

From: [Michael Anderson](#)
To: [Tammy King](#)
Subject: Gas station appeal
Date: Sunday, August 23, 2020 6:26:21 PM

Lots 2, Block 2, Heckendorf Ranch 2nd Flg

County of Douglas, State of Colorado.
BOARD OF ADJUSTMENT
Heckendorf Holding LLC
2505-233-04-001

Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as 2505-233-04-001). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

Tammie,

I agree with what you have heard from so many others. I do not feel we need another gas station so near Plum creek that has at least 4 in close proximity of each other and this new interchange. We also had a convenient store which just opened on CV parkway. In addition, the gas station would have bright lights which will shine all night long causing an eyesore for those houses that look that way, whether it is bedroom windows or patios or balconies.

Please continue to reject it due to one or more of the above conditions.

Thank you,

Michael E Anderson
650 eveningsong dr

Sent from Samsung Galaxy smartphone.
Get [Outlook for Android](#)

From: [Brian Bates](#)
To: [Tammy King](#)
Cc: [Gina Bates](#)
Subject: Public Comment - Board of Adjustment Meeting - Appeal of Zoning Manager Determination that "Gas Station" is Not an Allowed Use for Lot 2 Block 2 Heckendorf Ranch Filing No. 2
Date: Wednesday, August 26, 2020 4:17:32 PM

Dear Ms King-

In reference to the topic identified in the subject line of this correspondence, we have reviewed the documents, attachments and exhibits identified in the agenda for this topic. We have reached the conclusion that the Town's Zoning Manager's determination was **appropriate and necessitated** by Town Regulations. This determination relies fully and completely on the language from the two PD Zoning documents which have described the allowed uses on this parcel for the better part of the last 35 years.

We as residents rely upon these documents and their descriptions to be the **complete and accurate representation** of the Town's intention and the Developer's agreement with future development activities. Through the determination that an "inferred" use is not supported by the Zoning documents and Town Regulations, the trust that the Town's citizenry have placed in the Town as they make their choices on purchasing homes and establishing their livelihoods in the various neighborhoods and locations throughout the Town has been validated.

Therefore, **We respectfully request that the Board of Adjustment uphold the Town Zoning Manager's determination as the appropriate and correct determination in this matter.**

Best regards,
Gina & Brian Bates
CVR Residents since 2006

From: [Todd Born](#)
To: [Tammy King](#)
Subject: Gas Station Appeal
Date: Saturday, August 22, 2020 12:35:58 PM

Hi Tammy,

I wanted to voice my opinion regarding the appeal for a gas station appeal listed below. Residential housing is too close for a gas station to make sense. There are plenty of options for getting gas in the area and other opportunities for more appealing retail options. There is already a convenience store that just opened as well. Please include my opinions as I am not sure I will be able to make the call. It would be disappointing if the town's decision was not upheld. Please reply by email if you need to reach me for any additional comments or questions.

Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas, State of Colorado. BOARD OF ADJUSTMENT Heckendorf Holding LLC 2505-233-04-001 Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as 2505-233-04-001). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

From: [JoAnn Byrne](#)
To: [Tammy King](#)
Subject: Lot 2, Block 2, Heckendorf Ranch 2nd Flg/Gas Station
Date: Tuesday, August 18, 2020 6:19:59 PM

Ms King,

I am contacting you in regards to the Public Notice of the Gas Station/Convenience Store proposal at the corner of Plum Creek and Crystal Valley. I live at 4004 Donnington Cir., on the opposite corner. We are 100% opposed to this development as we feel it will drive our property value down tremendously.

When we purchased this property the site in question was not zoned for a gas station. A gas station should not be located directly across from residential property. Not only will this reduce our property value but it will reduce our quality of living in the home we built by placing a gas station directly in our view.

Please do not approve this development.

Respectfully,

JoAnn Byrne

4004 Donnington Cir.,
Castle Rock, CO 80104

From: [Theodore Dellin](#)
To: [Tammy King](#)
Subject: Re: 2505-233-04-001 Strongly oppose making a Gas Station/Convenience Store an Allowed Use
Date: Thursday, August 20, 2020 11:40:46 AM

Dear Ms. Tammy King (tking@crgov.com)

Re: 2505-233-04-001 **Strongly oppose making a Gas Station/Convenience Store an Allowed Use**

The proposed convenience store/gas station **will significantly increase traffic accidents, create a round-the-clock noise nuisance, aesthetically detract from the King's Ridge development and reduce home values.** There is a new convenience store on Crystal Valley Parkway that is ~ 200 feet south of this proposed project.

1. Significantly increase traffic accidents:

All of the ~50 homes in the south King's Ridge development and the impending 600+ homes in Montaine development can only exit through just two, two-lane roads, Plum Creek Blvd. and Old Lanterns. Freeequently, this will result in significant backups on Plum Creek Blvd as cars try to turn on or cross Crystal Valley Parkway. This, in turn, will cause significant delays for people entering and exiting the proposed store. It is known that the longer people have to wait they are more likely to take riskier ways to exit or enter. With more riskier traffic moves comes more accidents.

