

# **ATTACHMENT C**

## **Resident Comments**



## Brad Boland

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**From:** Bill Detweiler  
**Sent:** Monday, June 04, 2018 11:39 AM  
**To:** Kevin Wrede; Donna Ferguson; Brad Boland  
**Subject:** FW: Neighborhood Meeting - Plum Creek/Lake Gulch Site Development Plan

Passing along. Who should receive these inquiries / comments?

Implementing Community Vision Through Development Activities

Bill Detweiler, A.S.L.A.  
Director of Development Services  
100 North Wilcox  
Castle Rock, Colorado 80104  
bdetweiler@crgov.com  
(720) 733-3530

-----Original Message-----

From: George P. Teal [mailto:george@tealcr.com]  
Sent: Monday, June 04, 2018 10:31 AM  
To: Bill Detweiler <BDetweiler@crgov.com>  
Cc: Dave Corliss <DCorliss@crgov.com>  
Subject: FW: Neighborhood Meeting - Plum Creek/Lake Gulch Site Development Plan

Hi Bill,

Please see the message below from one of our neighbors. May I ask that this message be added to the growing packet of resident's comments we have received on this planned development?

George

George Teal  
Councilmember, District 6  
Town of Castle Rock, Colorado  
Office: 303-660-1371  
Cell: 303-819-5936

-----Original Message-----

From: Chris Demarest [REDACTED]  
Sent: Friday, June 01, 2018 6:26 PM  
To: George P. Teal  
Subject: Neighborhood Meeting - Plum Creek/Lake Gulch Site Development Plan

Is this on your radar? I attended the mtg yesterday. I'm vehemently opposed to it, as were the other resident attendees. It doesn't fit the character of the area. We don't need a noisy, smelly, traffic-producing gas station there.

<http://www.crgov.com/Calendar.aspx?EID=5542>



## Brad Boland

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**From:** Bill Detweiler  
**Sent:** Monday, June 04, 2018 3:20 PM  
**To:** Kevin Wrede; Brad Boland  
**Subject:** FW: plum creek and gilbert redesign project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Passing along.

### *Implementing Community Vision Through Development Activities*

*Bill Detweiler, A.S.L.A.  
Director of Development Services  
100 North Wilcox  
Castle Rock, Colorado 80104  
[bdetweiler@crgov.com](mailto:bdetweiler@crgov.com)  
(720) 733-3530*

**From:** Jennifer Green  
**Sent:** Monday, June 04, 2018 3:14 PM  
**To:** Dave Corliss <DCorliss@crgov.com>; Bill Detweiler <BDetweiler@crgov.com>; Bob Goebel <BGoebel@crgov.com>; Jack Cauley <JCauley@crgov.com>  
**Subject:** Fwd: plum creek and gilbert redesign project

This email encompasses a few items: Plum Creek/Gilbert roundabout and proposed traffic, high school concerns, etc

Thank you,  
Jen

Sent from my iPhone

Begin forwarded message:

**From:** Loretta Johnson [REDACTED]  
**Date:** June 4, 2018 at 3:07:56 PM MDT  
**To:** "[TownCouncil@CRgov.com](mailto:TownCouncil@CRgov.com)" <[TownCouncil@CRgov.com](mailto:TownCouncil@CRgov.com)>  
**Subject:** Re: plum creek and gilbert redesign project

Dear Council Members.

I attended the May 22<sup>nd</sup> Open House regarding the Plum Creek and Gilbert redesign project. I left 2 pages of notes about my thoughts and concerns regarding this project. Some other things I failed to write down are that I am totally against a round-about at that intersection! I just recently learned that there are plans to also add a gas station to that intensely busy intersection. I just don't see how people trying to get in and out of that gas station are going to be able to "merge in" with the round-about traffic. The 2 round-abouts you have up the hill from my subdivision as you head up Plum Creek to the King Soopers are miniature race courses, where people apparently practice their maximum time trial speeds to get through that intersection disregarding the fact that others may be



entering the round-about, or are already in it. I feel traffic lights keep our traffic flowing safely through the Plum Creek and Gilbert intersection. The current "thru" light on Plum Creek as you are headed up to the Oaks Subdivision does have something wrong with it. You'll notice the left-turn light next to it shines much more clearly and brighter. I don't know if the lens on the other one has been clouded by the dirt and the sand, but oftentimes, people sit there, not realizing that the light has turned green (because it is muted) allowing them to progress ahead. Also, is there a way to grade Plum Creek differently, so that when one is coming down the hill from Founders towards Gilbert Street, that cars don't speed up so much and have to constantly ride their brakes? Even though the speed is posted at 40mph, we all know traffic is zipping along MUCH faster than that! The current gradient also causes that road to ice up heavily in the Winter, endangering everyone! Roundabouts drive a lot of us crazy! We've been taught to drive with the safety of traffic lights and beings our population leans more toward the older side of age than the younger side, that should be taken into consideration. Places that have had them previously (like Washington), are now getting rid of them because they caused more trouble than they saved. There also appear to be different rules for different roundabouts (case in point the roundabouts by the Factory Outlets) with no public education about what to do at what round-about. Please keep the traffic light at Gilbert and Plum Creek for everyone's sanity! Finally, regarding this topic, something needs to be done about the Pedestrian Crossing sign just up the hill from my subdivision. It sits on a curve. I don't believe there's a Pedestrian Crossing sign on the side of Plum Creek as you're coming down the hill, but if so, there's no way for a driver coming down the hill (or up the hill) to notice it or to have time to respond to a child, a Senior citizen, or a mother trying to cross with a stroller. If one tries to cross Plum Creek at that crossing, you are taking life into your own hands. I also do not believe there is a cut out there to make it ADA compliant. That crossing needs to be addressed in a BIG way!

Regarding the Town's Animal Ordinance, will there be a designated number to call re assistance with reporting people opting not to follow the new rules? I also am strongly against adding pigs, goats, or ducks to the town limits. We need to draw the line. If one wants all of those critters, they need to get a farm! If anyone has ever taken their child to a petting zoo where goats are, you know the smell and the mess associated with those animals. Also, goats jump, which means owners will have difficulty confining them. Pigs root, which means they'll be under fences separating neighbors' houses, and I'm not big on listening to the quacks of ducks on a daily basis. I could not find any information about the limitations or allowances regarding reptiles. I know when I was house-hunting, one home had at least 15 cages with snakes and other reptiles. Needless to say, I didn't stay to tour the house and I would not like to live next to a neighbor that housed that many reptiles either! That's just plain creepy!

I know school is out, and for awhile the parking nightmare between the home owners and the high schoolers is quiet for now. However, the town DOES need to address this! I lived right behind Douglas County High School and my neighbors and I on Barbi Court came before you several times begging for help to get the High Schoolers who chose to park there, rather than the High School lot, out of our cul-de-sac! The problem has to be addressed because you have already heard from the home owners by Castle View High School. The High School recognizes there is a problem, but has chosen to be an ostrich and just stick their neck in the sand and pretend the issue doesn't exist. It is not fair that the homeowners near High Schools should have to bear the brunt of the High School's parking issues. I've brought up the fact that perhaps High Schools offer "sliding cost" permits for the semester. Example: I'm able to get a car and start driving in April. If I go to the High School and inquire about a permit, I have to pay for a full semester! Well, who's going to do that? I think that by offering a "sliding cost" on permits as the semester progresses (say at least 4x) would allow some kids to take advantage of High School parking. However, that requires a person and paperwork. I also advocate for Closed Campus. This business of kids being in school and then having 90-180 min. on their hands between classes is insane! They can't work at a job, they don't have time (or gas money) to go back home, so they loiter in the neighborhoods or downtown businesses. You don't even want to know what we as homeowner's have witnessed! Even with Closed Campus, kids who needed to leave for work permitted jobs, there was an avenue for that. Open Campus also allows for a compromise of safety with all of the coming and going. There also appears to be a need for Vocational Education in our High



Schools. Many High Schools are getting very creative about addressing shortages in the Airline industry and Hospitality industries. I think it's worth a look and it would be an investment in our community. Hopefully, the new Superintendent will be able and willing to work on this issue. But please don't ignore this!

I also urge you to get Murdoch's into the old King Soopers location! We've got too many buildings that have set empty for entirely too long and that hurts the other merchants (case in point: The Office Max building over by Michael's and The Radio Shack building by Wal-Mart, among others)!

"Thank-you" to all the Town Council Members, Police and Fire Departments, plus the hard working men and women of the Town of Castle Rock, that work on our behalf to make this town a GREAT place to live! Let's continue to keep it that way! I also want to give a special shout-out to Councilman Jason Bower! I was a member of his District up until last October. I want to commend him on the thoughtful questions he asks at each meeting, his willingness to get to know the constituents of his District and what is important to them, as well as to his dedication to the people he serves by being present at most Town Council Meetings! I also want to commend Jack Cauley and the CRPD, plus Tony Spurlock and the Douglas County Sheriff's Department! The difficult situations they have been placed in since December 31, 2017, clearly shows how complex and dangerous their jobs have become! Yet, they don those uniforms daily because of their commitment to the safety of this community! I hope they know how much they are appreciated and valued by the Town of Castle Rock!

Sincerely,  
Loretta Johnson  
2694 Live Oak Court  
Castle Rock, Colorado 80104  
303-688-1407  
[REDACTED]

n

Sent from [Mail](#) for Windows 10



## Brad Boland

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**From:** Bill Detweiler  
**Sent:** Tuesday, March 13, 2018 12:27 PM  
**To:** Brad Boland  
**Subject:** FW: Plum Creek Parkway \$ Lake Gulch development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For the temporary file. Council member Teal asked that we retain the emails on this potential project.

Implementing Community Vision Through Development Activities

Bill Detweiler, A.S.L.A.  
Director of Development Services  
100 North Wilcox  
Castle Rock, Colorado 80104  
bdetweiler@crgov.com  
(720) 733-3530

-----Original Message-----

**From:** George P. Teal [mailto:george@tealcr.com]  
**Sent:** Tuesday, March 13, 2018 11:31 AM  
**To:** Bill Detweiler <BDetweiler@crgov.com>; Tara Vargish <TVargish@crgov.com>  
**Cc:** Dave Corliss <DCorliss@crgov.com>  
**Subject:** FW: Plum Creek Parkway \$ Lake Gulch development

And one from the former Mayor...

George Teal  
Councilmember, District 6  
Town of Castle Rock, Colorado  
Office: 303-660-1371  
Cell: 303-819-5936

-----Original Message-----

**From:** Don Jones [REDACTED]  
**Sent:** Tuesday, March 13, 2018 11:26 AM  
**To:** gteal@crgov.com  
**Subject:** Plum Creek Parkway \$ Lake Gulch development

Dear Mr. Teal,

I am writing to you to express my concerns regarding the above subject 3.16 acre development. My name is Don Jones and I reside in the nearby Sawgrass at Plum Creek neighborhood.



My fundamental objection to this particular planned development is that it does, contrary to how it's been proposed, indeed change the "character" of the neighborhood... for the worse, in my opinion. A gas station, liquor store, and convenience store are probably three of the "lowest quality" businesses that could possibly be put there other than perhaps also having an adult bookstore added in as well. The gas station and convenience store business will no doubt have 24 hour a day lighting...and bright lighting at that. No matter how you cut it bright lighting all night represents unpleasant light pollution for the nearby neighborhoods. That plus the generally low quality of those kinds of businesses can only then negatively impact the desirability of the nearby neighborhoods...and therefore the resultant home values. I respectfully request that the application for this planned development be denied. Thank you for your consideration of this request.

Sincerely,

Don Jones  
1588 Royal Troon Dr  
Castle Rock, CO 80104

Sent from my iPhone=



## Brad Boland

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**From:** Bill Detweiler  
**Sent:** Tuesday, April 03, 2018 7:12 PM  
**To:** Kevin Wrede; Brad Boland  
**Subject:** Fwd: Plum Creek & Lake Gulch

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Passing along.

Sent from my iPad

Begin forwarded message:

**From:** "George P. Teal" <[george@tealcr.com](mailto:george@tealcr.com)>  
**Date:** April 3, 2018 at 6:56:32 PM MDT  
**To:** <[BDetweiler@cr.gov](mailto:BDetweiler@cr.gov)>, Bob Goebel <[BGoebel@cr.gov](mailto:BGoebel@cr.gov)>  
**Cc:** Dave Corliss <[DCorliss@cr.gov](mailto:DCorliss@cr.gov)>  
**Subject:** Fwd: Plum Creek & Lake Gulch

Bill & Bob,

Another resident comment pertaining to the planned development at Plum Creek and Lake Gulch... Please handle as we have seen over the last month?

George

George Teal  
303-819-5936

----- Original message -----

**From:** joseph crenshaw [REDACTED]  
**Date:** 4/3/18 5:10 PM (GMT-07:00)  
**To:** [gteal@cr.gov](mailto:gteal@cr.gov)  
**Cc:** joseph crenshaw [REDACTED]  
**Subject:** Plum Creek & Lake Gulch

Dear Councilman Teal

4-3-2018

The back of my home faces Plum Creek Parkway near its intersection with Lake Gulch Road. Whether cars are traveling west or east on Plum Creek they are moving down hill fast. People race through that intersection in an effort to make the light. A lesser but significant issue is that we are consistently awakened by the noise of speeding cars in the morning. Double the width and you will double that dangers as well as the noise.



If you allow a gas station to be located there you will increase the busyness at what used to be that relatively quiet residential location. People going in and out of those gas station driveways will jam the traffic even worse.

I would strongly suggest that you do not put a gas station at that intersection. Most of all I beg you to (1) put a heavy wall particularly in the sections where back yards could be crashed into and (2) make that wall as sound deafening as you can.

Sincerely, Joe Crenshaw and family



## Brad Boland

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**From:** Bill Detweiler  
**Sent:** Friday, April 20, 2018 6:08 PM  
**To:** George Teal  
**Cc:** Tara Vargish; Dave Corliss; Brad Boland  
**Subject:** Re: Plum Creek/Lake Gulch intersection development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Got it, thanks. Will pass along to staff

Sent from my iPad

On Apr 20, 2018, at 3:41 PM, George P. Teal <[george@tealcr.com](mailto:george@tealcr.com)> wrote:

Hi guys,

One more message about the planned development at Plum Creek and Lake Gulch to add to the packet once the project gets going.

Please see below.

George

**George Teal**  
Councilmember, District 6  
Town of Castle Rock, Colorado  
Office: 303-660-1371  
Cell: 303-819-5936  
<image001.gif>

**From:** David Patterson [REDACTED]  
**Sent:** Friday, April 20, 2018 2:08 PM  
**To:** [gteal@crgov.com](mailto:gteal@crgov.com)  
**Subject:** Plum Creek/Lake Gulch intersection development

Hello, my wife and I moved to Castle Rock from Tampa last year due to a job transfer. We love the general small town feel however we're dismayed at the sheer amount of development if there's a square yard of land sitting idle. Please do not move forward with the proposed development at Plum Creek and Lake Gulch. I drive that intersection every day and do not want to see it cluttered with an unnecessary liquor and convenience store.

Thank you for your time

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David Patterson



## Brad Boland

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**From:** Bill Detweiler  
**Sent:** Friday, June 01, 2018 10:43 AM  
**To:** Kevin Wrede; Donna Ferguson; Bob Slentz  
**Subject:** Fwd: Proposed Gas Station at Corner of Plum Creek and Lake Gulch

Passing along

Sent from my iPhone

Begin forwarded message:

**From:** "George P. Teal" <[george@tealcr.com](mailto:george@tealcr.com)>  
**Date:** May 31, 2018 at 10:21:54 PM PDT  
**To:** <[BDetweiler@crgov.com](mailto:BDetweiler@crgov.com)>  
**Cc:** Dave Corliss <[DCorliss@crgov.com](mailto:DCorliss@crgov.com)>  
**Subject:** Fwd: Proposed Gas Station at Corner of Plum Creek and Lake Gulch

Hi Bill,

May I ask you to include this message from Mrs. Legge in the Packet for this proposed development as it moves through our process?

