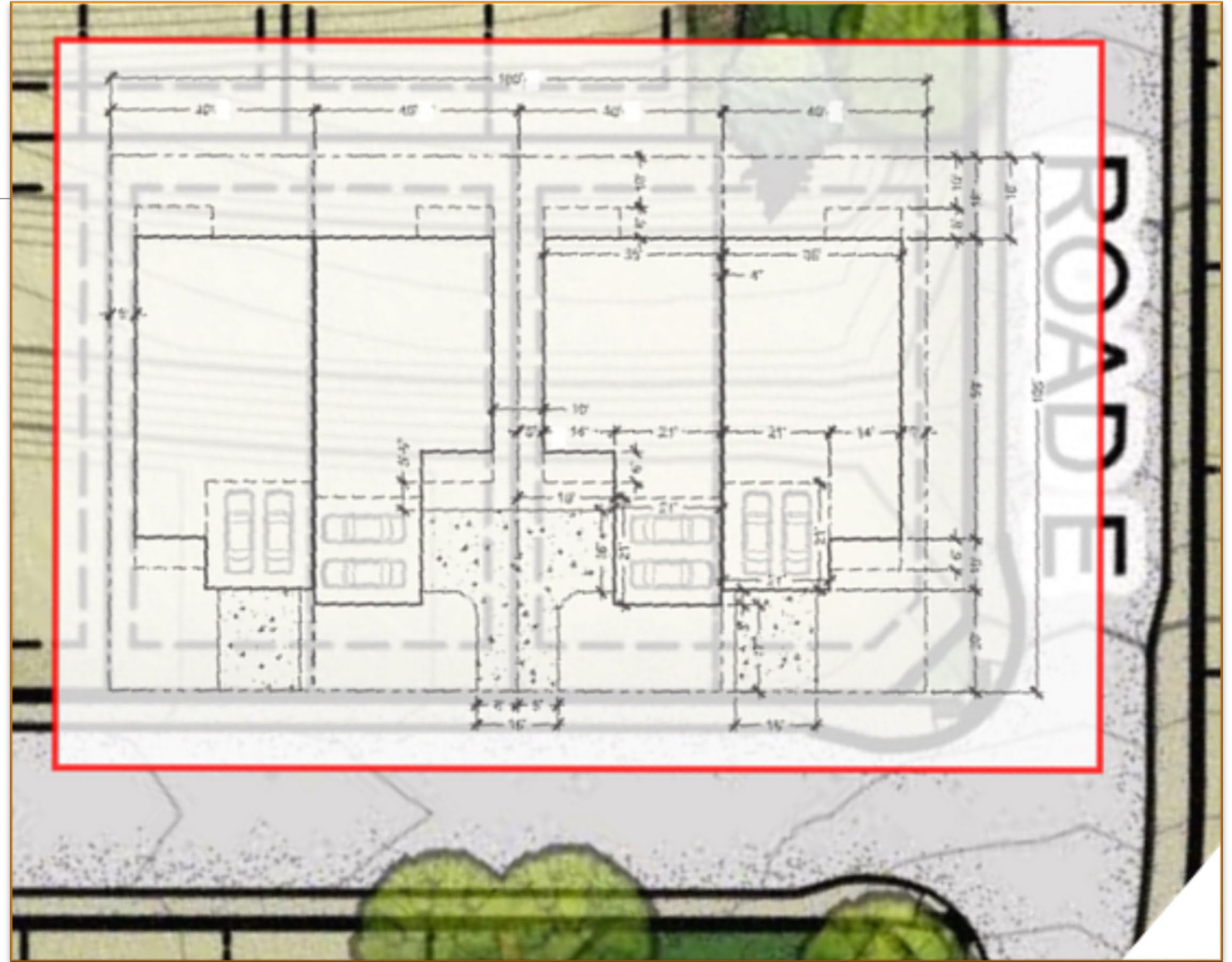
- 116 Dwelling Units  
(64% reduction in density)
- Loop street design
- Drainage channel
- Pocket Parks
- Increase open space