2. Round-the-clock noise nuisance:

People will be utilizing the proposed facility directly across the street from single-family residences. Gas stations/convenience stores generate noise at all hours.

3. Aesthetically offensive reducing home values

Having not a simple store front, but also gas pumps and a car wash significantly decreases the aesthetic appeal of Kings Ridge, impacting the values of homes in the development.

4. Reduce home values in Kings Ridge

For all of the above reasons homes in Kings Ridge become less desirable which reduces home values.

Where else in Castle Rock has the town approved a gas statng directly across from upscale, single family homes?

Finally, please note that their already is a new convenience store on Crystal Valley Pkwy just west of Plum Creek Blvd.

Respectfully yours,

Dr. Theodore Dellin and Arlene Dellin

123 Portmeirion Ln, Castle Rock. 720-750-8966 tdellin@msn.com

From: [JoAnna Dietz](#)
To: [Tammy King](#)
Subject: Letter or objection: Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also Known as 2502-233-04-001)
Date: Monday, August 17, 2020 5:57:25 PM

Attn: Tammy King

Mr. Timothy and Mrs. JoAnna Dietz
4167 Burnham Place
Castle Rock, CO 80104

August 17, 2020

To the Zoning Division Board of Adjustment:

We wish to send our strong objection to the appeal for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also Known as 2502-233-04-001). The applicant is proposing a Gas Station/Convenience Store Build be allowed use.

The area in question is in extremely close proximity to the residential neighborhood of Kings Ridge, in the Crystal Valley area. We recommend that zoning not allow a gasoline station construction in this beautiful residential area.

We have many concerns. Plans have been laid to add an interchange from the 25 highway, near Crystal Valley. A gas station would be better suited, near the interchange. The proposed gas station would bring non-residents, across the bridge, into a Crystal Valley residential area. A major concern is that our neighborhood is on the edge of town. The King's Ridge residents, a family neighborhood, is very concerned about the crime it could potentially bring into our neighborhood.

Also, Gas stations are very well lit. This can cause light pollution to the surrounding area and can be a particular nuisance if the station continues to operate late into the night or 24 hours a day, as many stations choose to do. This would cause great hardship for the families, living directly across the street.

Our house sits approximately 80 feet across from the proposed access to said gas station/convenience store. A new 1200 home development is currently being built on the same street. Let's think ahead, the traffic pattern and layout of another construction is going to cause a major traffic jam, at a corner that is currently one of the only ways, in and out of the new development. Another safety issue, is that the gas station would cause traffic, near the new Fire Station, that is also adjacent to this build area keeping emergency crews from being able to exit quickly, in case of an emergency.

Gas stations also have large and numerous curb cuts to allow for the easy flow of traffic, but these curb cuts will interrupt the sidewalk and create an unpleasant and unsafe environment for pedestrians and bicyclists. This kind of environment discourages walking. This is an area that the town has already spent a considerable amount of money and time to put in a walking and biking trail. We are also concerned about the many children that are picked up by bus for school near this location.

We have been so proud of the planning of the Castle Rock area and know of no other gas station, in town that backs to residential.

For these reasons and many more we ask that you say "NO" to this appeal.

Extremely concerned homeowners and long term Castle Rock Residents,

Mr. Timothy Dietz and Mrs. JoAnna Dietz

From: [Thomas Fuhr](#)
To: [Tammy King](#)
Subject: Gas Station proposed for Crystal Valley
Date: Saturday, August 22, 2020 10:34:12 AM

Dear Tammy,

My husband Tom and I want to write to you to let you know that we oppose the proposed gas station near the Crystal Valley residential development. Specifically:

Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas, State of Colorado. BOARD OF ADJUSTMENT Heckendorf Holding LLC [2505-233-04-001](#) Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as [2505-233-04-001](#)). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

We believe there are plenty of gas stations and convenience stores that serve this area, introducing more traffic (interstate and local) and commercial lighting that would compromise the residential nature of our neighborhood, and reduce the quality of life for our residents.

Please, please vote against this appeal.

Thank you for your discernment and wise consideration.

Sincerely,
Tom and Susan Fuhr

Sent from my iPhone

From: [Betty Hackett](#)
To: [Tammy King](#)
Subject: Subject: Gas Station Appeal
Date: Sunday, August 23, 2020 9:04:30 AM

Ms . King,

I'm emailing you to express my concern and objection to the requested gas station being allowed in the Crystal Valley development. As a long time resident of Crystal Valley (we moved into the residential community in 2005) I truly believe a gas station and it's associated convenience store is not necessary and will have a detrimental impact on the quality of life of Crystal Valley residents.