George

George Teal  
303-819-5936

----- Original message -----

**From:** Rose Legge [REDACTED]  
**Date:** 5/31/18 7:50 PM (GMT-07:00)  
**To:** [TownCouncil@crgov.com](mailto:TownCouncil@crgov.com)  
**Subject:** Proposed Gas Station at Corner of Plum Creek and Lake Gulch

Dear Council Members,

My name is Rose Legge and I and my husband live in the Oaks neighborhood on Lake Gulch. We attended the tonight's meeting at the Rec Center and I want to make sure you all understand that there was NOT ONE resident in attendance who was in favor of this gas station/car wash/ convenience store.

I also got the distinct feeling that the developers in attendance were not really listening to us, and just want to make money. That's why I'm emailing you now.

Some points about this proposed project:

A. Increased noise (We moved to the South end of Castle Rock to be AWAY from the noise and traffic of 24 hour businesses like this!) If we had wanted to be near this kind of thing, we'd have



moved to the North end of town into the condos above Target.) As one neighbor pointed out, a car wash is REALLY noisy!

B. We live right on Lake Gulch, and we absolutely DO NOT want increased traffic! The developers denied this, but the truth is - people would come north on Lake Gulch from Crystal Valley Ranch to get gas, and we would have to listen to more cars right over our back fence. This is NOT appropriate for a residential neighborhood.

C. There is not another commercial business anywhere around us. We all feel it's completely inappropriate and unnecessary! It wasn't just my husband and I - it was all the neighbors who live here. I really hope you are listening, because there's a real sense that the council doesn't care about all of us who've lived here and invested our lives in the community and volunteered in the schools, with Neighbor Network, etc. and shopped locally all this time!

D. There are many small children in the Oaks and in the condos nearer the corner. The increased traffic and pollution is NOT in their best interests!

E. Light pollution. All night long - that's what you get with a 24 hour business like this. When you turn at night onto Lake Gulch from Plum Creek, you get some wonderful fresh air and can actually see the stars at night. What that's worth to us is beyond measure. It's priceless.

There are probably other points to be considered, and I will email as I think of them.

Possible solutions to this problem that wouldn't ruin the neighborhood for all of us who've invested in it:

What if the town bought the lot and created a wonderful pocket park with some sustainable landscaping for the children in the neighborhood? It would match the one on the north side of that intersection, and beautify the area for all the commuters heading us Plum Creek to go home from work?? (There are plenty of gas stations already for them to stop at closer to the freeway where it's more appropriate.)

Or what about a day care center, coffee shop, or small local business of that type that would close down at 5 or 6pm? That would at least keep the neighborhood quiet at night.

Those are my suggestions. I really hope you care enough about us here to think about these.

Thank you.  
Rose Legge



## Brad Boland

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**From:** Terri Goudy [REDACTED]  
**Sent:** Friday, February 07, 2020 12:50 PM  
**To:** scromer@dimensiongrp.com; Brad Boland  
**Cc:** George Teal  
**Subject:** Proposed Site Development Plan Application, Plum Creek & Lake Gulch Roads

Dear Messrs. Cromer and Boland:

I am in receipt of your letter dated January 10, 2020 inviting us to the neighborhood meeting regarding the convenience store, etc. proposed at the southeast quadrant of Plum Creek/South Lake Gulch Road intersection. We were out of town and placed a mail hold beginning January 11, 2020. I did not pick up the mail until February 5, 2020. As such, we did not receive advance notice of the meeting. If I had been in town on January 29<sup>th</sup>, I would have either attended the meeting or contacted you in writing prior to the meeting to express my concerns.

My only real concern is with the proposed car wash and the noise produced by automatic car washes. Many car washes have a very loud and repeating beeping sound which, I believe, signals those nearby that a vehicle is either entering or exiting the car wash. My other concern is with the dryer – again, this is pretty noisy. I ask that the site development plan be modified to exclude the car wash. It is my belief, at least with respect to Castle Rock, that no other automatic car washes are located in such close proximity to residences.

I will be posting my concerns on Nextdoor and ask others who might share my concerns to contact you. I am also sending this email to Mr. George Teal, Councilmember for District 6.

Please do not hesitate to contact me if you would like to discuss this matter.

Terri Goudy



Dear Council Representative,

I am appealing to you to make a wise decision regarding the proposed gas station, convenience store, car wash, and future retail on the corner of Plum Creek and Gilbert. This location would be less than 2 blocks from my home. Your proposal is to put the aforementioned items smack in the middle of established housing developments. We're talking: The Oaks, Castle Grove, Emerald Ridge (subdivisions of apartments, townhomes, and homes), Seller's Landing apartments, the new townhomes going up next to them, Glovers, etc, ...**ALL** within 1-2 blocks of your proposed gas station. **On my particular block of Live Oak Court, we currently have 14 children under the age of 12, and half of the 12 homes on this block are owned and/or occupied by Senior Citizens (age 60+).** Here is what I want you to heavily consider:

1. There will be an increase of unhealthy toxins released daily into the air from the gas station. The latest studies on the impact of gas stations and surrounding houses found that these **toxins are 10X more harmful than originally thought**. Please see the Oct. 7, 2018 issue of Newsweek magazine. Arid Technologies, John Hopkins University, and Columbia University all worked together on this study and are of high reputation! They found that many of these **toxins lead to birth defects in newborns, and respiratory issues for the very young and the very old** (and with Castle Rock estimating to have 20% of the Town's population 65 years or older, it seems very prudent to re-evaluate putting in a gas station amongst established housing developments). The April 14, 2009 issue of Scientific American also supports this. The underground storage tanks have also been known to leak into the soil and get into the water lines. Remember the high cost to the town to clean up the damage done from the old underground gas storage tanks on 5<sup>th</sup> and Wilcox where the tire store is now? We have many families who garden to help sustain them, as well as have pets, not to mention the current wildlife, who would also be impacted, should ground contamination happen. Currently, one can go 6 blocks in either direction on Plum Creek and have their choice of gas stations! I don't believe we need this one at this location. Castle Rock prides itself on being a "healthy" community, let's keep it that way!
2. There is also evidence that **gas stations near homes leads to a decrease in their real estate values**. As homeowner's we carefully evaluate whether the property we choose is a good investment, please don't take that away from us. Consider how many of us are on pensions due to retirement, and how many of the families in this area are young and in "starter homes." Plus, in addition, anyone who has an apartment or home close to that location will have to deal with increased outdoor lighting and noise, which will be especially disruptive to families with infants, toddlers, and school-age children. The Oaks has worked really hard to unite to secure 15 acres of Open Space to maintain (or hopefully, increase) the value of our homes. I would be upset to see our hard work and money erased by the devaluation of our properties due to the greed of the installation of the gas station..
3. **With a 2-lane round-about at that corner, how would pedestrians—more specifically children, cross at that intersection safely to get items from the gas station's convenience store?** What happens to the bike lanes that cyclists are to use to stay safe? You do know there will be **children** in the mix of all of that **trying to cross on bicycles**! One life has been lost at that intersection in the past 2 years, how many more need to be erased?



4. A **gas explosion** will be a very real possibility at that location. How long would it take the nearest fire department to respond, as well as protect homes in the nearby established residential areas? It's a disaster waiting to happen!)
5. Regarding the retail component. I would like to see all retail be "family friendly," as you would be inserting it into already established residential areas. (i.e. Marijuana dispensaries, vaping stores, cigarette stores, liquor stores, etc. would not be good fits.) With what little space there is there, I'm not sure how cars would get in and out of the round-about to even get into the proposed businesses.

"Thank-you" for letting me have a voice in this matter and for your consideration! We are a "community" first, and the welfare and safety of its members should be of the utmost importance—especially when a proposal has the impact to negatively impact health and home values the way this project would.

Sincerely,

Loretta Johnson

2694 Live Oak Court

Castle Rock, CO 80104




**From:** [Quinn Risdon](#)  
**To:** [Brad Boland](#)  
**Subject:** Planned development - corner of Lake Gulch and Plum Creek Parkway  
**Date:** Saturday, February 22, 2020 10:38:28 AM

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Hi Mr. Boland,

I am writing you in response to a letter I received from Brad and Cynthia Heikes about their opposition to the planned development - gas station, car wash at the corner of Lake Gulch and Plum Creek.

Unlike Brad and Cynthia I want to express my full support for this development. I too live on Haystack Road (unincorporated Douglas County) and I have long wished for there to be some development at that corner that would provide some needed services in this area. Quite honestly it would be a vast improvement to the overgrown grass, weeds and uneven ground that is there now. Growth and development are inevitable and in this case sorely needed. Any environmental, crime and health risks that they have mentioned in the letter are based on emotion (NIMBY) and as far as I know are not backed by any fact or studies. It will in no way negatively impact my day to day existence, I only see it making it better. My only request/wish is that the development at that corner is held to architectural standards, and is well maintained throughout it's existence. Business growth and well thought out development is always a positive for residents, providing services and convenience. I unfortunately cannot make the meetings that are scheduled to discuss this matter, but wanted to express my full support for this development.

Thank you!  
Quinn Risdon  
2024 Haystack Road  




**From:** Steven Endersbee [REDACTED]  
**Sent:** Friday, March 6, 2020 4:01 PM  
**To:** George Teal <GTeal@crgov.com>; TownCouncil Mailbox <towncouncil@crgov.com>  
**Cc:** Cara Reed <CReed@crgov.com>  
**Subject:** Opposition to the Proposed Gas Station/Convenience Store at Plum Creek Parkway and Lake Gulch Road

Mr. Teal and Town Council,

As residents of the Baldwin Park subdivision, we wish to voice our strong opposition to the proposed construction of a gas station/convenience store at the southeast corner of Plum Creek Parkway and Lake Gulch Road.

We have resided at 2206 Vineyard Drive since November of 1996. During this time, we have seen the Town of Castle Rock thrive and grow by more than 50,000 residents. We understand the necessary infrastructure improvements, like the new arterial road linking Castlewood Canyon and also the expanded shopping and recreation opportunities that this growth demands.

However, we do take issue with, and strongly oppose this new construction at the entrance to our housing development for the following reasons:

- Increase in neighborhood crime. We believe the store can become a magnet for drug deals and gang activity. It changes the character of the entry to our housing area from a quiet neighborhood designed for retreat into a bustling area of commerce.
- Health hazards, especially for neighborhood children because of the closer proximity of gasses in the air. There would also be an increase in fire danger in the neighborhood from spills.
- Environmental hazard to Plum Creek because of leaks or spills that could flow into the groundwater.
- Increase in congestion. We believe that the location in that corner with two entry/exits near the proposed roundabout will increase congestion and lead to more accidents near that corner.
- Increase in noise. The car wash will provide a 24/7 cycle of blower noise and the gas station will provide more vehicle and customer activity that we will hear in our backyards and patios. It will be especially prevalent and annoying during the warm summer nights when we have our windows open.
- Lack of attention to residents' concerns. We did not know of this proposed development until late January, mainly because the signs that advertised community meetings were placed poorly and were hidden by construction vehicles. We did not know of the planning meeting in January until we saw it advertised on Nextdoor. We are not aware of any polling of affected residents to see if there was any objection to the construction. We believe there is a strong consensus against the construction of this store that has not received serious consideration by the Town leaders.
- The sale of liquor at this store. We were told there would not be an attached liquor store at this location, but that will not stop the convenience store from selling liquor products.



We believe it should not be “convenient” to purchase liquor in close proximity to our housing development.

- No demand for another convenience store. There are already 4 convenience stores (2 with car washes) within a mile or so of the proposed store. There are others on Wilcox/Wolfensberger and up the hill at the King Soopers in Founders. We believe there is no need or demand for another convenience store at this location. There is also a lack of care for the welfare of the existing businesses that will experience more competition.

We will be attending the Town Council meeting on March 17 to join the growing chorus of residents opposed to the construction of this convenience store/gas station. We hope you will listen to the opposition and will reject its construction for the sake of your constituents’ quality of life.

Sincerely,

Steven and Janet Endersbee



## Shannon Eklund

---

**From:** Brad Boland  
**Sent:** Thursday, March 12, 2020 1:01 PM  
**To:** Shannon Eklund  
**Subject:** FW: Proposal for Plum Creek/Lake Gulch intersection

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

## Brad Boland, AICP

Planner II  
Town of Castle Rock  
720-733-3538



---

**From:** Bill Detweiler <BDetweiler@crgov.com>  
**Sent:** Sunday, March 08, 2020 10:27 PM  
**To:** Dave Corliss <DCorliss@crgov.com>; Brad Boland <BBoland@crgov.com>; Kevin Wrede <KWrede@crgov.com>; Julie Parker <JParker@crgov.com>  
**Cc:** Shannon Eklund <SEklund@crgov.com>; Tara Vargish <TVargish@crgov.com>  
**Subject:** Re: Proposal for Plum Creek/Lake Gulch intersection

Thanks Dave, we will include this note in the TC report.

Bill D.

Sent from my iPad

On Mar 8, 2020, at 8:52 PM, Dave Corliss <[DCorliss@crgov.com](mailto:DCorliss@crgov.com)> wrote:

David L. Corliss  
Sent from my iPhone

Begin forwarded message:

**From:** Mia Dortch [REDACTED]  
**Date:** March 8, 2020 at 8:49:58 PM MDT  
**To:** TownCouncil Mailbox <[towncouncil@crgov.com](mailto:towncouncil@crgov.com)>  
**Subject:** Fwd: Proposal for Plum Creek/Lake Gulch intersection



Hello,

I was disappointed to find out that my original message was not included in the planning commission meeting materials as previously indicated in the email below.

Please ensure that this email is included going forward. I'm sure many more emails have also been overlooked, as my mother also wrote an email and never received a response in March 2018.

We continue to oppose the construction of this gas station/grocery and will be attending the March 17th meeting to voice our concerns.

Thank you,  
Mia Dortch

Begin forwarded message:

**From:** "George P. Teal" <[george@tealcr.com](mailto:george@tealcr.com)>  
**Date:** March 13, 2018 at 4:55:09 PM MDT  
**To:** 'Mia Dortch' [REDACTED]  
**Subject:** RE: Proposal for Plum Creek/Lake Gulch intersection  
**Reply-To:** [george@tealcr.com](mailto:george@tealcr.com)

Hi Mia,

It is wonderful to hear from you again. I only wish it were for an occasion that does not cause you concern.

Please feel free to always call or write to me as "George"... I really am just a neighbor who got ticked off at Town Hall one too many times and decided to run for office. I am still just "Laurel's Dad"... My favorite title anyway.

Thanks for sending this message to express your concerns about the planned development. I will pass it along to our Development Team here at Town Hall to make sure your comments are included in the packet as it goes forward.

I will share with you that I had a chance to speak with the developers today... They have been seeing many of these messages coming in from our neighbors expressing their concerns... And they sounded very interested in taking these comments to heart with a plan that would not add traffic to the area, work with the Town to better handle the traffic that is there and actually work to improve the safety of the intersection overall.

Their current planning has essentially dropped the liquor store idea. Instead they are hoping to move forward with a small grocery that



would be licensed to sell wine and beer, but no hard liquor. In addition, their intent now would not be to run a 24 hour operation. They would operate limited hours with the intent of selling to the morning and evening commuters through that intersection as well as grocery customers during the day.

I expressed to them that they should consider reaching out to the neighborhood sooner, rather than later to present more detailed designs and work to be good future neighbors, by presenting a plan that takes the neighborhood's input into account.

So I would certainly ask you to keep an eye out for notification of that neighborhood meeting, so you can see more detailed plans yourself... and make your own judgements then.

In the meantime, please let me know any further concerns you have about this development. I will be sure they are entered into the public record and will be sure to pass them along to the developers so they can better understand the neighborhood's concerns.

