



March 28, 2024

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

URBAN MOMENT ANNEXATION | PROJECT NARRATIVE

Ms. Vossler,

On behalf of Urban Moment, we are pleased to submit an application for Annexation of approximately 32.3 acres of property generally located west of the intersection of N Ridge Road and Plum Creek Parkway. The proposed development, known as Yardhomes Ridge View, is envisioned to include residential and open space uses with supporting neighborhood-scale commercial/retail use. The residential project area is planned for 165 horizontal multifamily homes for rent. The one-story homes consist of one-, two-, and three-bedroom homes focused on “missing middle” housing solutions. Approximately 15.7 acres (50% of the overall land area) is planned for public open space, including active and passive outdoor recreational uses. Approximately one-half acre is dedicated to a future community-oriented retail use with potential integration into the broader public open space area.

As described in detail below, annexation of the property is in conformance with the Town of Castle Rock 2030 Comprehensive Master Plan and other adopted plans, aligns with the Town’s long-term vision for the area, and supports many of the Town’s stated goals, objective, and policies. Subsequent to this annexation application, Urban Moment will submit an application for Planned Development (PD) zoning which will include more information, plans, details, and documents related to the proposed development. The PD zoning application will further demonstrate a high quality and desirable community which will integrate seamlessly within the existing property context and surrounding neighborhoods.

PROPERTY CONTEXT AND BACKGROUND

The subject property consists of approximately 32.3 acres of vacant/undeveloped land west of the intersection of N Ridge Road and Plum Creek Parkway. Surrounding land uses include residential estate uses to the west and east, Faith Lutheran Church to the north, the Founders Village neighborhood to the northeast, and undeveloped land to the south. The property features a gradual slope from east to west, with steeper grades at the southwest corner of the property. Existing vegetation consists of native grasses throughout most of the property, with shrubs, trees, and other vegetation along the southwest portion. No significant environmentally sensitive areas exist on the property. Minimal improvements exist on the land; overhead power lines run through the property and an unpaved driveway provides access from Plum Creek Parkway to the residence immediately west of the property.

Existing public infrastructure is largely in place to serve development on the property. The abutting roadways, N Ridge Road and Plum Creek Parkway, have been improved to the full build-out condition with all right-of-way dedications previously conveyed. Currently an unpaved road runs along the northern boundary serving the church and residences to the west. A public roadway will be constructed by the developer in accordance with Town standards along the north side of the property which will provide access



to the proposed community. Sanitary sewer and water utilities exist within the adjacent public right-of-way, and all connections and extensions into the property will be constructed by the developer.

THE YARDHOME COMMUNITY AND DEVELOPMENT VISION

YardHome residences consist of one-, two-, and three-bedroom homes ranging in size from 635 sq. ft. to 1,500 sq. ft., with each home featuring a private, fenced yard at least 250 sq. ft. in size. Of the proposed 165 homes, the anticipated unit mix is 70 one-bedroom (42%), 86 two-bedroom (52%), and 9 three-bedroom (5%) homes. In addition to the private yards, the community will include a variety of shared amenities including a clubhouse, indoor fitness facility, a resort-style community pool, outdoor picnic and cooking facilities, a fire pit, a dog park, and other passive recreational spaces. All homes will be served by a combination of surface parking and detached garages.

YardHome residential communities offer a highly desirable housing type combining the attainable, low maintenance, and convenient qualities of an apartment, with the lifestyle of a traditional single-family home. YardHomes are designed to appeal to renters that are unable to afford a single-family home purchase but no longer desire to live in a traditional multi-story apartment complex or those who simply desire the flexibility of non-ownership. Generally, YardHome rents are 10% higher than traditional market-rate Class A apartments and 25% less than home ownership on a monthly basis. These communities contribute to the provision of “missing middle” housing solutions while providing neighborhood-scale and low-impact development that is well integrated into surrounding contexts. The “missing middle” population is comprised of median income families and individuals who are essential to the function of a community including, teachers, firefighters, police officers, service workers, essential infrastructure workers, community staff members, etc. which have been largely underserved by new housing options. With the cost of ownership out of reach for many, “missing middle” housing solutions provide opportunities to live closer to jobs rather than having long commutes from other communities, adding an economic benefit to areas they serve.

In support of the Town’s vision to maximize high quality parks and open space and expand opportunities for outdoor enjoyment, the developer is committed to preserving half of the property (15.7 acres) for publicly accessible open space. This area is intended to include passive and/or semi-active recreation uses while preserving and celebrating the natural beauty of the land and minimizing disturbance to the land and vegetation as much as possible. We envision a natural trail system internal to the property with key connections to existing trails, expanding and diversifying the broader public trail network. Open space elements may include nature trails, scenic overlooks, fitness, and “outdoor classroom” educational experiences,. Furthermore, this proposed open space creates additional opportunities for future and existing residents to enjoy mountain views in a natural setting, by offering access to the open space on the property where none exists on the currently privately-held land. The integration of trails and open space as part of the proposed annexation would be a key benefit to existing and future Town residents while strengthening the Town’s “highly accessible and well-distributed” trail and open space system.