As a resident, I certainly do not need or want a second convenience store, when one already exists in the neighborhood. Second, there are numerous gas stations in downtown business area of Castle Rock. According to Google maps, 8 gas stations are very conveniently located along the Frontage Road, Plum Creek Parkway, Wilcox St. and Wolfensberger Rd. These gas stations are appropriately located, in the business area of Castle Rock and not in a residential area.

I'm requesting City Council continue to vote 'No' on the development of a gas station at the following location.

Reference: Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas, State of Colorado. BOARD OF ADJUSTMENT Heckendorf Holding LLC 2505-233-04-001 Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as 2505-233-04-001). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

Thank you,

Betty Hackett

Sent from [Mail](#) for Windows 10

From: [Amanda Hartberger](#)
To: [Tammy King](#)
Subject: gas station appeal
Date: Tuesday, August 25, 2020 12:37:04 PM

Lots 2, Block 2, Heckendorf Ranch 2nd Flg
County of Douglas, State of Colorado.
BOARD OF ADJUSTMENT
Heckendorf Holding LLC

[2505-233-04-001](#)

Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as [2505-233-04-001](#)). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

Dear Tammy.

I am writing as a concerned resident of CVR area.

I have been informed that there is a possibility of a gas station to be zoned at the end of CV parkway.

I would like to stress that we already have enough Gas Stations in the immediate area so there is really not a need.

The reason we moved to CVR aea is to have a more residential area with no commercial impact and I want to stop the advancement of more stores and shops coming in, again that are not really needed since we can get to any store in at least 5 minutes if needed.

Thanks

Amanda

800 Eveningsong Dr, Castle Rock, CO 80104

From: [David Higgins](#)
To: [Tammy King](#)
Subject: Gas Station
Date: Saturday, August 22, 2020 5:11:37 PM

At the intersection of Crystal Valley Parkway and Plum Creek Boulevard:

I am NOT in favor!

David C. Higgins
1352 Dewfrost Place

From: [Lance Jacobson](#)
To: [Tammy King](#)
Subject: Additional Public comment- Jacobson-re: Board of Adjustment Mtg.2505-233-04-001
Date: Wednesday, August 19, 2020 12:54:47 PM

Dear Board members,

Any change to the Zoning Administrators decision to not allow this particular usage of the property in question would seem to dismiss the basic purpose and function of zoning- “to divide a municipality into residential, commercial, and industrial zones that are SEPARATE from one another, protecting and promoting property values”.

Regards,

Lance and Barbara Jacobson
4183 Burnham Pl.
Castle Rock, CO.
Sent from my iPad

From: [Lance Jacobson](#)
To: [Tammy King](#)
Subject: Public comment-Jacobson-re: Board of Adjustment Mtg. 2505-233-04-001
Date: Monday, August 17, 2020 11:28:07 AM

Subject: Public Comment
Zoning determination appeal
Lots2, Block 2
Heckendorf Ranch2nd Flg

From: Lance and Barbara Jacobson
4183 Burnham Pl.
Castle Rock, CO. 80104

To: Board of Adjustment

Dear Board Members,

I hope and trust that all board members, as part of their due-diligence, have had the opportunity to physically visit the property in question and its' proximity to the affected homes immediately across Plum Creek Blvd. "A gas station/convenience store in this location cannot be a good neighbor". I am confident that if any board member, was living in any one of the seven (7) homes which back onto Plum Creek Blvd., would agree with the above statement.

When my wife and I chose our lot and moved here 5 years ago we asked our sales agent (Standard Pacific Builders) about the vacant land across the street immediately to the back of our lot and were told that it was commercial dedicated to low profile professional type building. Any variance to this type construction would have caused us to not purchase at this location. I am aware that zoning frequently does not allow gasoline construction in residential areas.

As I currently sit on my back porch (Colorado Room) I can literally throw a stone the 90 feet to the proposed access to said gas station/convenience store. The traffic pattern and layout of such construction would also create much concern. The diminished value of all the homes adjacent to this property should be considered, along with the comparable financial detriment to all homes in the Kingsridge subdivision.

The NOISE, NOISE, NOISE- LIGHTS, LIGHTS- SMELLS, SMELLS, SMELLS associated with any gas station/convenience store adjacent to our homes must be considered as these cause not only a financial hazard but an aesthetic and quality of life hazard. I am not up on the environmental standards but I am aware that ground level ozone from car/truck exhaust can be particularly harmful to children. Are their environmental concerns, that we as close proximity homeowners, should be aware of as part of a building process? Would natural hazard reports need to be addresses upon the sale of my home? Without proper buffers, such as a bern, barriers trees, wall, etc., the lighting, noise, smells would directly intrude into the bedrooms of the adjacent homes. With the completion of the planned I-25, Crystal Valley interchange would trucks be directed to this location 24/7?