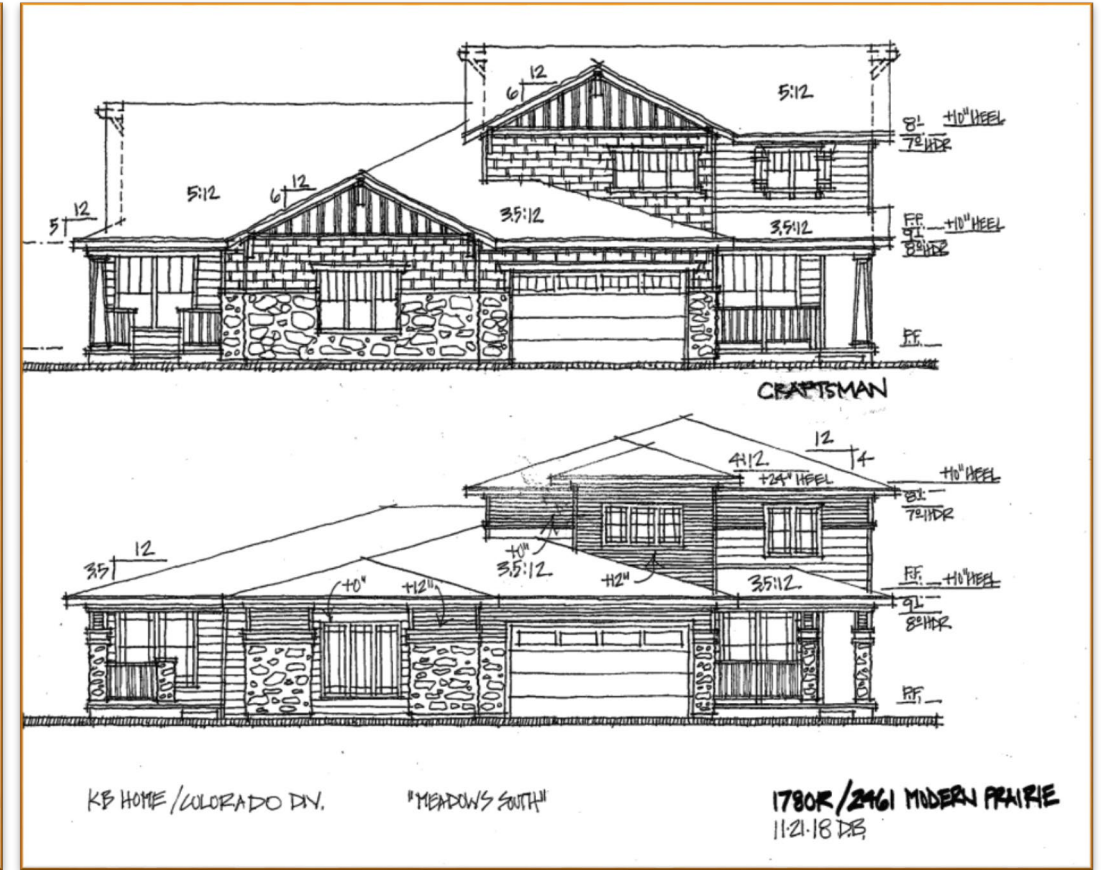
# Layout Detail

- 116 Dwelling Units  
(64% reduction in density)
- Shared Drives
- Traditional Street
- Garages



**FRONT ELEVATION**

**LEFT SIDE ELEVATION**



# Summary and Conclusion

- F16-8 was originally Zoned for 323 multifamily
- Consistent with 2004 Meadows PD and Zoning
  - 64% reduction in density
- Proposed: 116 Dwelling Units
  - Typical neighbourhood street design
  - Architecture consistent with Meadows
  - Pocket Parks





# **MEADOWS FILING 16, PARCEL 8**

# **SITE DEVELOPMENT PLAN**

**~PAIRED HOMES NEIGHBORHOOD~**

**PLANNING COMMISSION**  
**DECEMBER 13, 2018**



# VICINITY MAP

## The Meadows Planned Development

- Meadows Zoned -1984
- Current Zoning - 2003
- PD Zoning – 10,644 DU
- Cert of Occ. – 6,476 Units

## Filing 16, Parcel 8 Allowed by Zoning

- Single Family  
Attached/Detached
- Up to 323 Dwelling Units
- Maximum Height – 50 Feet
- Maximum Density – 12 DU/AC