By the way... Laurel is working on her Masters degree now at Boston College. She is also working on a book proposal about the cultural and political influence of BBQ in American History... Obviously she really liked my ribs and steaks!

Please write or call anytime,  
George

**George Teal**  
Councilmember, District 6  
Town of Castle Rock, Colorado  
Office: 303-660-1371  
Cell: 303-819-5936  
<image001.gif>

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**From:** Mia Dortch [REDACTED]  
**Sent:** Tuesday, March 13, 2018 1:12 PM  
**To:** [gteal@crgov.com](mailto:gteal@crgov.com)  
**Subject:** Proposal for Plum Creek/Lake Gulch intersection

Dear Councilman Teal,

My family and I live in the Baldwin Park area and we recently became aware of the proposal to build a gas station and liquor store at the intersection of Plum Creek and Lake Gulch. Our neighbors and I are very much opposed to this plan. We believe there will be a negative impact on the families here with increased traffic and congestion at all hours. This is a residential area, and there is no need for gas or liquor, as there are 2 major grocery stores/gas stations and a liquor store within 2 miles of this very intersection.



Please consider this request NOT to place a gas station OR liquor store at this intersection!

I know you are a reasonable and kind man, as I remember you visiting Laurel when we were in elementary school at Academy Charter School. Please resolve this issue and prevent the building of a liquor store and gas station at this intersection.

Thank you very much,  
Mia Dortch



**From:** cdf heikes [REDACTED]  
**Sent:** Thursday, March 12, 2020 3:14 PM  
**To:** TownCouncil Mailbox <towncouncil@crgov.com>  
**Subject:** Re: Proposed Gas Station/Car Wash/Convenience Store at Plum Creek and Lake Gulch

To the Castle Rock Town Council,

Below, in the body of this email, you will find a letter concerning the proposed development at the intersection of Plum Creek Parkway and Lake Gulch Road. And attached you will find the copy of another letter I wrote nearly two years ago on the same subject. I am submitting it again to make sure that both letters will be received, seen, and included with documents opposing this development.

Thank you,  
Cynthia Favero-Heikes

March 12, 2020

To the Castle Rock Town Council:

I attended the Planning Commission's February 27, 2020 meeting regarding the gas station, car wash and convenience store proposed for the southeast corner of Plum Creek Parkway and Lake Gulch Road. It is my understanding that the purpose of that meeting was to ensure that the developer had measures in place for this gas station complex to interface with the area around it. The Planning Commission voted to approve, meaning they agreed that the developer had complied. I was not convinced that the developer had met the interface requirement, and you should not be convinced either.

The following words are taken from Zoning page on the Town of Castle Rock's website: "...the purpose of the codes actually is to promote quality of life... Our codes prohibit activities that would disrupt or change the nature of neighborhoods." Zoning documents from 1983 for this site list a variety of businesses which would interface more successfully with the neighborhood than a gas station complex, and not drastically change the nature of the neighborhood.

To interface successfully, this business needs to fit in with the current neighborhood by adapting to what is already there. A business at this location must be respectful of its neighbors by limiting hours of operation, sightlines, noise levels, hazardous fumes and smells, and potential safety risks, as would any good neighbor. For a gas station/car wash/convenience store to interface into an existing residential neighborhood, the developer would have to do the following, at a minimum:

- **shut down their business at a reasonable hour when their neighbors are also shutting down for the evening** – 9 or 10 p.m. at the latest. This includes not leaving lights on at



all hours to shine into their neighbor's windows or destroy their view of the nighttime sky. Be considerate.

- **plant mature trees that will do the job of immediately screening the business, not 20 years down the road.** Plant large mature trees, not new, young trees with stick-like trunks. They need to be conifers that will better provide adequate screening from the adjacent homes. Deciduous trees will not screen this development at all for at least 4-5 months of the year when their limbs are bare.
- **reduce the noise produced by the operation of the business to an acceptable neighborhood level.** A car wash is proposed for the site. Have you ever heard the level of noise a blower/dryer makes when a car is exiting a car wash? Car washes built attached to convenience stores, similar to what is being proposed, are very loud and noisy enterprises, and always have the exit door open when exiting cars are blown dry.
- **think about what their neighbors can hear and smell from the business, and adjust levels accordingly.** Neighbors whose properties adjoin this proposed development will be able to smell it and hear it from their homes, as will other surrounding neighbors. Residents near an open window, sitting outside on their patio, or even kids playing in their backyard will hear the cars idling (not to mention the car wash noise) and smell the exhaust from said cars as customers wait in line for the car wash, in the lane behind the convenience store. We definitely wouldn't want those fumes to also seep into their bedroom windows when and where children or adults may be sleeping. These issues were not addressed at the planning commission meeting, only the visual impact to the area. It is imperative these concerns are included too.
- **not expose their neighbors to unnecessary hazards which could negatively affect their health.** Read the studies which have shown cancer risks for people whose homes are located near a gas station. There are correlations that show how the toxic chemical benzene, which is found gasoline and diesel gas, produces fumes and vapors known to cause cancer – a potentially-dangerous health risk for those residents living in adjacent and nearby homes. In addition, those children and adults utilizing the park and volleyball court located north across Plum Creek will also be subjected to these fumes. This is the only location in Castle Rock where residents of a neighborhood will be put at risk due to the potential hazards from a gas station.
- **reduce the safety risks in which they are placing the neighborhood because of this type of business.** A gas station site will include multiple underground storage tanks which have the capability of leaching gas into the surrounding ground area, including contaminating ground water. Sellar's Gulch is located just west of the site in question, and homes on nearby acreages rely on private wells to supply their water – both would be threatened. In addition, explosions could occur in very close proximity to residents' homes. Gasoline gives off highly flammable vapors and because of that, gas stations carry a significant risk of fire or explosion. This is a documented potential hazard.

Do any of these points suggest that a gas station/car wash/convenience store is the "best possible fit for this location" (as stated by a Planning Commission member at the meeting on 2/27/20)? I beg to differ - there are numerous, more acceptable businesses that would



interface many times better at this site. Allowable uses for this particular lot, as outlined in the zoning documents of August 30, 1983, include personal service establishments, retail stores and shops, offices, financial institutions, and day care centers, among others. These businesses more closely mirror the working hours of neighbors and do not pose such a great health and safety risk to the neighborhood. A gas station/car wash is not listed among the allowed businesses. Someone seems to have missed this important distinction when they gave a gas station/car wash an okay.

Most gas stations and car washes are located in areas with other commercial establishments – just look at where all other gas stations in Castle Rock are situated. This development does not belong in a neighborhood comprised solely of people and houses. I hope you will consider allowing a more appropriate business for this particular lot instead.

Please show you care about the health and welfare and “the quality of life” of all of your citizens in Castle Rock by voting against the approval of this project. You must put yourself in the shoes of the neighbors you represent, and imagine that it is you who will be living next door to a 24/7, poorly-screened, excessively lit, smelly, noisy, and potentially dangerous and cancer-causing business. Is this what you would want in your backyard? You have the power to decline approval of this resolution. I urge you to do the right thing and agree that this particular development does not meet the requirement of interfacing with the neighborhood.

Thank you for your time and serious consideration,

Cynthia Favero-Heikes

2801 Haystack Road  
Castle Rock, Colorado



From: cdf heikes [REDACTED]  
Sent: Friday, March 30, 2018 11:54 AM  
To: gteal@cr.gov <gteal@cr.gov>  
Cc: scromer@dimensiongrp.com <scromer@dimensiongrp.com>  
Subject: Plum Creek Pkwy & Lake Gulch development

Councilman Teal,

I was informed by my neighbors in the area of an application submitted to the town council requesting to develop the intersection of Plum Creek Parkway and Lake Gulch Road, and build a gas station and a liquor store there. As someone who has lived in this area in for over 11 years and in Castle Rock for 20+ years, I drive by that corner several times a day. I have grave concerns regarding the changes this development could bring to the existing character of the area, as well as the increased traffic, noise and impact to the safety of children living in this region.

I believe it is a terrible idea to even consider introducing these types of services to a part of town that could be characterized as neighborhood/rural residential, with no businesses of any kind in sight. And considering that there are at least three gas stations and three liquor stores a little more than a mile away in downtown Castle Rock, I fail to see the need for such services in this location. Gas stations themselves bring inherent risks to an area, and in this case, groundwater contamination is a concern, due to the proximity to Sellers Gulch, an active waterway.

The increased traffic would make that intersection a gridlock during morning and evening rush hours, as it is already quite congested. Some mornings traffic currently backs up a half mile from the south on Lake Gulch toward Plum Creek Parkway, and in a similar fashion going east on Plum Creek toward I-25. The development in question would further obstruct the area, especially if there are cars constantly stopping traffic by turning into and out of this location to use their services. It would be a logistical nightmare, not to mention adding in the increased noise and light pollution that accompanies retail businesses.

Are you aware that two bus stops for schoolchildren exist within one block of this site? One is on the corner of Plum Creek and Holmby Court, and the other directly across the street by the small park on the SE Gilbert/Plum Creek intersection. A third bus stop is a half mile south at Lake Gulch and Haystack Road. Do you think the parents of these children would relish the idea of a liquor store that close to where their kids cross the street or wait for the bus? Would they look forward to the surge in the number of cars in the area each morning as their children are on their way to school? Consider that many parents do not accompany their children to the bus stops and have them go on their own, trusting that they will be safe. Development on this corner would draw additional vehicles using the road and only increase risks to human safety.

Like it or not, this is primarily a neighborhood, with homes, apartments, and small rural properties all in the immediate area. This type of development, just a little over a mile from our Douglas County fairgrounds, would impact the flavor of the area, - and sadly, could bring more unwelcome development to a town whose growth could be already be characterized as out of control. Once you approve this type of project in a residential area bordering the rural edge of town, you open the door to further development and lose the chance to keep what makes Castle Rock unique. Many of us who moved to Castle Rock came here for its small town flavor and charm, something that seems to be getting squeezed out little by little, turning Castle Rock, Colorado, into Anytown, USA.

We look to our elected officials to represent the voices of its citizens and be good stewards of its city. This is an opportunity to use common sense, listen to your constituents, and do the right thing. Councilman, please share this letter with your fellow council members and take to heart the wishes of those who live in the area and all residents of Castle Rock and Douglas County - and keep our Castle Rock neighborhoods a safe place for its neighbors, especially the children.

I certainly appreciate your attention to this matter.

Thank you,

Cynthia Favero-Heikes  
Castle Rock



## Brad Boland

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**From:** Dave Corliss  
**Sent:** Monday, March 16, 2020 1:32 PM  
**To:** Bill Detweiler; Tara Vargish; Brad Boland  
**Subject:** Fwd: No Gas Station - Car Wash - Convenience Store at Plum Creek Pkwy & Lake Gulch

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

David L. Corliss  
Sent from my iPhone

Begin forwarded message:

**From:** Jacque Koenig [REDACTED]  
**Date:** March 16, 2020 at 1:30:35 PM MDT  
**To:** George Teal <GTeal@crgov.com>, TownCouncil Mailbox <towncouncil@crgov.com>  
**Subject:** No Gas Station - Car Wash - Convenience Store at Plum Creek Pkwy & Lake Gulch

Due to COVID-19 precautions, we will be unable to attend the Town Council meeting on this issue.

Please don't allow a gas station / carwash / convenience store to invade our quiet rural residential neighborhood.

That type of 24 hour business should not be allowed in the middle of a residential area.

This will be a safety issue in this neighborhood.

We have those services about 3 minutes away in 3 different directions, all in business areas.

We don't need one here.



# PLUM CREEK AREA NEIGHBORS,

DO WE WANT A GAS STATION/CARWASH/CONVENIENCE STORE  
IN OUR NEIGHBORHOOD? One is slated to  
be built on the SE corner of Plum Creek  
Parkway and Lake Gulch Road



## DO WE WANT . . .

- an increase in crime, plus unwanted light, noise and trash pollution?
- gas & diesel fumes, spills & potential leaks - safety & health risks for residents?
- 24 hours a day, 7 days a week services in our quiet neighborhood?
- increased traffic and congestion at an already busy intersection?
- the only gas station in Castle Rock abutting a residential neighborhood?
- to change this rural-residential area where there are no other businesses?

The Castle Rock Town Council will meet at 6:00 p.m.  
on Tuesday, March 17th to address this issue

**PLEASE ATTEND - LET THEM KNOW WE DON'T WANT THIS BUILT HERE!**

### What you can do to help oppose this development:

Attend the Town Council meeting  
6:00 p.m. - Tuesday, March 17th  
Castle Rock Town Hall

**LET'S PACK THE PLACE  
AND SHOW OUR OPPOSITION  
TO THIS DEVELOPMENT!**

Encourage your neighborhood groups, mom  
groups, or homeowner associations to get involved

Contact Town Councilman George Teal, who represents this area, District 6  
Email: [gteal@crgov.com](mailto:gteal@crgov.com), call 303-660-1371 or call his cell 303-819-5936

Contact the entire Castle Rock Town Council:  
email: [TownCouncil@CRgov.com](mailto:TownCouncil@CRgov.com) or call 303-660-1374

**SIGN THE  
PETITION**

Email a letter to the editor of The Douglas County News-Press  
Send to:  
[letters@coloradocommunitymedia.com](mailto:letters@coloradocommunitymedia.com)

**WE NEED YOUR HELP TO SAVE OUR NEIGHBORHOOD!**

Thank you.

Jacque and Leonard Koenig  
1919 Sandhurst Dr.  
Castle Rock, CO 80104

Sent from [Mail](#) for Windows 10



## Brad Boland

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**From:** Candace Montgomery <[REDACTED]>  
**Sent:** Saturday, March 28, 2020 12:03 PM  
**To:** Brad Boland  
**Subject:** Development at Plum Creek and Lake Gulch

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

I am totally opposed to this development on an already very busy corner. We have been living in Haystack Acres for over 25 years, and bought the property because of the rural feel. Crystal Valley has already significantly changed the feel of this area. We do not need another gas station when there are many very, very close.

Please add my name to the many that oppose this development, and reconsider.

Candace Montgomery  
1001 Haystack Drive, Castle Rock, CO 80104



## Brad Boland

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**From:** Ronda [REDACTED]  
**Sent:** Sunday, April 05, 2020 6:41 PM  
**To:** Brad Boland  
**Subject:** ID #6

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Plum creek gas station.

There are enough gas station 3 to be exact at Plum Creek and Perry St. area and one to the east on Ridge Rd. What exactly would warrant another within a mile of any of those and in a residential neighborhood? The others are located in commercial areas where they should be, this will only bring down our property value increase traffic - now you're widening the road which my home faces, so more noise, when I bought this it was rural and quiet. I DO NOT want a gas station!!!!

Sent from my iPhone



## Brad Boland

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**From:** Tara Vargish  
**Sent:** Monday, April 13, 2020 10:10 AM  
**To:** Brad Boland  
**Cc:** Kevin Wrede  
**Subject:** FW: Opposition to Gas Station on Plum Creek & Lake Gulch Road and Proposed Postponement of Vote

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad,  
Please include these comments in the packet.

Thank you,

**Tara Vargish, PE**, Interim Director Development Services  
**Town of Castle Rock**, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104  
direct 720.733.3582 mobile 303.507.3785 [tvargish@CRgov.com](mailto:tvargish@CRgov.com)

**COVID-19 UPDATES:** Find the latest COVID-19 updates from the Town and its government partners, including available community resources and information on how to Work With Us Online, at [CRgov.com/COVID](https://CRgov.com/COVID).