As a final thought, a recently constructed mini-strip mall was completed 1/4 mile west on Crystal Valley Pkwy. A liquor store and convenience store(another convenience store) are the current occupants. The lighting on the "Wine and Spirits" store immediately caused a neighborhood furor and the proprietor was considerate enough to turn off the signage at night. This type of consideration would not be possible with a gas station/convenience store on the vicinity of Crystal Valley Pkwy. and Plum Creek Blvd.

Please take our thoughts into consideration as you make a determination. As I know, you board members are our Castle Rock neighbors. Put yourself in our position, as neighbors, as these are real financial and quality of "Colorado Life" concerns.

Thank You,
Lance and Barbara Jacobson

Sent from my iPad

From: [Tmsjohnson](#)
To: [Tammy King](#)
Subject: Gas Station in Crystal Valley
Date: Saturday, August 22, 2020 6:07:10 AM

Ms. King,

We live in south Castle Rock and want to add another perspective on the request for a new gas station.

Some residents feel we don't need another gas station, but there certainly are trade-off involved, whereby another gas station could improve the tax base, help keep Castle Rock modern, anticipate future growth in our area, etc. We trust the Planning Commission to properly evaluate those factors (and probably many others) and come to the conclusion that is best for the residents.

When you make the decision, please let us know what factors influenced that decision. This would help us understand that there are factors which we do not have insight into that are important to our future.

Jim and Susan Johnson
Castle Rock

From: [Terry Kilian](#)
To: [Tammy King](#)
Subject: Crystal Valley/Kings Ridge.
Date: Saturday, August 22, 2020 4:39:04 AM

Tammy,

Good day and I hope this finds you well. I live in Crystal Valley on Tara's Ridge. At this time I thought it important to take a moment to express concerns with the commercial property across from the fire station. It has been brought to my attention they would like to put a gas station in at this location. I have a couple of concerns with this.

First, I did not think they could build one there due to the flammable risk of a gas station. Second, the property values of the homes in our area would be directly impacted by decreasing their values. Also the lighting that is generally used with gas stations would be a horrible idea in a residential area.

I realize that is zoned commercial but I hope the city will hear the voices of the residents and the impact it would have on them. Certainly Castle Rock is growing but this is a primarily a residential area and it just does not make sense to push the limits and hurt the values of homeowners. Hopefully the city will stand behind us on this issue. The frontage road seems like a better place for this type of business.

Please respectfully consider this and do not allow this to go in as I understand they have appealed the denial.

Thank you for your time and service to our community.

Terry Kilian
Sent from my iPad

From: [Angel Koelker](#)
To: [Tammy King](#)
Subject: Gas Station proposal for Crystal Valley
Date: Saturday, August 15, 2020 8:50:26 AM

Hi our names are Jason and Angel Kelchen. We have been updated on the proposal for putting a gas station on the southwest corner of Plum Creek Parkway and Crystal Valley Parkway. As 8 year members of this area we completely and utterly oppose putting a 24 hour gas station there. This is a community and having a 24 hour gas station will promote strangers and looting in our community. It will bring excessive traffic which will bring in more noise. Will you be building a sound barrier? If so then that will be a major eye sore and drop our home values dramatically. Along with the noise, we are nervous about strangers having more access to steal our property. The 24 hours lights will also be a hinderance, not as much to us but to the neighbors that live on the opposite side of the road for the proposed station. In the end we absolutely do not want to have that station on that corner of crystal valley.

Thank You for your time
Angel & Jason Kelchen

Sent from my iPad

From: [S.MARTIN](#)
To: [Tammy King](#)
Cc: [Shaun Martin](#)
Subject: Gas Station Appeal
Date: Monday, August 24, 2020 7:20:33 AM

Re: Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas

Dear Ms. King,

I am opposed to the building of a gas station anywhere along Crystal Valley Parkway. It simply is not needed and will only adversely effect the residence living along this corridor.

Please stand firm in opposition to this development.

Thank you,

Shaun Martin
CVR resident

From: [S.MARTIN](#)
To: [Tammy King](#)
Cc: [Shaun Martin](#)
Subject: Gas Station Appeal
Date: Monday, August 24, 2020 7:20:33 AM

Re: Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas

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Please stand firm in opposition to this development.

Thank you,

Shaun Martin
CVR resident

From: [S.MARTIN](#)
To: [Tammy King](#)
Cc: [Shaun Martin](#)
Subject: Gas Station Appeal
Date: Monday, August 24, 2020 7:20:33 AM

Re: Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas

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I am opposed to the building of a gas station anywhere along Crystal Valley Parkway. It simply is not needed and will only adversely effect the residence living along this corridor.

Please stand firm in opposition to this development.