# PROPOSED USES AND STANDARDS



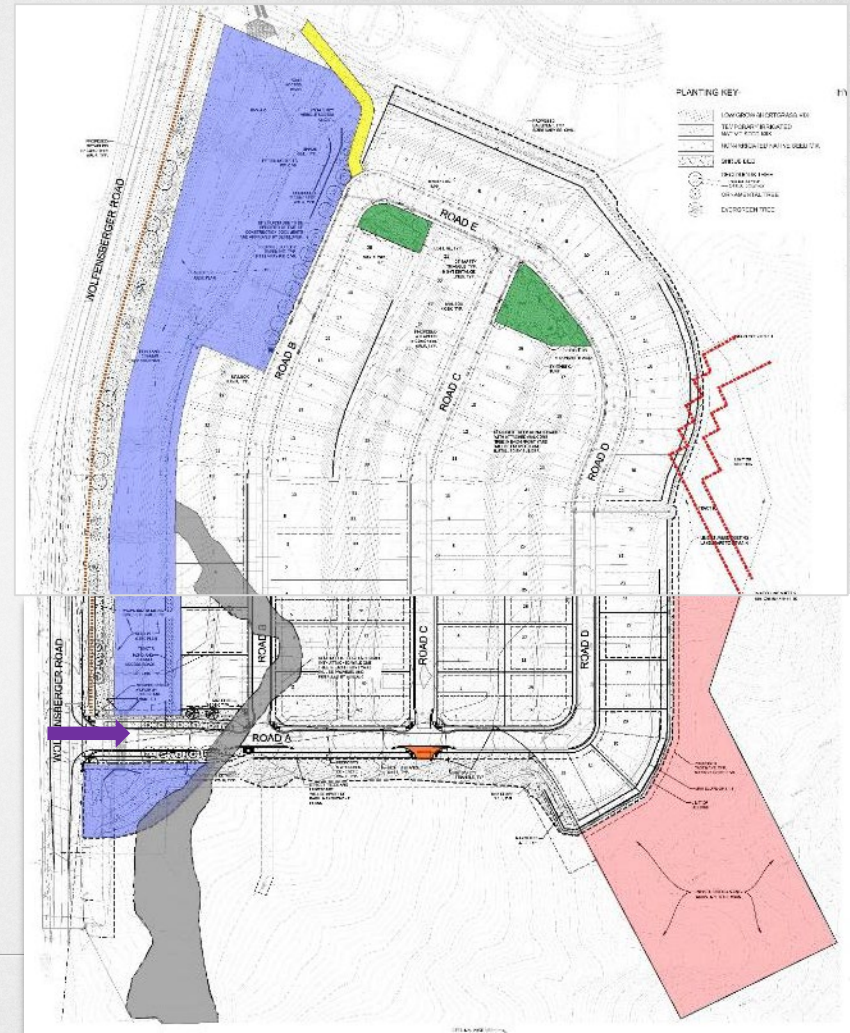
	Filing No. 16, Parcel 8
Zoning	PD
Use Area	R-LMF
Uses by Right	Single Family Attached
Dwelling Units	116
Paired Homes	58
Density	4.3 du/ac
Maximum Ht.	35 feet
Setbacks	
Front	15 feet
Rear	10 feet
Side	0 feet
Side – Corner	10 feet



# SITE DEVELOPMENT PLAN

## Key Elements:

- ✓ 116 Single Family Dwelling Units
- ✓ 58 Paired Homes
- ✓ 1 Primary Access from Wolfensberger Road
- ✓ 1 Emergency Vehicle Access
- ✓ Trail Connections/Sidewalk Extension
- ✓ Pocket Parks/Passive Open Space
- ✓ Skyline Ridgeline
  - ✓ Voluntary Ridge Protection
- ✓ Floodplain Modification/Channel Improvements



# FINDINGS:

- Town of Castle Rock Vision 2020 and Comprehensive Master Plan
- The Meadows PD Zoning Regulations and Standards
- Municipal Code Chapters 17.10 and 17.38
- Sufficient Infrastructure

# RECOMMENDATION:

Staff recommends that Planning Commission recommend approval.





# PROPOSED MOTION

*“I move to recommend to Town Council, approval of the proposed Meadows Filing No. 16, Parcel 8 Site Development Plan”*





# QUESTIONS AND DISCUSSION