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**From:** Dave Corliss <DCorliss@crgov.com>  
**Sent:** Sunday, April 12, 2020 9:41 PM  
**To:** Tara Vargish <TVargish@crgov.com>; Bob Slentz <BSlentz@crgov.com>; Shannon Eklund <SEklund@crgov.com>; Kristin Read <KRead@crgov.com>  
**Subject:** Fwd: Opposition to Gas Station on Plum Creek & Lake Gulch Road and Proposed Postponement of Vote

David L. Corliss  
Sent from my iPhone

Begin forwarded message:

**From:** Will Heikes [REDACTED]  
**Date:** April 12, 2020 at 9:32:03 PM MDT  
**To:** TownCouncil Mailbox <[towncouncil@crgov.com](mailto:towncouncil@crgov.com)>  
**Subject:** Opposition to Gas Station on Plum Creek & Lake Gulch Road and Proposed Postponement of Vote

Councilman Teal and the Castle Rock Town Council-

My name is Will Heikes. I've been a resident of Castle Rock and the surrounding area for the past 23 years. I'm writing to first, voice my opposition to the development of the Gas Station on the



corner of South Lake Gulch Road and Plum Creek Parkway, and second, to urge you to postpone this crucial vote until an in-person vote can be held.

Living in Castle Rock for the majority of my life has taught me to love this town. This is the only place that I can ever call my hometown. However, one thing I've struggled with is the constant stream of development that occurs in this town.

The first internship I ever did was with the Castle Rock Economic Development Council back in 2013. I worked with Marcus Notheisen and Frank Gray, learning the ins and outs of the development process, from zoning to legislation and purchasing. I was there when we finalized the sale to Alberta Development Partners north of the Outlet mall.

From my time at the EDC, I always found it odd that much of this city was zoned in the 1980s as a part of a master plan, but very little of that zoning has changed as time has gone on. The particular piece of land we are discussing today is one of those pieces. It seems strange to allow zoning from nearly 40 years ago to dictate what happens today. This town has added nearly 65,000 more residents since then, many of which live right near this development.

This is not the first time I've protested a decision at a council meeting. I was here in 2014 with my science teacher, Mrs. Dallman, who protested potential animal rights abuses of the local prairie dogs relating to the Promenade project by the developer Alberta. At that time, I didn't feel as if the council listened to our concerns, and allowed the developer to call the shots here.

Having worked at the EDC, I know that this town gets the majority of its taxpayer money from sales tax. That's why having the Outlet mall, the fourth biggest tourist attraction in the state, is such a big deal. But knowing this fact doesn't mean we need to allow all development to exist when it's not the right thing for the community. A 24 hour gas station, convenience store and car wash doesn't seem like the right thing to be placed at the heart of a residential community that's been in the area for decades.

Having attended the planning commission meeting back in February, I learned that much of the commission appears to be in support of this development for strange reasons. One member of the commission, Commissioner McKim, actually stated the building a gas station would "decrease congestion in the area." Statements like this give me pause, as it is highly unlikely that building a commercial business would decrease congestion. Even if she was speaking of decreasing congestion in other areas of town, it seems irresponsible to trade congestion from commercial areas, where all other gas stations are located, and moving it into a residential area.

This gas station will encourage pedestrian traffic across a dangerous intersection. Every day, I drive by three memorials to residents who lost their lives at that very intersection. I encourage you to drive by those very well-maintained memorials on the southwest corner. With the development of a roundabout in that area, studies have found that pedestrians are at a greater risk when crossing roundabouts than traditional signaled intersections (click [here](#) to learn more). Building a 24 hour gas station across the street from a residential area and a popular park would likely lead to more injuries and potentially tragic accidents like we have seen at that intersection.

This is my hometown, and I've watched it turn into a major city right as I grew up. I have chosen to speak out now not only because this gas station is located near my home of the last 14 years, but also because I hope that my town council will take a stand for the residents, and not for the developers. I hope that you act in the best interest of both residents' wishes and their safety.

This issue is extremely important to residents of this area and that is why I urge you to postpone the vote relating to the construction of the Gas Station on the corner of South Lake Gulch Road and



Plum Creek Parkway. During February and March, my mother and I, along with a number of concerned residents from the surrounding neighborhood, went door to door collecting signatures and advertising the upcoming council meeting. Unfortunately, the meeting we advertised was postponed twice since then. Additionally, we are now unable to continue our door to door signature collection due to a mandatory stay-at-home order coming from our governor.

I believe it is irresponsible to hold a vote on a contentious issue at a time like this. This is a once-in-a-lifetime global pandemic. This gas station is no longer top of mind for residents of the area. What they're focusing on is staying healthy. This is uncharted territory for all of us, as nothing like this has happened in at least 100 years. Please take this concern into consideration.

Further, a large amount of the opposition to this development in this area are the older residents, many of whom have lived there for dozens of years. Asking these residents, who often do not have the technological capabilities or knowledge to join and participate effectively in an online meeting seems inconsiderate. It's impossible to see the same amount of opposition in an online forum as it is in person.

I urge you to please postpone this meeting for at least a few months, until this stay-at-home order is lifted. It seems unreasonable to continue to postpone this meeting two weeks at a time as it makes it difficult to coordinate with residents who are opposed to this development, but may be confused by the continually changing dates, as many residents have mentioned to us. By postponing this meeting until June, when the stay at home order is likely to be lifted, you can avoid the confusion caused by the current cycle of delays as well as provide the ability for an in-person meeting to be held to accommodate these concerned residents.

I hope that you take all of these concerns into consideration. I grew up in this town, from the time I was 1 year-old to today, as a 24 year-old man. This is the only hometown I will ever have. Please think about the precedent that this gas station would be setting, and what kind of legacy these developments will continue to leave. Please vote no to this development. This is Castle Rock. This is my home.

Sincerely-

Will Heikes



**From:** BRIAN HEIKES <brianheikes@msn.com>

**Sent:** Sunday, April 19, 2020 8:37 PM

**To:** TownCouncil Mailbox <towncouncil@crgov.com>

**Subject:** Fw: Resolution 2020-035 - Project # SDP18-0038, the proposed gas station, car wash and convenience store at the corner of Plum Creek Parkway and Lake Gulch Road

(With Attachments) With reference to the upcoming Town Council meeting agenda for April 21 regarding resolution 2020-035. Looking at the town web site, that has reference to this resolution, there is a section that shown legislation/details and then the "Comments from Residents" (attachment C). I noticed that the email I send on March 9, shown below, was not included. Please add it to the comments sections.

Thank You!

Brian Heikes

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**From:** BRIAN HEIKES

**Sent:** Monday, March 9, 2020 2:28 PM

**To:** [jgray@crgov.com](mailto:jgray@crgov.com) <[jgray@crgov.com](mailto:jgray@crgov.com)>; [jloban@crgov.com](mailto:jloban@crgov.com) <[jloban@crgov.com](mailto:jloban@crgov.com)>; [jtownsend@crgov.com](mailto:jtownsend@crgov.com) <[jtownsend@crgov.com](mailto:jtownsend@crgov.com)>; [kbraken@crgov.com](mailto:kbraken@crgov.com) <[kbraken@crgov.com](mailto:kbraken@crgov.com)>; [jbower@crgov.com](mailto:jbower@crgov.com) <[jbower@crgov.com](mailto:jbower@crgov.com)>; [cjohnson@crgov.com](mailto:cjohnson@crgov.com) <[cjohnson@crgov.com](mailto:cjohnson@crgov.com)>; [gteal@crgov.com](mailto:gteal@crgov.com) <[gteal@crgov.com](mailto:gteal@crgov.com)>

**Subject:** Project # SDP18-0038, the proposed gas station, car wash and convenience store at the corner of Plum Creek Parkway and Lake Gulch Road

Castle Rock Town Council,

Regarding Project # SDP18-0038, the proposed gas station, car wash and convenience store at the corner of Plum Creek Parkway and Lake Gulch Road.

I attended the planning meeting, for the above referenced project, on February 27, 2020. At that meeting, I brought up the zoning decision by the Town of Castle Rock. I offered up information that contradicted their interpretation of the PUD that supposedly allowed for a 24/7 gas station, car wash and convenience store. The only answer I received is that "it is allowed." I would like an explanation of how they interpreted the Young American PUD (dated 1983) to allow this facility when the you look at the facts as outlined in the public records.

In studying this public information, the property in question, under the Young American PUD (attached), is roughly 3.16 acres that has been set aside for



commercial use. The permitted uses, as outlined on page 10 of the document include the following: Personal service establishments, Retail stores and shops, Offices, Financial institutions, Restaurants, Lounges and drive-in restaurants, Automotive sales and service, and Day care centers. I have no dispute with the fact that the subject property was zoned commercial in 1983 and with very specific permitted uses. I do have issue that the city has deemed that one of the permitted uses from the list of acceptable businesses is a gas station, carwash and convenience store. I am speculating that the town is working under the assumption that the gas station falls into the "Automotive sales and service" type business. This is where I disagree. I did a quick internet search for a definition of "Automotive sales and service." My findings indicated that Automotive sales and service has only to do with the sales, repair and maintenance of automobiles. Sales would indicate a "car lot for the purpose of selling cars." Repair and maintenance would indicate a repair facility such as Midas, Big O, Firestone, etc. None of these type facilities sell gas or diesel, wash cars or have a convenience store.

I did additional research, to better back up my understanding on the intended usage by the author of the PUD in question. I looked for Castle Rock properties, in the vicinity and how they were zoned. I also looked for PUD's that were created during a similar time frame. For this example, I am going to use the Miller Ranch PUD dated October 1, 1986 as a reference (attached). The location would be in the vicinity of the current Safeway and gas stations on Plum Creek Parkway. This PUD would be representative of the flavor of the community at the time that both Young American and Miller Ranch PUD's were developed and approved. They both could have been approved by the same individuals. Referencing pages 2 and 3 of the Miller Ranch PUD documents, under section IV "Permitted Uses," there are several listings, in particular, line item (k) "Automotive service stations and car washes, excluding outdoor storage of junked or wrecked vehicles." Again, searching the internet to define automotive service station, it is a location that sells and dispenses gasoline and other petroleum products also known as a gas station. It is interesting that the author was very descriptive as to what was allowed. All that being said, I think it would be presumptive of the Town of Castle Rock to interpret "Automotive Sales and Service" as a "gas station, carwash and convenience store," when there are documents, of the same era, which indicate



with no interpretation necessary, that a gas station and a car wash are indeed a gas station and a car wash.

I would ask that you consider these facts and deny the approval of 24/7 a gas station, car wash and convenience store at this location because these businesses don't fit the intended use of the property set forth by the zoning authored in 1980's.

One final note, if you open Castle Rock Planning Department website, the following statements are the first thing you see:

*"Honoring past commitments*

*In a thriving community, it's no surprise that growth is on the mind of many CR residents. Colorado is experiencing unprecedented growth, and the town of CR is no exception. While keeping up with the steady pace of growth is challenging, the Town insists that new development be high quality and consistent with our community. How are we doing that?*

*Much of CR was zoned beginning in the 1980's, and landowners are legally entitled to develop the land according to previously approved zoning requirements. While Town Council is obligated to honor the legal contracts of the past, there are plans in place for responsible, quality growth."*

If this gas station, carwash and convenience store is approved, it will be outside the "allowable use" guidelines set forth in the Young American PUD dated 1983. The question is, will the Town of Castle Rock then be abiding by the "previously approved zoning requirements" of the 1980's? Is the Town Council really "honoring the legal contracts of the past"? Or, is this just a "feel good statement" that really means nothing other than making the town government appear hypocritical at best?

Thank you for your time and I look forward to hearing back from you.

Brian Heikes

2801 Haystack Road

Castle Rock, CO



# PLAT IDENTIFICATION SHEET

8620672

10-1-86

**GRANTOR:**

(owner/signer)

Castle Rock Town of

**GRANTEE:**

(subdivision name or name of plat)

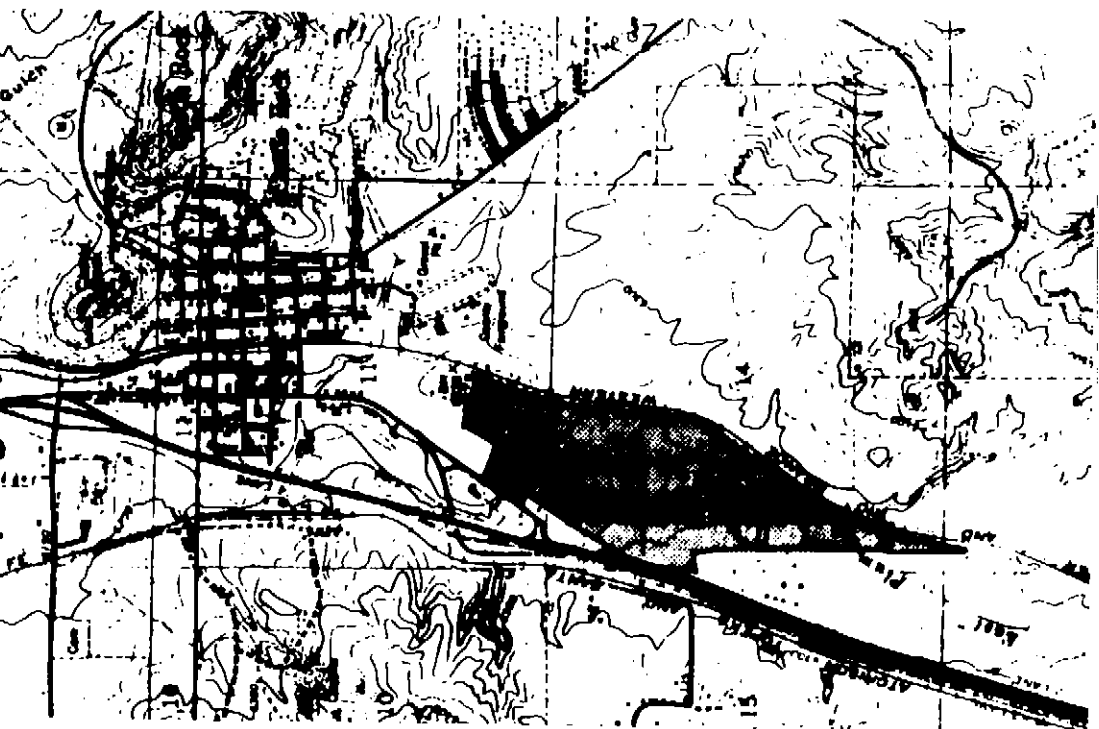
Miller Ranch Pwd

**LEGAL:**

(section-township-range)

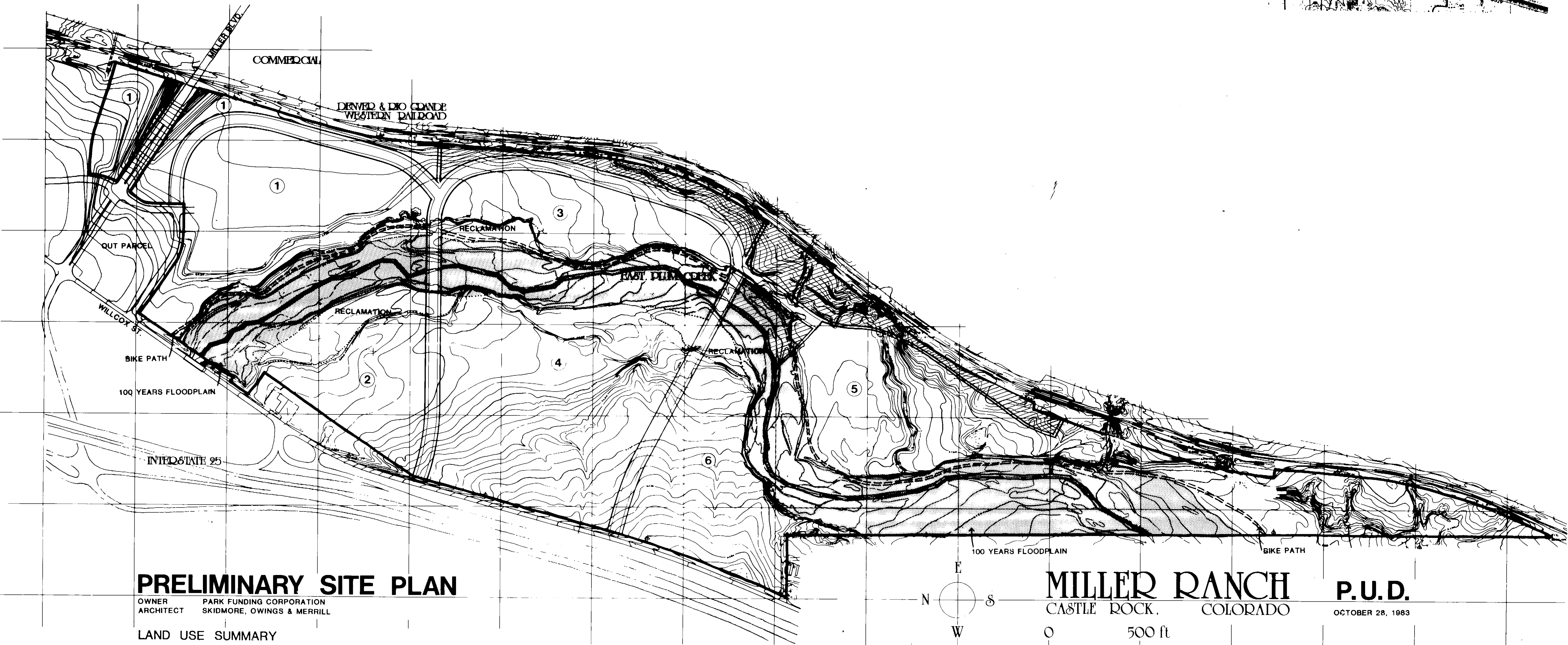


# VICINITY MAP



## PROPERTY DESCRIPTION

All that part of the Southwest 1/4 of Section 11, and all that part of Section 14, and all that part of the Northeast 1/4 of Section 15, and all that part of the Northwest 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, lying between the East Right-of-Way line of Interstate 25, the West Right-of-Way line of the Denver & Rio Grande Western Railroad and the South Right-of-Way line of Miller Boulevard, as platted in the Town of Castle Rock, Except that tract described in Book 164 of Page 467, and Except that tract described in Book 566 of Page 111 of the Douglas County Records. Containing 206.276 acres, more or less.