Thank you,

Shaun Martin
CVR resident

From: [Laura McCleskey](#)
To: [Tammy King](#)
Subject: Crystal valley gas station
Date: Tuesday, August 25, 2020 8:21:43 AM

Hello

I am a resident in crystal valley and understand that the possibility of a gas station is being discussed. I am email to advise the town that I do not wish to have the station approved. We already have plenty of stations close by

Thank you

Laura McCleskey
3767 Eveningglow Way

Sent from my iPhone

From: [Joe McCleskey](#)
To: [Tammy King](#)
Subject: Crystal Valley Parkway Gas Station Appeal
Date: Sunday, August 23, 2020 8:40:34 PM

Good Evening Ms/Mrs King,

I just wanted to voice my opposition to the gas station at the southeast corner of Crystal Valley Parkway and Plum Creek Boulevard. I am glad that the town denied the zoning application and I hope that the town does not approve this appeal.

I believe this neighborhood would appreciate keeping it's residential feel as it is. Most would say that we could have done without the commercial properties that went it just to the west of there. I certainly don't mind driving a few miles into town for fuel and there are plenty of stations there.

Thank you for your consideration

Joe McCleskey
720-837-7664

From: [William Moran](#)
To: [Tammy King](#)
Subject: Gas Station Appeal
Date: Sunday, August 23, 2020 11:30:42 AM

As residents of Crystal Valley Ranch we would like to express our concerns about allowing a gas station and convenience store at Plum Creek Blvd. and Crystal Valley Parkway. Since a liquor and convenience store have been recently opened near that location it would just seem repetitive and unnecessary and placing a gas station so near residential homes would be dangerous. We hope the appeal is rejected. Thank you.

*William & Gail Moran
3750 Old Oak St, CR CO 80104*

From: [Gerald Morrison](#)
To: [Tammy King](#)
Subject: Proposed new gas station in Crystal Valley
Date: Wednesday, August 26, 2020 11:13:38 AM

Tammy:

My wife and I live in Crystal Valley and we are totally against a gas station in this area. There are plenty of gas stations near the corner of Plum Creek Parkway and Wilcox. This is a residential neighborhood and we are very opposed to any more retail buildings being built. It is bad enough to have the liquor store and convenience store that has gone in already. It is an eyesore.

We have had out of town visitors and they were appalled that there was already commercial property being built, ruining the look and feel of our neighborhood community.

Count us as a firm "NO" in this proposal.

If you need to contact us, feel free to call us.

Regards,

Gerald and Carolyn Morrison
4565 Lions Paw Street
Castle Rock, CO 80104
864-245-7779

From: [M.R](#)
To: [Tammy King](#)
Subject: Gas Station Appeal Comment
Date: Tuesday, August 25, 2020 9:05:47 AM

Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas, State of Colorado. BOARD OF ADJUSTMENT Heckendorf Holding LLC 2505-233-04-001 Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as 2505-233-04-001). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

Hello Tammy,

Thank you for the opportunity to comment on the proposed gas station. Our family lives in Kings Ridge, just overlooking the site. We do not want a gas station at this location please. We moved here for the open space and quiet location without lights and noise. Having a gas station there violates everything about this place. We have plenty of gas stations nearby and do not need this type of service. Please help us keep this location the place we all want it to be.

Thank you again,

Maren Rosmorduc, Charles Rosmorduc, and Wes Shin

--

Maren Rosmorduc

marenr2622@gmail.com

Mobile: 303-883-6823

From: [T. Schuy](#)
To: [Tammy King](#)
Subject: Subject: Gas Station Appeal
Date: Friday, August 21, 2020 10:32:07 PM

Hello Tammy,

I just wanted to voice my opposition to the proposed gas station at Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas, State of Colorado. BOARD OF ADJUSTMENT Heckendorf Holding LLC 2505-233-04-001

I do not want a gas station near my home. I believe such an establishment will cause my home value to plummet. Also, it's an eye sore to see the lights on 24/7. We already have a liquor/convenience store very close to the same proposed area for the gas station. Please do not allow this establishment to be built here.

Thank you,

Teresa Schuy

4197 Burnham Trail

Castle Rock, CO 80104

From: [Bob Smith](#)
To: [Tammy King](#)
Cc: [Bob/Rosie Smith](#)
Subject: Zoning Decision Appeal for New Gas Station
Date: Monday, August 24, 2020 4:57:38 PM

Regarding Zoning Appeal for property located at:

Lots 2, Block 2, Heckendorf Ranch 2nd Flg
County of Douglas, State of Colorado.
BOARD OF ADJUSTMENT
Heckendorf Holding LLC
2505-233-04-001

Ms. King,

This email is in support of the current zoning decision not allowing a new gas station and convenience store at the property location noted above. I reside at 3707 Eveningglow Way, Castle Rock, near the top of the ridge overlooking the area.

The fact that a new convenience store is in the process of opening on the adjacent property should be enough to support the current decision to disallow a new gas station/convenience store. There are already enough existing gas station/convenience stores within a reasonable range to service the Chrystal Valley area. The potential disruption to the relative peace and quiet of the nearby neighborhoods by a 24x7 retail operation of this type by visiting cars and trucks at all hours of the day and night would clearly affect the current and expected living conditions of homeowners as well as negatively effect current and future property values.

