

Canyons Far South - Annexation and PD Plan/Zoning Regulations (409 acres)

Neighborhood Meeting #3

Tuesday, October 11, 2022, 6 pm

Town Council Chambers, Hybrid

Lowe Enterprises held a neighborhood meeting to present and discuss the proposed Canyons Far South Annexation, Planned Development Plan (PDP) and PD Zoning Regulations, as it will be presented to Planning Commission at a public hearing on November 10th. The site is 409 acres and the development plan proposes 474 single-family dwelling units and up to 60,000 square feet of commercial uses. In addition, approximately 217 acres, 53% of the property will be dedicated as public open space, with an additional 7 acres of neighborhood parks planned within future neighborhoods. Over 6 miles of trails are planned within the PD.

This meeting represented the third and final neighborhood meeting held prior to the Planning Commission public hearing, and was conducted in a hybrid format. The written notice included a project narrative, vicinity map and the PDP, overall plan. Approximately 12 people, in addition to the applicant's team and Town staff/representatives, attended the meeting. The following represents a summary of the meeting.

Applicant Representatives:

- Erik Clore, Lowe Enterprises
- William Vitek, DIG Studios
- Allison Graham, DIG Studios
- Kevin Rohrbough, Core Engineering

Town Representatives:

- Dave Corliss, Town Manager
- Tara Vargish, Development Services Director
- Julie Parker, Development Services Technician
- Santi Smith, Technical Coordinator
- Curtis Buckardt, AV Temp (Loclyz)
- Laura Cavey, Council Member District #2
- Sandy Vossler, Development Services Sr. Planner

Public Attendees

In-Person Attendees: 6 people, see attached sign-in sheet

1. Rich Tobin
2. Catherine Patel
3. Parimal Patel
4. Ed Hill
5. Denise Hill
6. Terrie Willis

Online Attendees: 6 attendees, see attached WEBEX report

7. Call-In User 2
8. Call-In User 3
9. Collier Bailey
10. John Stark
11. Richard
12. Roger Hollard

Applicant Presentation

Erik Clore, Lowe Enterprises, owner and developer opened the meeting at 6:04 pm. Mr. Clore highlighted the changes since the last neighborhood meeting held in December 2021, he provided instructions for participation for online and phone user and introduced the development team. Based on feedback from neighbors to-date the plan has been revised to provide density complementary to the surrounding neighborhoods, architectural guidelines, large and usable open space, public access to open space, connected trails, and address traffic and water impacts.

The proposal includes neighborhood parks, a mix of housing types and price points, a walkable neighborhood retail center and gross density of 1.16 du/ac. The applicant discussed how the project achieves the goals of the Town Vision, including water conservation and the Town's long-term water resource programs. No turf will be allowed in front yards, and backyard turf will be limited to 500 square feet.

The development plan includes 4 residential planning areas, and 1 commercial area. Approximately 95% of the residential lots will be adjacent to open space. Connections to Crowfoot Road and Castle Oaks Drive will be provided through the development. Over 6 miles of internal trails will connect the neighborhoods, provide access to the commercial center and linkages to larger regional trails. At the center of the development is a public passive use park, currently referred to as Big Rock Park. Planning Area 4 has the potential for a future private community club house.

Open space buffers are provided between internal neighborhoods. A minimum 300-foot open space buffer along the southern boundary with berming and landscaping will provide separation from the existing Terrain neighborhood to the south.

Architectural design guidelines and standards are included in the PD Zoning Regulations to provide for quality design and construction. Elements addressed include form and massing, articulations and architectural enhancement, and colors and materials.

The applicant presented one of several conceptual layouts of the neighborhood commercial center. The intent is to create a walkable retail center with a Main Street character, with pedestrian connections, parking on street, and pedestrian scale building heights. Prohibited uses include fueling stations and convenience stores.

Other items of note that were discussed included the Water Efficiency Plan (WEP) that will be the most stringent WEP in the Town to date, phasing of development and open space dedications, and the implementation of a regional mill levy to be passed through to the Town for operations, maintenance, etc., of public improvements.

The remainder of the meeting was opened to questions and comments from the attendees.

Q: What schools will students attend?

A. *The Douglas County School District (DCSD) determines the timeline for construction of new schools. Councilmember Cavey added that there is a new bond measure on November 2022 ballot for new school construction. Contact the DCSD for more information on the capital improvement project list and scheduled school construction.*

Q: Where are the standards for protecting the natural environment?

A. *The intention is to preserve tree as much as possible within the open space and planning areas and they are working with Castle Rock Fire to analyze the vegetation that will need to be removed.*

Q: Has a homebuilder selected yet?

A. No.

Q: When Douglas County amended the Canyons South PD (Macanta) all of the density was moved to the north and no housing was proposed in this area. Why is development being proposed on the property now? When is zoning decided?

A. *The Town Manager addressed the question indicating that the ability for this property to develop as currently proposed is connected to the request to annex to the Town. Through annexation, the Town will have control over how the property develops and what amenities are provided for Town residents. Compatibility with surround Town neighborhoods is one of the objectives that the Town has in considering this annexation and zoning. RE-zoning of the property is required when annexed to the Town. The Planned Development sets the uses and densities. The Development Agreement is a contract that establishes the developer's and Town's obligations.*

Q: What keeps a developer from changing the uses or types of housing allowed.

A. *A property owner must request a rezoning of their property in order to develop uses not included in current zoning. That is a public process, also.*

Q: Is there enough information now to determine what will develop?

A. *Yes, the PD Zoning Regulations set what uses are allowed and what the development standards and density are. Multi-family uses are not allowed under the proposed zoning.*

Q: What is the next set?

A. *If the annexation, zoning and Development Agreement are approved, then the developer's next step would be to submit a Site Development Plan for the first neighborhood(s) and roads.*

Q: As traffic on Founders Parkway has increased and will increase more with this development, noise from the Parkway has increased. Can you put a berm along Founders Parkway to reduce the noise?

A. *There will be berming done along the southern edge of the Canyons Far South PD, but not along Founders Parkway.*

Q: Who is responsible for the barbed wire fencing along the southern boundary and will it remain? If removed, the adjacent resident fears trespassing on his property and pedestrian traffic behind his house.

A. *Status of the barbed wire fence will be determined at the time of the Site Development Plan. In addition, the developer will work with the Town on the location and alignment of the trail relative to nearby properties.*

Q: What are you going to do with the prairie dogs?

A. *The developer will work with experts for guidance on removal.*

Comments expressed.

- Having the Town control how the property develops is a good thing.
- You (Lowe Enterprises) have been a good partner throughout this process, and I appreciate that.
- The property is not likely to stay undeveloped, even in the County; Macanta cited as an example.

The meeting adjourned at approximately 7:40 pm. The property abuts Council woman Cavey's District #2.

Attachments: (Via dropbox link: <https://crgov-my.sharepoint.com/:f/p/svossler/EnEagBqUbT5PrGoT8GWAiv4BYYLbHmPoZt6pV1RgliK5RA>)

- Vicinity Map
- PowerPoint Presentation
- In-Person Sign-In Sheet
- Virtual Attendees List

Recording: Below is the link and password to the audio recording of the neighborhood meeting.

[Play recording](#) (1 hr 40 mins)

Recording password: Zsx77S7s