Approved this 6<sup>th</sup> day of September, 1984, by the Board of Trustees of the Town of Castle Rock.

Attest,

Richard R. Wilson  
Town Clerk

James J. Kennedy  
Mayor

According to the official minutes of the Planning Commission this Preliminary site plan was reviewed on 11-9-83 by the Planning Commission of the Town of Castle Rock.

Attest,

Richard R. Wilson  
Town Clerk

Naug Kagan  
Chairman

I hereby certify that this Planned Unit Development Preliminary Site Plan was filed in my office this 22<sup>nd</sup> day of OCTOBER, 1985 A.D. at 2:45 o'clock P.M. and was recorded per Reception No. 2622672 at Book \_\_\_\_\_, Page \_\_\_\_\_.

Peter O. Green  
County Clerk and Recorder



ORDINANCE NO. 342

AN ORDINANCE RELATIVE TO PROVISIONAL AMENDMENT  
OF THE ZONING DISTRICT MAP OF THE  
TOWN OF CASTLE ROCK, COLORADO

(MILLER RANCH BUSINESS TECH PARK  
PLANNED UNIT DEVELOPMENT)

WHEREAS, on the 23rd day of January, 1980, an Application was filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, Colorado, as hereinafter described; and

WHEREAS, the said Petition was forwarded by the Town Clerk to the Board of Trustees; and

WHEREAS, the Board of Trustees has held a public hearing, following notice duly made and published into the matters contained in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, as follows:

That the zoning classification of the lands hereinafter described is provisionally changed from zoning classification R-R (Rural Residence District) to zoning classification PUD (Planned Unit Development District):

All that part of the Southwest  $\frac{1}{4}$  of Section 11, and all that part of Section 14, and all that part of the Northeast  $\frac{1}{4}$  of Section 15, and all that part of the Northwest  $\frac{1}{4}$  of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, lying between the East right-of-way line of Interstate 25, the West right-of-way line of the Denver & Rio Grande Western Railroad and the South Right-of-way line of Miller Boulevard, as platted in the Town of Castle Rock, EXCEPT, that tract described in Book 164 at Page 467 of the Douglas County Records.

Containing 211.15 acres, more or less.

Except that parcel described in Exhibit "A" attached hereto.

That the above-described tract shall be divided into four (4) general use areas, which are generally described upon the approved preliminary site plan and as follows, and shall not exceed, without specific authorization of the Board of Trustees, the acreages set forth:

Medium Density Residential Area - 46.60 acres

Mobile Home Residential Area - 21.00 acres



Modular Home Residential Area - 17.75 acres

Integrated Business/Light Industrial Area - 92.48 acres

That following the approval of this ordinance, the owners of the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development. Each final site plan shall contain a phasing plan, provided, however, the the entire Planned Unit Development shall be completed within twenty (20) years of the date hereof, except as such may be enlarged by the Board of Trustees or its successors. No final site plan shall describe less than one acre in area. No final site plan in a residential area shall contain less than fifty (50) dwelling units, excepting the last final site plan presented in any general use area. No land within the above-described areas may be sold, nor private improvements be erected or occupied until a final site plan and final PUD ordinance for such area has been presented to and approved by the Board of Trustees. If the area in question is to be sold to third parties (other than the developers or their assigns), a final plat must also be presented and approved by the Board of Trustees before such sale.

That the MEDIUM DENSITY RESIDENTIAL AREA shall have the following permitted uses; provided that density shall not exceed five (5) dwelling units per acre (234 dwelling units):

- A. Single family dwelling units
- B. Townhouse or cluster (condominum or apartment)  
dwelling units
- C. Churches
- D. Schools
- E. Community Centers

and further provided as follows:

- A. Functional open space (exclusive of parking and streets), but which may be included in individual sites, equal to a minimum of 25% of the gross area of the medium density use residential use area shall be provided,



50% of which must be located out of the designated flood area.

B. Maximum Height of Structures - 35 feet

That the MODULAR HOME RESIDENTIAL AREA shall have the following uses; provided that density shall not exceed seven (7) dwelling units per acre (100 dwelling units):

- A. Modular Home Dwelling Units ("modular home" shall be defined as a home built either in a factory or on the site, installed on a permanent foundation)
- B. Churches
- C. Schools
- D. Community Centers

and further provided as follows:

- A. Dwelling units to have a minimum ground floor square footage of 750 square feet.
- B. All modular dwellings must be approved by the State of Colorado.
- C. Functional open space (exclusive of parking and streets), but which may be included in individual sites, equal to a minimum of 25% of the gross area of the Modular Home Residential area shall be provided, 50% of which must be located out of the designated flood area.
- D. Maximum Height of Structures - 35 feet

That the MOBILE HOME RESIDENTIAL AREA shall have the following uses; provided that density shall not exceed seven (7) dwelling units per acre (147 dwelling units):

- A. Mobile Home Dwelling Units
- B. Community Centers

and further provided as follows:

- A. Functional open space (exclusive of parking and streets), but which may be included in individual sites, equal to minimum of 25% of the gross area of the Mobile Home Residential use area shall be provided, 50% of which must be located out of the designated flood area.
- B. Maximum Height of Structures - 35 feet



That the INTEGRATED BUSINESS/LIGHT INDUSTRIAL use area shall have the following uses:

Retail stores, sales and display rooms and shops  
 Offices, professional and Commercial  
 Personal Service Establishments  
 Financial Institutions  
 Warehousing and Office/Warehouse Units  
 Light Manufacturing and Industrial Uses  
 Service-Related Businesses, including but not limited to:

Restaurants and Lounges  
 Lodging facilities  
 Cultural activities, including motion picture theaters, legitimate theaters, playhouses, concert halls or other music facilities  
 Churches, church schools and private schools both academic and technical  
 Parking lots and garages  
 Amusement and recreation establishments and areas

provided, however, as follows:

- A. building (ground) coverage shall not exceed 1,611,372 square feet (40%)
- B. Maximum Height of Structures - 50 feet

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 7th day of August, 1980, and passed by a vote of 5 for and 0 against, and ordered published.

  
 Mayor

WITNESSES:

  
 Town Clerk



August 19, 1980

Job No. 79-566

PROPERTY DESCRIPTION: 5.000 acre Bank Site

A tract of land situated in the South  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 11 and considering the North line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 11 to bear S 89°29'52"E with all bearings contained herein relative thereto;

Thence S 0°30'06"W along the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 11 a distance of 52.08 feet to a point on the North Right of Way line of Miller Boulevard;

Thence S 89°45'14"E along said North Right of Way line a distance of 16.43 feet;

Thence S 0°14'46"W a distance of 80.00 feet to a point on the South boundary of said Miller Boulevard;

Thence Easterly along said South boundary along the arc of a curve to the right a distance of 126.06 feet, said curve has a radius of 1224.18 feet and a central angle of 5°54'00" to a point of compound curve;

Thence Southeasterly along the arc of said compound curve a distance of 72.43 feet, said curve has a radius of 160.00 feet and a central angle of 25°56'14";

Thence S 44°13'16"W a distance of 441.95 feet;

Thence N 75°46'18"W a distance of 616.96 feet to a point on the East Right of Way line of South Wilcox Street (old State Highway No. 1);

Thence N 34°41'00"E along said East Right of Way line a distance of 350.00 feet;

Thence Southeasterly along the arc of a curve to the left a distance of 308.53 feet, said curve has a radius of 513.41 feet and a central angle of 34°26'14" to a point of tangent and to a point on the South Right of Way line of Miller Boulevard;

Thence S 89°45'14"E along said South Right of Way line a distance of 223.49 feet to the point of beginning.

Containing 5.000 acres, more or less.



## ORDINANCE NO. 83-28

AN ORDINANCE AMENDING ORDINANCE NO. 3.62  
AND REPEALING ORDINANCE NO. 3.71  
(Miller Ranch Business Tech Park PUD)

WHEREAS, on the 7th day of August, 1980, the Board of Trustees adopted Ordinance No. 3.62 amending the zoning district map of the Town of Castle Rock and creating the Miller Ranch Business Tech Park Planned Unit Development; and

WHEREAS, on the 7th day of May, 1981, the Board of Trustees adopted Ordinance No. 3.71 amending said Ordinance No. 3.62; and

WHEREAS, the present owners of said Planned Unit Development, the legal description of which is described in attached Exhibit "A", have applied to the Board of Trustees for a major modification to said Planned Unit Development Site Plan and Planned Unit Development Ordinance, pursuant to the provisions of subsection 17.48.220 of the Castle Rock Municipal Code; and

WHEREAS, said application for major modification has been reviewed by the planning commission as contemplated in said subsection, and a recommendation has been made by said commission to the Board of Trustees; and

WHEREAS, the Board of Trustees has held a public hearing into the proposed modification as required pursuant to said subsection; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the certain major modifications, as set forth herein and upon the Revised Preliminary Site Plan approved by the Board of Trustees contemporaneously herewith are hereby approved and shall amend Ordinance No. 3.62 and repeal Ordinance No. 3.71, affecting the zoning of the real property described in the attached Exhibit "A":

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P0669 - P0340 - \$24.00



SECTION I.

APPROVAL OF REVISED PRELIMINARY SITE PLAN

1.1 That the revised preliminary site plan dated October 28, 1983, is hereby approved and that the previously approved preliminary site plan dated August 7, 1980 shall be of no further force and effect, said revised plan being a complete substitution for said original preliminary site plan.

SECTION II.

ELIMINATION OF CERTAIN GENERAL USE AREAS

2.1 That the following general use areas, and all specific references thereto in said Ordinance No. 3.62 are hereby eliminated:

- (a) Medium density residential area.
- (b) Mobile home residential area.
- (c) Modular home residential area.

SECTION III.

AMENDED GENERAL USE AREAS

3.1 Integrated Business Use Area	- 181.84 Acres
Public Dedication Use Area	- 10.4 Acres
Roads	- <u>14.04 Acres</u>
Total	206.28 Acres

SECTION IV.

PERMITTED USES

4.1 That the following uses shall be permitted in the Integrated Business General Use Area:

- (a) Retail stores, sales and display rooms and shops.
- (b) Offices, professional and commercial.
- (c) Personal service establishments.
- (d) Financial institutions.
- (e) Warehousing and office/warehouse units.
- (f) Light manufacturing facilities - provided that all stages of the manufacturing process, other than the delivery of raw materials and the shipment of finished products be conducted entirely within enclosed structures.



(g) Service-related businesses, including but not limited to:

- (1) Restaurants and lounges.
- (2) Lodging facilities.
- (3) Cultural activities, including motion picture theaters, legitimate theaters, playhouses, concert halls or other music facilities.
- (4) Religious institutions, parochial and private schools both academic and technical.
- (5) Parking lots and garages.
- (6) Amusement and recreation establishments and areas.

(h) Public and private community services.

(i) Professional research laboratories.

(j) Clinics.

(k) Automotive service stations and car washes, excluding outdoor storage of junked or wrecked vehicles.

#### SECTION V.

##### MAXIMUM GROUND COVERAGE

5.1 Building (ground) coverage shall not exceed 3,168,380 square feet (40%).

#### SECTION VI.

##### MAXIMUM BUILDING HEIGHTS

6.1 The maximum building height which may be constructed by right shall be 50 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 72 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.



## SECTION VII.

### PUBLIC DEDICATION USE AREAS

7.1 Public Dedication Use Areas are shown on the approved Preliminary P.U.D. Site Plan, consisting of a total of 10.4 acres.

#### 7.2 Permitted Uses:

- (a) Parks, playgrounds and picnic areas.
- (b) Public schools, school grounds and playing fields.
- (c) Community centers.
- (d) Community recreational facilities.
- (e) Public buildings, including but not limited to fire and police stations.
- (f) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (g) Facilities for the acquisition, treatment and storage of water.
- (h) Facilities for the collection, treatment and disposal of sewage.
- (i) Facilities for the collection, treatment and storage of reuse water.

## SECTION VIII.

### USES PERMITTED IN PRIVATE OPEN SPACE AREAS

#### 8.1 Uses permitted in Private Open Space Areas:

- (a) Landscaping.
- (b) Passive and/or active recreation and facilities.
- (c) Gardens.
- (d) Community centers.
- (e) Water and reuse water storage reservoirs and tanks.

## SECTION IX.

### ACCESSORY USES PERMITTED IN ALL USE AREAS

#### 9.1 Uses permitted in All Use Areas:

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- (a) Utility and communications distribution lines, provided that no public offices and repair or storage facilities are maintained on the site.
  - (b) Roadways, bike paths, pedestrian and equestrian trails.
  - (c) Parking areas.
  - (d) Open spaces and lakes, to include reuse water reservoirs.
  - (e) Fences.
- 9.2 Uses permitted by special review in all use areas.
- (a) Electric substations and gas regulator stations.

#### SECTION X.

##### MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

10.1 To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.

#### SECTION XI.

##### SUBMISSION OF FINAL PLANNED UNIT DEVELOPMENT PLANS AND/OR PLATS

11.1 That following the approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

11.2 No structural building permit will issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

11.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Board of Trustees for any area for which a final site plan has not been



approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"(Pursuant to Town of Castle Rock Ordinance No. 83-16, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.)"

## SECTION XII.

### TRANSITIONAL USE

12.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, shall be used for agricultural purposes until approval of a final site plan for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

12.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section XII. shall have no application within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees reserves the right to prohibit such agricultural use in areas for which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

12.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

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B0669 - P0345 - \$24.00



SECTION XIII.

SEVERABILITY OF PROVISIONS

13.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION XIV.

EXTENT OF AMENDMENT/REPEAL

14.1 Whenever the provisions of this ordinance conflict with the provisions of Ordinance No. 3.62 the provisions contained herein shall control. Except as amended herein, however, the provisions of Ordinance No. 3.62 shall remain in full force and effect. Ordinance No. 3.71 is hereby repealed.