Understanding that a future gas station would be opened in hopes of pulling business from the future I-25 interchange this would bring numerous transient vehicles off the interstate and close to existing homes causing disruption to the current conditions with no advantage to the existing neighborhood. This additional traffic would create unwanted and unneeded noise, lights and congestion to the area. The local terrain allows most homes a direct view of the area where the applicant wants to build the gas station/convenience store. The overall impact would not be to just close by homes but to almost all homes in the Chrystal Valley area. Vehicles leaving the potential gas station returning to the interstate would need to leave the property and turn left crossing into west bound traffic or turn right followed by a U-turn at the next intersection in an area with already growing traffic concerns. The intent of the future interchange is to spread out traffic in the Chrystal Valley/Plum Valley areas and create a safer and more efficient flow of traffic. Adding transient traffic to an area so close to a residential area would be a burden to a continually growing subdivisions.

The existing bright red signage for the new "WINE & SPIRITS" store is already a blot on the natural landscape of the Chrystal Valley area and visible to most homeowners day and night. With no landscaping to block these bright lights the entire valley suffers. Additional elevated and building front branding for a new gas station and convenience store would negatively affect the pastoral conditions in the area. That plus the noise generated by visiting vehicles, an integrated car wash and

overnight refueling of the stations supply tanks by large commercial vehicles would be a terrible result for the residents of the valley.

Please stay with the current decision to not to allow this kind of commercial growth and resulting negative impact to the area. We all look forward to the hearing on September 3 to put this issue to rest.

Regards,

Robert Smith
robertsmithjr@verizon.net
703-994-6780

Rosemarie Smith
rosie.smith@verizon.net
703-624-7522

From: [Paul Sutton](#)
To: [Tammy King](#)
Subject: Zoning Appeal Lots 2, Block 2, Heckendorf Ranch 2nd Flg
Date: Friday, August 21, 2020 4:52:29 PM

As a resident of Crystal Valley I urge you to not grant the appeal for a gas station at this location. We already have light pollution from the liquor and convenience store at this corner. Zoning permits retail but a gas station is not the appropriate retail in a residential neighborhood. Please do not grant this variance.

Thank you

Paul and Stacie Sutton

From: [Linda Sweetman](#)
To: [Tammy King](#)
Subject: Lots 2, Block 2, Heckendorf Ranch 2nd Flg County of Douglas, State of Colorado. BOARD OF ADJUSTMENT Heckendorf Holding LLC 2505-233-04-001 Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ran...
Date: Friday, August 21, 2020 5:35:39 PM
Attachments: [image001.png](#)

Good Evening Tammy:

I am not in favor of a new gas station at the above referenced location. It's too close to the adjacent homes, it brings more traffic at that corner, and it seems a better location would be at the new interchange when it goes in. Thank you for your consideration. Linda

Best regards,

Linda Sweetman

cell: 303-472-7862

lsweetman@sweetmanconsulting.com



**SWEETMAN
CONSULTING**

Tammy King

Subject: FW: King's Ridge zoning meeting
Attachments: gas_station_landscape.png

From: Toby T <otoby@gmail.com>
Sent: Thursday, August 20, 2020 11:40 AM
To: Tammy King <TKing@crgov.com>
Subject: Re: King's Ridge zoning meeting

Hi Tammy.

Please provide the following to the board as written testimony:

"As an affected homeowner, I'm opposed to the proposition that zoning for a gas station or other commercial use be allowed for Lot 2 Block 2 Heckendorf Ranch Filing No. 2. A significant consideration in purchasing our house was the unabated view to the west, off of our back porch. Construction of a gas station / convenience store, or other commercial site would completely negate this desirable feature of the property. Additionally, light and noise pollution would become a concern from any evening or night time operating hours of the proposed business, not to mention the increased traffic quite literally at the edge of our backyard that would undoubtedly result. Though a crude representation, please consider the attached image for consideration of what this might entail."

Toby Titone
4099 Burnham Pl
(303)968-4644

From: [Norma Williams](#)
To: [Tammy King](#)
Date: Saturday, August 22, 2020 6:36:24 PM

Do not RUIN our serene neighborhood. I bought my home 14+yrs ago for the BEAUTY OF THIS AREA. We don't need ANOTHER GAS STATION HERE. Do Not approve this to benefit the owners sake or developers greed!

From: [M.W](#)
To: [Tammy King](#)
Subject: TKing@crgov.com
Date: Monday, August 24, 2020 11:38:57 AM

To: TKing@crgov.com

Subject: Gas Station Appeal

Lots 2, Block 2, Heckendorf Ranch 2nd Flg

County of Douglas, State of Colorado.

BOARD OF ADJUSTMENT

Heckendorf Holding LLC

2505-233-04-001

Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as 2505-233-04-001). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

My wife and I are totally against this appeal/proposal!

We are resident in Tara's Ridge, Crystal Valley Ranch area.

Gas stations belong near the expressway's and boulevards crossing, not in our neighborhood's...!!!

Whoever first approved the current zoning for the Liquor store, was way out of line. It does not belong near our homes either...sorry, just my .02

Respectfully,
Mark & Ruthie Wilson
957 Eveningsong Dr.

Tammy King

Subject: FW: 2505-233-04-001 Lots 2 Block 2 Heckendorf Ranch 2nd Flg

Importance: High

From: Pam Zimmerman <pzimmie@yahoo.com>

Sent: Monday, August 24, 2020 2:09 PM

To: Tammy King <TKing@crgov.com>

Subject: 2505-233-04-001 Lots 2 Block 2 Heckendorf Ranch 2nd Flg

Importance: High

As a home owner in Kings Ridge subdivision, I oppose the subject proposal for a Gas Station/Convenience Store. The subject property is not zoned for a gas station/convenience store, and I believe it is properly zoned and the proposal should again be denied.

Kings Ridge is a residential community directly across from the proposed gas station. Night time lighting is a big concern as any gas station uses significant, high elevation lighting to light the property at night. The lighting and activity will increase the noise and traffic at night. This will directly affect the community immediately across the street.

I also share the concerns raised by neighbor Kurt Reinhold, regarding the fumes and the air quality resulting in a public health concern.

I believe a gas station would lower our property values. Part of the appeal of Kings Ridge is the privacy, and lack of surrounding commercial builds.

Please contact me if further information is necessary.

Pamela Zimmerman
4088 Burnham Pl
Castle Rock, CO 80104
(303) 882-6071

From: [robert harris](#)
To: [Tammy King](#)
Subject: Heckendorf Ranch 2nd flg meeting tonight
Date: Thursday, August 20, 2020 11:33:31 AM

I am a resident of the Kings Ridge area, approximately ¼ mile from this location
And I would like to add a comment.

I do not believe that there is a need for a gas station in this location. Additionally,
A convenience store would adversely impact the already existing liquor store that is
Located nearby. We do not need another retail location which would cause increased
Traffic and potential environmental impacts.

Thank you,

Robert Harris

Sent from [Mail](#) for Windows 10

From: [Whipple, Erin](#)
To: [Tammy King](#)
Subject: Public Comments re: Zoning 2505-233-04-001
Date: Thursday, August 20, 2020 11:33:25 AM

Hi Tammy,

I would like to add the following comments regarding this appeal for the Zoning Determination:

As a resident that lives in a neighborhood along Crystal Valley Parkway, I'm against having a gas station placed on the corner of Crystal Valley Pkwy and Plum Creek. These neighborhoods will be experiencing a huge influx of traffic with the new houses being built which will only increase once the I-25 interchange goes in on CV Pkwy. If there is a gas station placed there, the traffic will increase even further. There are several gas stations 2 miles down the road on Plum Creek that are already well positioned to handle the needs of highway traffic as well as locals.

The residents nearest this proposed site should be taken into consideration for the property value drop that is inevitable with a gas station coming up in their backyard. In addition, the home values of the Montaine community currently being built should be considered as a gas station at the entrance to a high end community will likely deter buyers.

Thank you,

Erin Whipple

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127 Public Square, Cleveland, OH 44114

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From: [Heidi Geving](#)
To: [Tammy King](#)
Subject: Crystal Valley resident opposed to gas station
Date: Monday, August 24, 2020 7:22:06 AM

Hello Ms King,

I wanted to share my concern of the appeal of a proposed gas station near the new liquor store on Crystal Valley. Please, please, please oppose this. We are a quiet community, who live here for the very reason....to get away from the big city smells, noises and lights. If you chose to live in Crystal Valley you know you have a drive to run your errands, get gas or basic essentials....its worth the drive to maintain our quiet, safe, clean community. I beg of you to not allow this to be built.

Thank you for your time and consideration.

Heidi and Michael Geving

From: [Danielle Grandy](#)
To: [Tammy King](#)
Subject: Public notice
Date: Wednesday, August 12, 2020 12:02:24 PM

I am emailing in OPPOSITION to Lots 2, Block 2, Heckendorf Ranch 2nd Flg, (2505-233-04-001). We were told this was to be a church, and we're hoping it's facing away from all the homes across the street so the lights aren't shining in our homes like the new liquor store that was poorly situated to shine brightly into our homes! Please do not grant approval of this appeal! A gas station would invite traffic and noise directly across the street from homes. Our children would be at a very high risk for accidents, kidnappings, etc.