Passed and adopted this 6th day of September, 1984, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 5 for and 0 against.

ATTEST:

Richard A. Wilson  
Town Clerk

[Signature]  
Mayor, Town of Castle Rock

Publication Date: October 3, 1986

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R0669 - P0346 - 429 00



Exhibit "A"

**PROPERTY DESCRIPTION**

*All that part of the Southwest 1/4 of Section 11, and all that part of Section 14, and all that part of the Northeast 1/4 of Section 15, and all that part of the Northwest 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, lying between the East Right-of-Way line of Interstate 25, the West Right of Way line of the Denver & Rio Grande Western Railroad and the South Right of Way line of Miller Boulevard, as platted in the Town of Castle Rock, Except that tract described in Book 164 at Page 467, and Except that tract described in Book 566 at Page 111 of the Douglas County Records.  
Containing 206.276 acres, more or less.*

8620670 - 10/01/86 14:17 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER



## ORDINANCE NO. 86-29

AN ORDINANCE AMENDING ORDINANCE NO. 83-28  
(AN ORDINANCE AMENDING THE ZONING DISTRICT  
MAP OF THE TOWN OF CASTLE ROCK, COLORADO)  
(BROOKSIDE BUSINESS CENTER P.D.)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) an application has been filed with the TOWN for a major modification requesting certain modifications to the Preliminary Planned Unit Development Site Plan for Miller Ranch P.U.D., approved August 7, 1980, pursuant to Ordinance No. 3.62, as amended September 6, 1984, pursuant to Ordinance No. 83-28; and
- (b) that public hearings, following notice duly made and published pursuant to applicable Colorado State Statute and Town of Castle Rock Ordinance, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock; and,
- (c) that said major modification complies with the stated purposes of Castle Rock Municipal Code, Section 17.48.010.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the requested major modification to the approved Preliminary Planned Unit Development Site Plan for Miller Ranch is hereby approved and the name of such plan is hereby changed to Brookside Business Center P.D. as more specifically set forth in

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RETA A.  
10/01/86 14:17  
\$15.00



this Ordinance and upon the amended Preliminary Planned Unit Development Site Plan for said Brookside Business Center P.D.

#### SECTION I

That Section III of said Ordinance No. 83-28 shall be amended to read as follows:

#### AMENDED GENERAL USE AREAS

Integrated Business Use Area	- 152.3 Acres
Public Dedication Use Area	- 10.4 Acres
Roads	- <u>9.6 Acres</u>
Total Acres	172.3 Acres

#### SECTION II

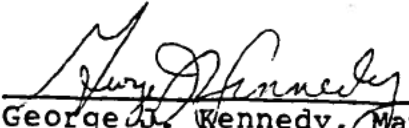
That Section V of said Ordinance No. 83-28 be amended to read as follows:

5.1 Building (ground) coverage shall not exceed 2,252,923 square feet (40%).

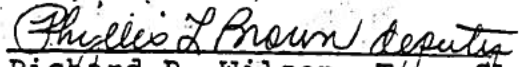
Passed and adopted on first reading this 14<sup>th</sup> day of August, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 6 for and 0 against.



Passed and adopted on second reading this 28<sup>th</sup> day of August, 1986, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado 5 for and 0 against.

  
George A. Kennedy, Mayor  
Town of Castle Rock

ATTEST:

  
Richard R. Wilson, Town Clerk

Approved as to form:

---

Bruce B. Lassman,  
Town Attorney

Publication Date: September 8, 1986  
Re-publication Date: October 4, 1986

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P0669 - P0350 - \$15.00 3/ 5



**ORDINANCE NO. 93-13**

**AN ORDINANCE AMENDING SECTION IV  
OF ORDINANCE NO. 83-28  
CONCERNING PERMITTED USES IN  
INTEGRATED BUSINESS GENERAL USE AREAS**

**WHEREAS**, it is necessary to clearly define permitted uses which presently are not specifically cited under the current zoning designation of Brookside Business Center as IB-Integrated Business.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**SECTION 1. Amendment.** Section IV of Ordinance No. 83-28 is amended by the addition of a new subparagraph (1) to add the following permitted uses:

- 4.1 (1) Health Care-Related Businesses, including but not limited to: Professional offices, clinics, nursing homes, nurseries, hospital-acute and long term care, laboratories, pharmacies, outpatient medical facilities, medical facilities for standard and emergency care, and, transportation facilities to support these uses including air and ground ambulance, parking and storage.
- 1) For any air transport landing area, the Designated Approach and Departure Routes will stay west of the D&RGW railroad tracks.
  - 2) Air transport is restricted to emergency use only.

**SECTION 3. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**SECTION 4. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

**SUBMITTED** this 8<sup>th</sup> day of July, 1993, and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

**PASSED, APPROVED AND ADOPTED** this 26<sup>th</sup> day of August, 1993, by the Town Council of the Town of Castle Rock by a vote of 6 for and 0 against.



**ATTEST:**

**TOWN OF CASTLE ROCK**

Sally Misare  
Sally Misare, Town Clerk

Mark C. Williams  
Mark C. Williams, Mayor

**APPROVED AS TO FORM:**

Robert J. Slentz  
Robert J. Slentz, Town Attorney



210

**ORDINANCE NO. 95-24**

DC9865688

**AN ORDINANCE AMENDING ORDINANCE NO. 3-62, ORDINANCE NO. 83-28  
AND ORDINANCE 94-05  
(MILLER RANCH BUSINESS TECH PARK P.U.D.)**

**WHEREAS**, Hier & Company has made application to the Town of Castle Rock for approval of a major amendment to the Miller Ranch Business Tech Park P.U.D. zoning ordinance; and

**WHEREAS**, public hearings on the applications have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**SECTION 1. Approvals.** A. That Ordinance No. 3-62 and Ordinance no. 83-28 are amended by the addition of a subparagraph "m." to paragraph 4.1 of Section IV, which reads as follows:

m. Nursing home, as defined in the Castle Rock Zoning Regulations, as amended through March, 1995 within Brookside Filing No. 3 Subdivision, provided the uses listed below shall not be permitted within Brookside Filing No. 3 or within 200 feet of the south line of Brookside Filing No. 3, unless approved by the Town;

1. Warehouse and office/warehouse units;
2. Light manufacturing facilities;
3. Restaurants and lounges;
4. Automotive service stations and car washes;
5. Cultural activities;
6. Commercial parking lots and garages (provided, however, that parking lots and areas associated with any permitted use are permitted and that nothing contained herein shall be construed to prohibit such parking.)
7. Amusements and recreation establishments and areas (provided, however, that such uses, except accessory parking, are permitted if contained entirely within an enclosed structure.)

B. That Ordinance No. 3-62 and Ordinance No. 83-28 are further amended by the addition of a subparagraph "n." to paragraph 4.1 of Section IV, which reads as follows:

n. Any nursing home, skilled nursing facility or similar residential use shall be adequately buffered from any adjoining commercial or industrial use by means of an opaque fence, wall or coniferous screen or other suitable buffer as approved by the Town on the final pd site plan.

C. That Ordinance No. 3-62, Ordinance No. 83-28 and Ordinance No. 94-05 are amended by the addition of a paragraph 11.4 to of Section XI of Ordinance No. 83-28



(Ord. No. 95-24, Cont'd.)

which reads as follows:

11.4 The Town finds a need to identify and secure secondary access, for subdivisions in this pd submitted after Brookside Business Center Filing No. 3, which will conform to the Town's transportation plan. To this end, the Town may require submission of a traffic impact analysis and alignment study for extension of Briscoe street to Wilcox street as a requirement for approval of any preliminary plat, final plat or final site plan which describes areas within this pd which are located south of Brookside Business Center Filing No.3 and which will receive access from Briscoe street as extended. The Town may require dedication of right-of-way identified by the alignment study for extension of Briscoe street within this pd with at the time of final subdivision plat approval.

**SECTION 2. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

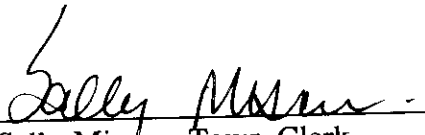
**SECTION 3. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.


**SUBMITTED** this 8<sup>th</sup> day of June, 1995, and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

**PASSED, APPROVED AND ADOPTED** this 22<sup>nd</sup> day of June, 1995, by the Town Council of the Town of Castle Rock by a vote of 6 for and 0 against.

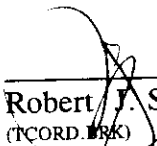
**ATTEST:**

**TOWN OF CASTLE ROCK**

  
Sally Misare, Town Clerk

  
Mark C. Williams, Mayor

**APPROVED AS TO FORM:**

  
Robert J. Slentz, Town Attorney  
(TCORD. 11K)



# PLAT IDENTIFICATION SHEET

310821

8/30/83

## GRANTOR:

(owner/signer)

Young American PUD Site Plan

## GRANTEE:

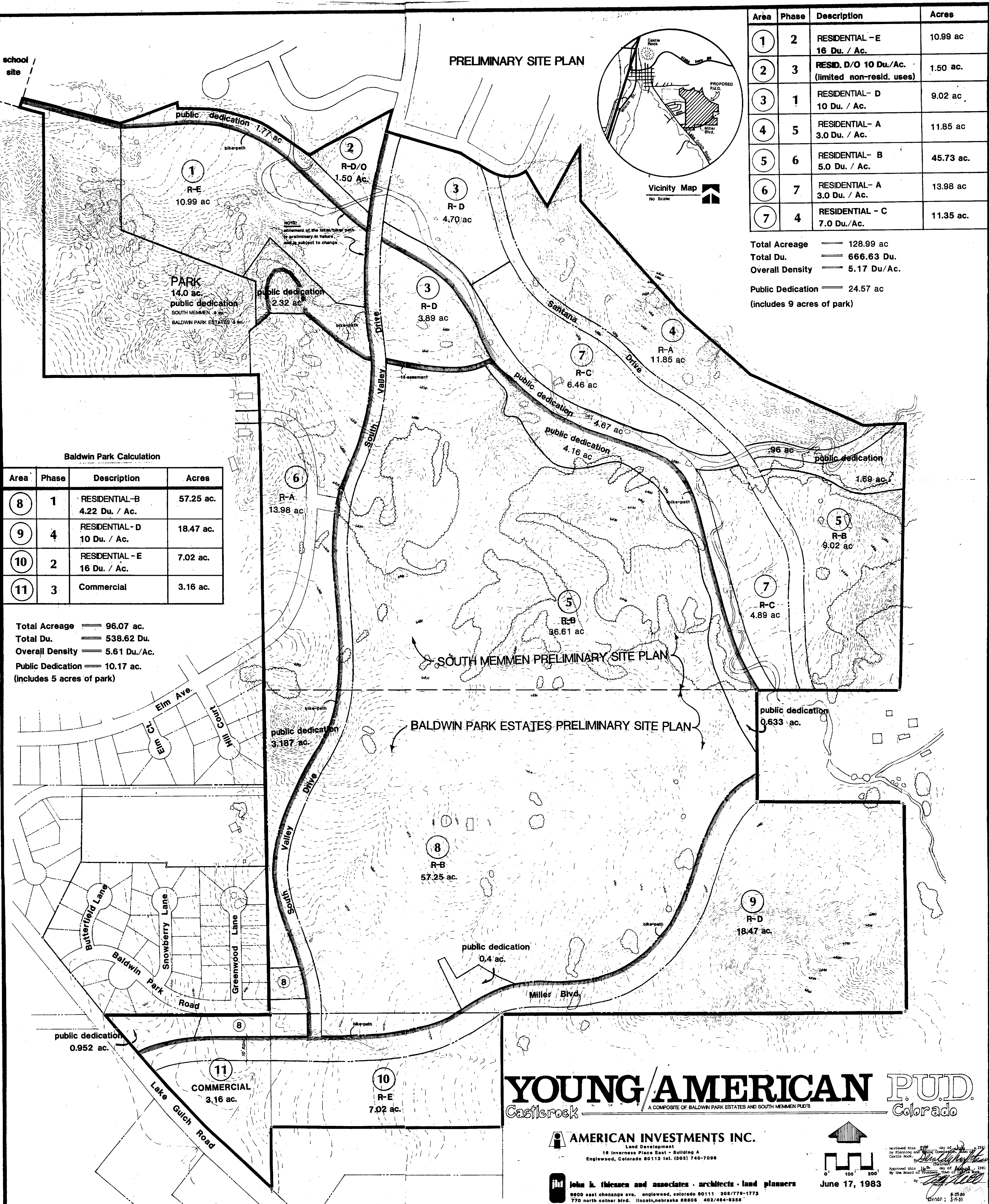
(subdivision name or name of plat)

Young American PUD Site Plan

## LEGAL:

(section-township-range)





Area	Phase	Description	Acres
1	2	RESIDENTIAL - E 16 Du. / Ac.	10.99 ac
2	3	RESID. D/O 10 Du./Ac. (limited non-resid. uses)	1.50 ac.
3	1	RESIDENTIAL- D 10 Du. / Ac.	9.02 ac
4	5	RESIDENTIAL- A 3.0 Du. / Ac.	11.85 ac
5	6	RESIDENTIAL- B 5.0 Du. / Ac.	45.73 ac.
6	7	RESIDENTIAL- A 3.0 Du. / Ac.	13.98 ac
7	4	RESIDENTIAL - C 7.0 Du./Ac.	11.35 ac.

Total Acreage = 128.99 ac  
Total Du. = 666.63 Du.  
Overall Density = 5.17 Du./Ac.  
  
Public Dedication = 24.57 ac  
(includes 9 acres of park)

Baldwin Park Calculation

Area	Phase	Description	Acres
8	1	RESIDENTIAL-B 4.22 Du. / Ac.	57.25 ac.
9	4	RESIDENTIAL - D 10 Du. / Ac.	18.47 ac.
10	2	RESIDENTIAL - E 16 Du. / Ac.	7.02 ac.
11	3	Commercial	3.16 ac.

Total Acreage = 96.07 ac.  
Total Du. = 538.62 Du.  
Overall Density = 5.61 Du./Ac.  
Public Dedication = 10.17 ac.  
(includes 5 acres of park)

# YOUNG AMERICAN P.U.D. Colorado

Castlerock

AMERICAN INVESTMENTS INC.  
Land Development  
18 Inverness Place East - Building A  
Englewood, Colorado 80112 tel. (303) 740-7098

John L. Hinesen and associates - architects - land planners  
9800 east cheyenne ave. englewood, colorado 80111 303/770-1772  
770 north cotner blvd. lincoln, nebraska 68505 402/484-8358

Reviewed this 17th day of June, 1983  
by Planning and Zoning Commission, Board of  
Castlerock, Colorado  
Approved this 17th day of June, 1983  
by the Board of Trustees  
June 17, 1983  
8:25 AM  
1983

CLERK AND RECORDERS CERTIFICATE:  
This plat was filed for record in the office of the Clerk and Recorder of  
Douglas County, Colorado at 4:30 O'Clock on the 30th  
day of August A.D. 1983 Per Reception No. 310821  
  
Rita A. Crain  
Clerk and Recorder  
  
Phyllis L. Brown  
Deputy



RETA L. ORAIN  
RECORDER

\$54.00 pd

Aug 30 4 36 PM '83

ORDINANCE NO. 83-22AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF  
THE TOWN OF CASTLE ROCK, COLORADO  
(YOUNG-AMERICAN P.U.D.)

WHEREAS, the Board of Trustees of the Town of Castle Rock find that:

- (a) A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- (b) That said petition has been forwarded to the said Board of Trustees, and;
- (c) That public meetings and hearings, following notice duly made and published pursuant to applicable Colorado Statutes and Town of Castle Rock Ordinances, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- (d) That the amendment sought to the said Zoning District Map complies with the stated purposes of the Planned Unit Development Ordinance 17.48 as set forth in subsection 17.48.010 thereof.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, as follows:

That the Zoning Classification of the lands, consisting of 119.897 acres, described in Exhibit "A", attached hereto and made a part hereof, is changed from Zoning Classification R-R (Rural Residence District) to Zoning Classification PUD (Planned Unit Development District).



That the Zoning Classification of the lands, consisting of the northerly most 73.1 acres, described in Exhibit "B", attached hereto and made a part hereof, is changed from Zoning Classification R-1 (Single Family Residence District) to Zoning Classification PUD (Planned Unit Development District).

That the Zoning Classification of the lands, consisting of the southerly most 17.98 acres, described in Exhibit "B", attached hereto and made a part hereof, is changed from Zoning Classification R-R (Rural Residence District) to Zoning Classification PUD (Planned Unit Development District).

#### SECTION I.

##### DEFINITIONS

1.1 Apartment Units. Dwelling units which are not individually owned, but rented or leased to the occupants thereof.

1.2 Building Ground Coverage. That portion of the ground on any building site which is covered by structures having a floor, walls and fully enclosed roof.

Building ground coverage shall not include patios, decks or patio decks, tennis courts, surface, underground, or partially underground parking areas, (provided such partially underground parking areas shall not protrude more than six (6) feet from the average surrounding grade), roadways, bike paths or pedestrian ways or such other uses not meeting the above definition.

1.3 Building Height. The vertical distance from the average grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical



appurtenances usually constructed above roof level are not to be considered in determining building height.

1.4 Condominium Units. Dwelling units in which individual ownership is limited to finite space (air space) within a structure. Condominium unit owners will not individually own land underneath such units. All common elements or facilities including the land are owned in undivided interest, in common, by individual unit owners.

1.5 Off-street Parking. Parking located in areas other than on public streets, or private streets which are utilized by more than one dwelling unit. Such off-street parking may be either enclosed or unenclosed.

1.6 Parking Space. One parking space as defined by the zoning ordinances of the Town of Castle Rock.

1.7 Single Family Units. Dwelling units not sharing common walls. Single family unit owners will own the land beneath such units and the land surrounding such units. Common undivided ownership of elements or facilities which are located in areas other than the lots surrounding such units is permitted.

1.8 Townhome Units. Dwelling units which share common walls or abutting walls. Townhome unit owners will own the land beneath such units and may own land surrounding such units, provided, however, that common, undivided ownership of certain common elements or facilities is also permitted.



## SECTION II.

## GENERAL USE AREAS

2.1 The land shall be divided into general use areas as the same are generally located on "Young-American P.U.D. Preliminary Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. Said general use areas shall be of eight (8) types, as designated below. The aggregate number of acres within each type of use area shall be as indicated opposite each type designation.

<u>Type Use Area</u>	<u>Acreage</u>
Residential A (RA)	25.83
Residential B (RB)	102.98
Residential C (RC)	11.35
Residential D (RD)	27.49
Residential D (Limited Non-Residential Uses)	1.50
Residential E (RE)	18.01
Commercial (C)	3.16
Public Dedication	34.74
TOTAL ACREAGE	225.06

2.2 Residential Areas, (Residential A, Residential B, Residential C, Residential D and Residential E) shall contain a minimum amount of private open space equal to 20% of the total acreage contained in such areas, none of which shall be credited to the public land dedication requirement. All such private open space which is to be held as common open space shall be perpetually protected by appropriate protective covenants and title to such common open space shall be held by non-profit corporate entities



which shall bear the responsibility of maintaining and controlling such private common open space.

2.3 The phasing order indicated upon the preliminary site plan is advisory in nature and is not to be construed as obligatory upon Developer.

### SECTION III.

#### PERMITTED RESIDENTIAL DENSITIES

It is the intent of this Ordinance to permit the development of 666 residential dwelling units upon the land described in Exhibit A, and 539 residential dwelling units upon the land described in Exhibit B. Densities permitted in residential areas (Residential A, Residential B, Residential C, Residential D and Residential E) are expressed in terms of anticipated ranges of density (ie: 0 - 10 D.U./Acre). In no event shall the total number of residential dwelling units in all said residential use areas exceed 1205 dwelling units.

### SECTION IV.

#### RESIDENTIAL A USE AREAS (RA AREAS)

##### 4.1 Permitted Uses.

(a) Single Family units, garages and accessory structures.

##### 4.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions.

4.3 Permitted Densities. Average density of from 0 to 3 dwelling units per acre within each individual use area.



4.4 Maximum Building Heights. 35 feet

4.5 Minimum Off Street Parking. Two parking spaces per dwelling unit.

4.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

#### SECTION V.

##### RESIDENTIAL B USE AREAS (RB AREAS)

5.1 Permitted Uses.

(a) Any use permitted in Residential A use areas.

(b) Townhome units.

(c) Condominium units.

(d) Apartment units.

5.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions, day care centers.

5.3 Permitted Densities. Average density of from 0 to 5 dwelling units per acre within each individual use area.

5.4 Maximum Building Heights. 35 feet.

5.5 Minimum Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

5.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.



SECTION VI.

RESIDENTIAL C USE AREAS (RC AREAS)

6.1 Permitted Uses.

(a) Any use permitted in the Residential B Use Areas.

6.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions, day care centers.

6.3 Permitted Densities. Average Density of 0 to 7 dwelling units per acre within each individual use area.

6.4 Maximum Building Heights. 35 feet.

6.5 Minimum Off Street Parking. One and one-half parking spaces per one bedroom unit, two parking spaces per unit containing two bedrooms or more.

6.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

SECTION VII.

RESIDENTIAL D USE AREA (RD AREA)

7.1 Permitted Uses.

(a) Any use permitted in Residential B use areas.

7.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions, day care centers.

7.3 Permitted Densities. Average density of from 0 to 10 dwelling units per acre within each individual use area.

7.4 Maximum Building Heights. 35 feet.



7.5 Minimum Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

7.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

#### SECTION VIII.

##### RESIDENTIAL D/O USE AREA (RD/O AREA)

###### 8.1 Permitted Uses.

- (a) Any use permitted in Residential B use areas.
- (b) Religious institutions.
- (c) Day care centers.

###### 8.2 Uses by Special Review

- (a) Sales and information offices.
- (b) Personal service establishments.
- (c) Retail stores and shops.

8.3 Permitted Densities. Average density of from 0 to 10 residential dwelling units per acre within each individual use area.

8.4 Maximum Residential Building Heights. 35 feet.

8.5 Maximum Non-Residential Building Heights. 25 feet.

8.6 Minimum Residential Off Street Parking. One and one-half parking spaces per single bedroom unit, two parking spaces per unit containing two bedrooms or more.

8.7 Minimum Non-Residential Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.



8.8 Maximum Height of Freestanding Signs. 10 feet.

8.9 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

#### SECTION IX.

##### RESIDENTIAL E USE AREA (RE AREA)

###### 9.1 Permitted Uses.

(a) Any use permitted in the Residential B Use Areas

###### 9.2 Uses by Special Review.

(a) Sales and information offices.

(b) Religious institutions, day care centers.

9.3 Permitted Densities. Average Density of 0 to 16 dwelling units per acre within each individual use area.

9.4 Maximum Building Heights. The maximum building height which may be constructed by right shall be 35 feet, provided however that the Board of Trustees may permit maximum building heights not to exceed 50 feet at the time of final site plan review following consideration of the following criteria; (i) the topography of the site and visual impact of the proposed structure; (ii) the size of the site; (iii) height of adjacent structures; (iv) compatibility with adjacent structures; (v) affect upon light to adjacent streets and properties; and (vi) traffic impact. Such structures shall meet all applicable provisions of the Uniform Fire Code and Uniform Building Code as are in effect at the time of their construction.

9.5 Minimum Off Street Parking. One and one-half parking spaces per one bedroom unit, two parking spaces per unit containing two bedrooms or more.



9.6 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

#### SECTION X.

##### COMMERCIAL USE AREA (C AREA)

###### 10.1 Permitted Uses.

- (a) Personal service establishments.
- (b) Retail stores and shops.
- (c) Offices.
- (d) Financial institutions.
- (e) Restaurants, lounges and drive-in restaurants.
- (f) Automobile service and sales.
- (g) Day care centers.

###### 10.2 Maximum Building Heights. 35 feet.

10.3 Minimum Off Street Parking. Such parking shall be provided as would be required for similar uses, pursuant to the Zoning Ordinance of the Town of Castle Rock, as amended.

10.4 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

#### SECTION XI.

##### PUBLIC DEDICATION USE AREAS

###### 11.1 Permitted Uses.

- (a) Parks, playgrounds and picnic areas.
- (b) Public schools, school grounds and playing fields.
- (c) Community centers.
- (d) Community recreational facilities.



- (e) Public buildings, including but not limited to fire and police stations.
- (f) Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock.
- (g) Facilities for the acquisition, treatment and storage of water.
- (h) Facilities for the collection, treatment and disposal of sewage.
- (i) Storm water detention and drainage areas.

11.2 Minimum Off Street Parking. To be determined/as per final site plan.

11.3 Minimum Setbacks, Maximum Buildable Slopes. See Section XIV. hereunder.

## SECTION XII.

### USES PERMITTED IN PRIVATE OPEN SPACE AREAS

#### 12.1 Uses Permitted in Private Open Space Areas:

- (a) Landscaping.
- (b) Passive and/or active recreation and facilities.
- (c) Gardens.
- (d) Community centers.
- (e) Water storage reservoirs and tanks.
- (f) Storm water detention and drainage areas.



## SECTION XIII.

## ACCESSORY USES PERMITTED IN ALL USE AREAS

## 13.1 Uses Permitted in All Use Areas.

- (a) Utility and communications distribution lines.
- (b) Roadways, bike paths, pedestrian and equestrian trails.
- (c) Parking areas.
- (d) Open spaces and lakes, to include storm water drainage detention areas.
- (e) Fences.
- (f) Single family, townhouse and condominium units to be utilized as models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. And further provided any such use shall be discontinued when all dwelling units within such use area have been sold.
- (g) Mobile sales and information units in any residential or commercial use area provided no such mobile sales and information unit shall be erected until plans and specifications for such unit have been first submitted to the Board of Trustees for review and approval and further provided that no such unit shall be maintained in any area described in a final site plan more than 30 days after a certificate of occupancy has been issued for the first residential or commercial structure within such area without the express approval of the Board of Trustees.



13.2 Uses Permitted by Special Review in All Use Areas.

- (a) Electric substations and gas regulator stations.

SECTION XIV.

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDABLE SLOPES

14.1 To provide maximum flexibility for innovative design, the development of criteria for minimum building setbacks and maximum buildable slopes will be reserved until the presentation of final site plans, provided that no such final site plan will be presented for consideration or approved that does not contain specific criteria for the establishment of minimum setbacks and maximum buildable slopes.

SECTION XV.

SUBMISSION OF FINAL PLANNED UNIT  
DEVELOPMENT PLANS AND/OR PLATS

15.1 That following the approval of this Ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development.

15.2 Final site plans in residential areas which do not provide for common open space shall not address individual unit design or landscape requirements.

15.3 No structural building permit will issue until a final site plan and final plat for such area has been presented to and approved by the Board of Trustees.

15.4 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Board of Trustees prior to sale or transfer of lands within the Planned Unit Development, no such final plat shall be approved by the Board of



Trustees for any area for which a final site plan has not been approved for the lands so sold or transferred, unless such plat contains a note, on the face thereof, which shall state as follows:

"(Pursuant to Town of Castle Rock Ordinance No. 83-22, no building permit will issue for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Board of Trustees of the Town of Castle Rock.)"

#### SECTION XVI.

##### USE AREA LOCATION AMENDMENTS

16.1 The Board of Trustees, at the time of final site plan review, may permit relocation of all or part of any Residential Use Area to any other location designated on the preliminary site plan for Residential Use, provided; (i) the overall permitted number of dwelling units for Young-American PUD will not thereby be increased; or (ii) that the height limitations set forth in this Ordinance will not thereby be violated.

Such amendments, if permitted by the Board of Trustees, shall constitute amendments to the preliminary planned unit development site plan for Young-American PUD.

#### SECTION XVII.

##### TRANSITIONAL USE

17.1 After approval of the Preliminary Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a final site plan, may be used for agricultural purposes until approval of a final site plan for the area or areas in question. Agricultural



uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

17.2 Any general ordinance of the Town of Castle Rock prohibiting any activity permitted by this Section XVII shall have no application within the area described above until a Final Site Plan for such area or areas has been approved; provided however, the Board of Trustees, reserves the right to prohibit such agricultural use in areas for which no final site plan has been submitted in the event said Board determines that due to the proximity of such uses to developed areas that a danger exists to the health, safety or welfare of the residents of such developed areas.

17.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer and/or Town.

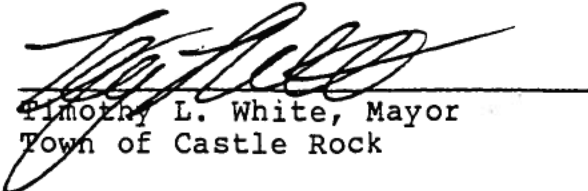
#### SECTION XVIII.

##### SEVERABILITY OF PROVISIONS


18.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.



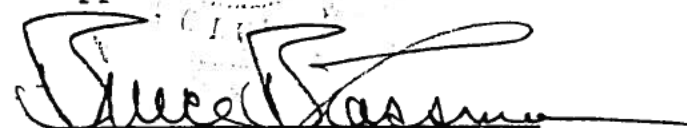
Passed and adopted this 16th day of August, 1983, by vote of the Board of Trustees of the Town of Castle Rock, Colorado, 4 for and 3 against.

  
Timothy L. White, Mayor  
Town of Castle Rock

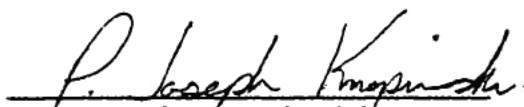
ATTEST:

  
Florence Bush, Town Clerk

Approved as to form:

  
Bruce B. Lassman,  
Town Attorney

Approved for Board action:

  
P. Joseph Knopinski,  
Town Administrator



**DAVID E. ARCHER  
& ASSOCIATES, INC.**  
REGISTERED LAND SURVEYOR  
105 WILCOX ST.  
CASTLE ROCK, COLO. 80104  
PHONE 688-4642

EXHIBIT "A"  
ORDINANCE 83-22  
(YOUNG-AMERICAN PUD)  
(Page 1 of 1)  
August 16, 1983  
Job No. 82-497

**PROPERTY DESCRIPTION: (SOUTH MEMMEN P.U.D.)**

A tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of Tract "A" of Young's Fourth Addition to Castle Rock;

Thence N 17°00'00"E along the East line of said Tract "A" a distance of 50.00 feet;

Thence S 75°58'35"E a distance of 421.09 feet to the true point of beginning;

Thence N 72°00'00"E a distance of 230.00 feet;

Thence S 6°56'56"E a distance of 26.18 feet;

Thence N 87°24'22"E a distance of 48.46 feet to a point of curve;

Thence along the arc of a curve to the right said curve has a radius of 700.00 feet, a central angle of 45°30'35" and an arc length of 556.01 feet;

Thence N 62°34'02"E a distance of 408.04 feet;

Thence Southerly along the arc of a curve to the right a distance of 88.20 feet, said curve has a radius of 1570.00 feet, a central angle of 3°13'07" and a chord that bears S 17°11'52"W a distance of 88.17 feet;

Thence S 71°11'36"E a distance of 60.00 feet;

Thence S 73°14'52"E a distance of 287.09 feet;

Thence S 60°09'09"E a distance of 96.68 feet;

Thence N 85°30'07"E a distance of 111.68 feet;

Thence S 31°40'07"E a distance of 242.87 feet;

Thence N 28°47'10"E a distance of 334.05 feet;

Thence S 0°00'00"E a distance of 239.02 feet;

Thence S 42°12'53"E a distance of 654.85 feet;

Thence S 49°59'38"E a distance of 365.55 feet;

Thence S 65°10'04"E a distance of 498.17 feet;

Thence N 86°52'53"E a distance of 173.26 feet to the East line of the Southeast  $\frac{1}{4}$  of Section 12;

Thence S 1°57'22"W along the East line of the Southeast  $\frac{1}{4}$  a distance of 1097.62 feet to the Southeast corner of the aforesaid Section 12, Township 8 South, Range 67 West;

Thence N 89°41'32"W along the South line of the Southeast  $\frac{1}{4}$  a distance of 2658.65 feet to the South  $\frac{1}{4}$  corner of Section 12, Township 8 South, Range 67 West;

Thence N 0°37'55"W along the West line of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  a distance of 1291.48 feet to the Northwest corner of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ;

Thence N 0°00'00"E a distance of 390.00 feet;

Thence N 71°18'27"W a distance of 596.25 feet;

Thence N 0°00'00"E a distance of 460.00 feet to the point of beginning;

Containing 119.897 acres, more or less.