Thank you,
Danielle Grandy

From: [Judy Krygier](#)
To: [Tammy King](#)
Subject: Lot 2 Block 2 Heckendorf Ranch 2nd Flg
Date: Wednesday, August 12, 2020 10:15:50 AM

Since the Fire Station is going to be getting an on/off ramp to service Larkspur the logical place for a gas station convenience store would be on Wilcox (the frontage road) by I-25 where the ramp would be. That would generate easy access for travelers to gas up and be on their way. The current gas station site is across the street from half million dollar homes which would destroy the values of not only these houses directly across the street from that parcel but would affect others in the area due to price comparisons. Originally when this land was first zoned it may have been a good idea then. However given our current residential growth and increased housing prices this is no longer a good solution..I would respectfully request the city to rezone this parcel of land to be residential instead of commercial.. This large parcel will accomodate 10 plus houses and would be an asset to our neighborhood.

Thank you,
Judy Krygier

From: [Diane TeGrotenhuis](#)
To: [Tammy King](#)
Subject: Re: Gas Station Appeal
Date: Sunday, August 23, 2020 9:12:15 AM

Hi Tammy,

I'd also like to add to my statement that the suggested location, being so close to our homes, is a fire hazard. We are a residential community, not a retail/commercial community. Most gas stations do not reside in subdivisions. We just don't want this addition.

Do you plan to read all of the resident emails that you receive regarding this during the public hearing on 9/3? Not sure how this works.

Thanks,
Diane

On Sat, Aug 8, 2020 at 7:36 AM Diane TeGrotenhuis <dtegrote@gmail.com> wrote:
Regarding:

Lots 2, Block 2, Heckendorf Ranch 2nd Flg
County of Douglas, State of Colorado.
BOARD OF ADJUSTMENT
Heckendorf Holding LLC
[2505-233-04-001](#)

Notice is hereby given that an appeal has been made for a Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (also known as [2505-233-04-001](#)). The applicant proposes that a Gas Station / Convenience Store is an allowed use.

Hi Tammy,

Due to the situation with the new Retail Center store lights, the addition of a gas station will be horrible for the community, at this proposed location. I don't think the town realizes that Crystal Valley Pkwy up slopes as one drives east. There are many homes that are located on these ridges and overlook west. These homes are 700K-1Million and paid to have these unobstructed views. Our main living spaces (living rooms, bedrooms, offices, decks) are directed west so that we can enjoy the views that we paid to have, as an extra lot fee. With the addition of more retail/gas station centers, this will deplete these views, lower our property values, diminish quality of life, and affect our sleep at night (like the Wine & Spirits and Convenience Store illuminated signs do now). It will also cheapen this community, which has started with the huge, red Wine & Spirits illuminated sign.

For all future retail and commercial in Crystal Valley Ranch, **I would like to propose that a special ordinance be started**, due to these centers pointed directly at our homes and into our windows, which is unnecessary. **I propose that all new illuminated lights be at a very low lumen intensity, and all white as to match the same intensity of our outdoor house lights, which are not obtrusive.** This is a very unique subdivision that needs unique ordinances for all

new retail/commercial building (including apartments lighting, parking lot lighting, etc.)

If a gas station were to be built at this space, there would have to be special lighting installed as not to illuminate into our windows at night or obstruct our views, be turned off by 9pm, and I would like the gas station owner to understand this completely. And, a new Convenience Store was just added, so we don't need a second one, along with the gas station. That doesn't make sense.

If this gas station wins their appeal, the lighting will have to be completely unseen by our houses at night, and not left on for 24-hours, be turned off by 9pm. And the residents should be included in the approvals and have a say on how the owner will have to adjust with these lights.

And, if a new ordinance would be drafted for our community, as it requires different needs than any other area of Castle Rock, this would be ideal.

Please consider the residents in this situation.

Sincerely,
Diane TeGrotenhuis
On behalf of Tara's Ridge

From: [Leon TeGrotenhuis](#)
To: [Tammy King](#)
Subject: Gas Station Appeal - Zoning Determination for Lot 2, Block 2, Heckendorf Ranch 2nd Flg (a.k.a. 2505-233-04-001)
Date: Monday, August 24, 2020 3:44:44 PM

Hello Tammy,

I would like to express my opposition to the appeal to build a gas station on the southwest corner of Plum Creek Parkway and Crystal Valley Parkway. For those of us who live up the hill on Crystal Valley Parkway and paid a premium for the view, this will bring an excessive amount of light into our windows throughout the entire night. A number of us do not want a busy lit-up gas station near the residential area.

Best regards,
Leon TeGrotenhuis
3725 Eveningglow Way

From: [Diane TeGrotenhuis](#)
To: [Tammy King](#)
Subject: Gas Station Appeal
Date: Saturday, August 8, 2020 7:36:30 AM

Regarding:

Lots 2, Block 2, Heckendorf Ranch 2nd Flg
County of Douglas, State of Colorado.
BOARD OF ADJUSTMENT
Heckendorf Holding LLC

[2505-233-04-001](#)

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Please consider the residents in this situation.

Sincerely,
Diane TeGrotenhuis
On behalf of Tara's Ridge