EXHIBIT "B"  
ORDINANCE 83-22  
(YOUNG AMERICAN PUD)  
(Page 1 of 1)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13;  
THENCE S 89°41'32" E ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER A DISTANCE OF 2048.65 FEET;  
THENCE S 00°18'28" W A DISTANCE OF 460.00 FEET;  
THENCE S 89°41'32" E A DISTANCE OF 614.83 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13;  
THENCE S 00°17'40" E ALONG SAID EAST LINE A DISTANCE OF 859.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;  
THENCE N 89°52'01" W ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 1657.71 FEET;  
THENCE S 00°24'31" E A DISTANCE OF 470.00 FEET;  
THENCE N 89°52'01" W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 994.36 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;  
THENCE S 00°31'54" E ALONG SAID EAST LINE A DISTANCE OF 244.38 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 11;  
THENCE N 49°07'44" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 402.48 FEET;  
THENCE N 43°00'54" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 236.46 FEET;  
THENCE N 39°50'54" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 364.45 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;  
THENCE S 89°51'32" E ALONG SAID NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 692.56 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13;  
THENCE N 00°31'54" W ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 1327.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,967,587 SQUARE FEET OR 91.08 ACRES MORE OR LESS.



**From:** Loretta Johnson [REDACTED]

**Date:** April 19, 2020 at 10:52:52 AM MDT

**To:** George Teal <[GTeal@crgov.com](mailto:GTeal@crgov.com)>

**Cc:** Jess Loban <[JLoban@crgov.com](mailto:JLoban@crgov.com)>, James Townsend <[JTownsend@crgov.com](mailto:JTownsend@crgov.com)>, Kevin Bracken <[KBracken@crgov.com](mailto:KBracken@crgov.com)>, Caryn Johnson <[CJohnson@crgov.com](mailto:CJohnson@crgov.com)>, Jason Gray <[JGray@crgov.com](mailto:JGray@crgov.com)>, Jason Bower <[JBower@crgov.com](mailto:JBower@crgov.com)>

**Subject: Re: Plum Creek and Gilbert Project**

Dear Mayor and Council,

I'm urging you to vote, "No," on the proposed gas station, car wash, convenience store, and un-named retail for the Plum Creek and Gilbert intersection. I've written you before as to why I didn't think this was a prudent idea, and am enclosing further reasons as to why this, in my mind, is not a good idea. Thank-you for your consideration, and I'll be watching the meeting on Channel 22.

Sincerely,

Loretta Johnson

Sent from [Mail](#) for Windows 10



April 19, 2020

Dear Council Member,

First of all, "Thank-you" for your service to our community! This also extends to your families, as they also make sacrifices so that you can assume this duty!

I am writing to encourage you to vote "No" on the proposed gas station, convenience store, car wash, and as-of-yet un-named retail project for Plum Creek and Gilbert. Here are the many reasons as to why I think this should be nixed:

1. This will take place in the middle of already established residential housing developments. We're talking: The Oaks, Castle Grove, Emerald Ridge (subdivision of apartments, townhomes, and homes), Seller's Landing Apartments, the new townhomes going up next to them, Glovers, etc. **ALL** are within 1-2 blocks of the proposed gas station. **On my particular block** of Live Oak Court, we currently have **14 children under the age of 12**, and **half of the 12 homes** on this block **are owned and/or occupied by Senior Citizens (age 60+)**. At this point, there are no "bundles of joy" coming that have been announced, but due to the constrictions of the coronavirus, that could easily change in the next few months! The point is half of the homes on this block are occupied by young families that could expand them if they desired. Please read further to learn of my concerns about this project and its potential impact on my neighborhood and our quality of life!
2. As I previously stated to you in a prior communication, the Oct. 7, 2018 of Newsweek magazine reported on a study done by Arid Technologies, John Hopkins University, and Columbia University that the increased **toxins** released daily into the air **from gas stations are 10X more harmful than originally thought**. They also found that many of these **toxins lead to birth defects in newborns, and respiratory issues for the very young and the very old**. Granted, this study was small, and all agree that more research needs to be done. However, it is current, and was conducted by highly reputable schools of higher learning! The April 14, 2009 issue of Scientific American and a "Tox Town" article from the U.S. National Library of Medicine, originally published on 5/31/17 and reviewed on October, 2019, also supports this and adds that those with compromised respiratory systems are at a higher risk for triggers from the toxins that irritate their respiratory systems and accelerates respiratory tract diseases, which can lead to heart disease, cancer, COPD, etc. Toxic chemicals released into the air, soil, and water, can lead to exposure to an embryo, fetus, infant, and child which increases the chances of causing harm to the developing brain and central nervous system, birth defects, and impacts reproductive health in a negative way. Medical News Today by Jennifer Huizen, Oct. 23, 2018 states that Scientists have linked continuous exposure to gasoline vapors for 2 years to liver and kidney cancer in animal studies—thus impacting our pets and our wildlife. Chronic inhalation of gasoline fumes can cause a wide range of symptoms—seizures, memory loss, insomnia, impaired gait when walking, altered vision, kidney and brain disease, and affect's the skin's natural protective layers. **I have been a patient at National Jewish** for the past 6 years **and have a compromised respiratory system** that requires the use night time oxygen. **I would never have knowingly sunk 40 years of teacher retirement (25 of those given to Douglas County Schools) monies to purchase of a home that would compromise my health even further!** My neighbors and I all bought our homes with the understanding that our properties



abutted Open Space, which we learned in 2019 was not true because it had been owned for the last 10 years by Guardian Tax Lien Co. There were many mistakes made by all parties involved with that, but our HOA was finally able to step up to the plate, resolve the situation, and purchase "Tract A" back from them, so that **our homes now, do abut next to Open Space! Now** we have this issue of the gas station, and **we find ourselves in the same boat the residents of The Terrain** were in when they came before you a short time ago over the same type of development. We did not know, nor were we informed when we bought our properties, nor did we think to ask if there would be any further development nearby that might influence our decisions to purchase our homes (as none of us have had that issued raised in previous real estate purchases), that a potential strip mall composing of a gas station, convenience store, car wash, and as-of-yet- unnamed retail might be in consideration for future development. If this was platted for a gas station, etc. some 20 years ago, it was before we had become such a transitional/global society. I don't think planners knew back then that properties would change hands every 2-3 years in these sub-divisions. I believe it was Councilman Bower, who had suggested that The Town create a web site that potential home buyers could be referred to that would show any undeveloped land and what it is potentially platted for or have something that could be included on fliers for real estate sales that would include a map of nearby undeveloped properties, so that homeowners would know exactly what their neighborhood would be like. As of this time, I don't think that has come to fruition. **However, the "horse is out of the barn" on this one, and this is a revelation that should have been divulged to homeowners at the time of purchase or rental of their properties, as for many families with loved ones with compromised respiratory issues, air toxins would have been a BIG consideration. Now, this puts us in a bind, as properties have already been purchased, and we not only have to deal with the impact of the coronavirus on our lives making this a highly inopportune time to buy or sell a house, but potentially have the ambiance of our neighborhood changed forever!**

3. **Homes near gas stations decrease in their real estate value. Real Estate investment is something, we as homeowners, do not take lightly! It is our biggest budget item and one that we invest in for security, and hopefully a monetary return on our investments!** Studies have shown that **significant health hazards are accelerated due to: diesel and gas fuels dropping onto the ground, increased car and truck traffic (which we'll have to deal with anyway due to the widening of Plum Creek and Gilbert), and the vapors leaking into the air, adding to air, soil, and water pollution.** John Hopkins University on Oct. 7, 2014 for the Bloomberg School of Public Health noted: "Small spills at gas stations could cause significant health risks over time. Concrete pads underneath the pumps can accumulate significant amounts of gasoline, which can eventually penetrate the concrete and escape into underlying soil and ground water, potentially impacting the health of those who use wells as a water source. Conservatively **researches estimate roughly 40 gallons of gasoline are spilled yearly at the typical gas station.** (This does not include diesel that is also leaked and spilled.) "Air Pollution and Health" written by Bernat Adrea Mor, Jean Ni, Ana M. Rule, and Keeve E. Nachman on Oct. 5, 2015 noted: "At gas stations, fuel is stored and transferred between tanker trucks, storage tanks, and vehicle tanks. **During both storage and transfer, a small fraction of unburned fuel is typically released into the environment. While the fraction may be small, the cumulative release can be substantial because of the large quantities of fuel sold. The cumulative release of unburned fuel is a public concern because fuel contains toxic and**



**carcinogenic chemicals.” Another study found that contaminant levels of convenience store/gas station runoff were 5-30X higher when compared to residential runoff. This has huge consequences for neighbors who grow gardens for sustainability, food and water for our wildlife that The Oaks have worked so hard to protect with the purchase of “Tract A,” not to mention the quality of life for the current homeowners! A huge loss for homeowners that will be part of the reason for the decreased value of their homes, should this proposal come to fruition, is that they will no longer be able to see the nighttime sky, it will be the neon glow of strip mall lights.**

- 4. With a two-lane round-about at that corner, how would pedestrians—more specifically, children, cross by foot (or with bicycles) at that intersection safely to get items from the gas station’s convenience store? The ultimate purpose of the round-about is to keep traffic flowing, and I highly doubt that intersection would be a posted 15-25mph speed limit, as it is downtown, so what happens to the pedestrians? I don’t think a “flashing pedestrian crossing sign” could save a life at that intersection, and one life has already been lost at that intersection in the past 2 years. I’ve tried to think of another round-about anywhere I’ve been in Colorado that has that amount of traffic, and the only one I have experience with that has that much traffic is the one at I-25 and Ridgeway. There is absolutely NO retail close to the round-about, as the number of cars and lane exits demand a driver’s complete attention, not the distraction of businesses next to the round-about!**
- 5. We all know that gasoline is highly flammable and there is the potential for a fire and/or explosion! The U.S. Department of Housing and Urban Development shows that while gas station fires/explosions may not be common, they do occur often enough to be a concern to nearby residents. During the 5-year period of 2004-2008, the National Fire Protection Association estimates that U.S. Fire Departments responded to an average of 5, 020 fires to service or gas station properties per year. These fires caused an annual average of 2 civilian deaths, 48 civilian fire injuries, and \$20 million in direct property damage. How long would it take the nearest fire department to respond, as well as protect homes in the nearby established residential areas? (It’s a disaster waiting to happen!)**
- 6. Do we really need another gas station or convenience store? You can go 6 blocks either way on Plum Creek and have your choice of gas stations! Too many can cause unfair competition and lead to boarded up stores. Not a look that would be attractive in our neighborhood!**
- 7. The lighting and noise will be issues for the homes nearest to the proposed development. What kind of buffer will be developed so that neighbors: a) have a clear separation from the development and their homes, b) don’t have to deal with the glare of the lights trespassing into their homes, and c) keep the same level of quietness that they currently experience now—especially when life resumes from this coronavirus thing, and school children have to have regular, undisturbed bedtimes?**
- 8. As for the convenience store, hold-ups they account for 6% of all robberies in the nation. They should be in an area with few escape routes for criminals. I don’t think this one qualifies! We, obviously, as homeowners, DO NOT want this kind of activity brought into our neighborhoods!**

Those of us who already live here, have chosen this area to be our home for a plethora of reasons! **We currently are being subjected to the molds and buried toxins that are being released into the air due to the widening of Plum Creek. THAT is also impacting the health of those of us with compromised respiratory systems, but we know that in the grand scheme of things that it will be short term and can**



**muddle through. We have the added stress that the coronavirus has dumped into our lives and we'll also have to deal with increased traffic flying past our homes which will probably lead to a decrease in our homes' values! Let's not deepen the loss of home values even further by adding a retail strip shopping center to the mix. You are already asking a lot of us, please say, "NO" to the proposed development of a gas station, convenience store, car wash, and as of yet, un-named retail. It's the right thing to do! Let's not distract drivers who will need to execute 4 round-about to get from Plum Creek and Gilbert to Highway 86! The big question will be, "Will the almighty dollar win out over the health and safety of the constituents who live in this area?" My guess is that a round-about was not in the original plat plans for that intersection, thus meaning, "Plans can change!" For a community that prides itself on being a healthy place to work, live, and play, does this type of development meet that criteria? Please let the established homeowners be left with a little shred of home value and a better chance to have a clean ,healthy, and safe environment to live in!**

Sincerely,

Loretta Johnson, (homeowner and voter)

2694 Live Oak Court

Castle Rock, Colorado 80104



**From:** Loretta Johnson [REDACTED]  
**Sent:** Tuesday, April 21, 2020 10:35 AM  
**To:** Councilman Dist. 6 George Teal <[gteal@CRgov.com](mailto:gteal@CRgov.com)>  
**Cc:** Councilwoman Dist. 5 Caryn Johnson <[cjohnson@CRgov.com](mailto:cjohnson@CRgov.com)>; Councilman Dist. 1 Jess Loban <[jloban@CRgov.com](mailto:jloban@CRgov.com)>; Councilman Dist. 2 James Townsend <[jtownsend@crgov.com](mailto:jtownsend@crgov.com)>; Councilman Dist. 3 Kevin Bracken <[kbracken@crgov.com](mailto:kbracken@crgov.com)>; Councilman Dist. 4 Jason Bower <[jbower@CRgov.com](mailto:jbower@CRgov.com)>; Mayor Jason Gray <[jgray@CRgov.com](mailto:jgray@CRgov.com)>  
**Subject:** Re: Plum Creek and Gilbert Proposed Gas Station, Etc.

Today's the DAY!! **One final item** I forgot to add to my previous email on April 19<sup>th</sup>, that I'd love to see addressed is: **What can be done** (should this proposal get voted through) **to encourage that any other businesses that come into that space are "family friendly"** For example, businesses like: marijuana dispensaries, tattoo parlors, tobacco shops (cigarette, e-cigarette, vaping, cigar, etc.), liquor stores, massage parlors, etc., would be examples of businesses that are NOT "family friendly." Plus, they often invite crime into the neighborhoods, often have late hours which invites more traffic and noise into residential neighborhoods, and are not appropriate for the impressionable, developing minds of children. The area this proposal is looking at is in the midst of already residential sub-divisions, not the other way around.

Thanks and Good Luck tonight!  
Sincerely,  
Loretta Johnson  
2694 Live Oak Court  
Castle Rock, CO 80104

Sent from [Mail](#) for Windows 10



-----Original Message-----

From: Darcy Macknight <[REDACTED]>  
Sent: Tuesday, April 21, 2020 2:32 PM  
To: TownCouncil Mailbox <[towncouncil@crgov.com](mailto:towncouncil@crgov.com)>  
Subject: Gas station corner plumcreek

How can the council pass 5-0 approval of a project that is vehemently opposed by every communication of residents in this area and only one 👉

I cannot fathom what is in the vision 2030 that would necessitate another gas station adding the the 10 gas stations already within a 2 mile radius of this site!

My iPhone sent you a 🍷