The developer is also committing a half-acre of land for commercial/retail use(s), fulfilling the Town’s goal of delivering cohesive neighborhoods with a mix of land uses. The commercial parcel is envisioned as a neighborhood-centric gathering point with opportunity to provide retail services with integration with the proposed open space. The developer is committed to working with local businesses to provide a commercial/retail user that will expand opportunities for existing businesses in the Town and strengthen the Town’s distinct identity. The provision of neighborhood-scale commercial use(s) also responds to the Town’s



key priority of providing opportunities for high quality retail options and expanding the Town's sales tax base.

CONFORMANCE WITH THE 2030 COMPREHENSIVE MASTER PLAN

The 2030 Comprehensive Master Plan features the Land Use Map which establishes general land use patterns and serves to guide growth and development both within Town limits and areas that are currently unincorporated. The subject property is within a "Residential Area" which is "intended to create opportunities for a mix of housing options for Castle Rock residents" while encouraging a range of other compatible uses including neighborhood commercial and open space uses. Residential Areas are expected to accommodate primarily residential uses while encouraging a range of other services and amenities to promote well-integrated and livable communities. Annexation of the subject property would facilitate development that directly supports this intent while promoting logical and orderly growth and development patterns within the Town.

The Town of Castle Rock 2030 Comprehensive Master Plan is organized around four cornerstones supporting an overarching vision to maintain a "world-class community with small-Town character." The proposed annexation supports various elements of each of the four cornerstones and advances many stated goals, policies, and objectives identified within the Plan.

Cornerstone: Distinct Town Identity

The proposed annexation and associated development plan supports the Town of Castle Rock's Distinct Identity by contributing to the "highly accessible and well-distributed system of high-quality parks, recreation facilities, open space and trails." Ultimately, this proposal would seek to dedicate 50% of the property (15.7 acres) to public open space uses which would consist of nature trails, passive recreational activities and/or moderately-active recreation uses. This open space area would make a direct connection to the Town's overall trail network, providing residents with additional opportunities to access high quality open space areas. In keeping with the stated goal of preserving the natural environment and scenic vistas, much of the land envisioned for open space contains interesting topography, vegetation, and scenic views, and any improvements in these areas would seek to minimize disturbance while celebrating the existing and natural beauty of the land.

Urban Moment recognizes the importance and value of preserving the unique natural features which contribute toward the Town of Castle Rock's unique identity, and therefore, will uphold the preservation of the Skyline/Ridgeline requirements which impose a 25-foot building height limit. Furthermore, the YardHome community will consist of homes that are thoughtfully and strategically designed to complement existing residential communities and the natural environment, providing strong visual and architectural integration with surrounding areas.

The developer envisions the commercial/retail component to appeal to locally-based businesses to deliver a neighborhood-focused use that is well integrated with the residential and open space uses. The commercial site would become a gathering point for existing and future residents in an area with limited commercial options. Incorporating the commercial site into the overall plan presents an opportunity to strengthen the Town's unique identity by providing a one-of-a-kind, neighborhood-centric retail use with convenient access to open space and scenic views that are integral to the Town's distinct character.



Cornerstone: Responsible Growth

The proposed annexation and associated development vision demonstrates responsible growth and advances stated goals and policies to ensure logical development patterns that respond to the needs of existing and future Town residents. Annexation of the property would facilitate development that directly supports the following Responsible Growth principles:

Principle: Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner.

This principle more specifically states that the Town may consider whether a request for annexation:

- *Is a logical extension or infill of Town boundaries*

The subject property is contiguous to already incorporated areas and is identified as a “Residential Area” on the Land Use Map within the Town of Castle Rock 2030 Comprehensive Master Plan. Annexation of the property supports the natural and logical expansion of the Town boundaries and associated services and infrastructure. Existing infrastructure is primed to support orderly and responsible growth, avoiding the need for extensive public investments.

- *Has demonstrated a significant benefit to the Town*

The proposed YardHomes community contributes to the provision of “missing middle” housing solutions which are characterized by alternative housing types to fill the gap between traditional fee simple single-family detached lots and for-rent multi-story apartments. The “missing middle” population is comprised of families and individuals who are essential to the function of a community including, teachers, first responders, service workers, essential infrastructure workers, community staff members, etc. which have historically been largely underserved by new housing options. YardHomes provide a significant opportunity for Castle Rock residents to live in close proximity to places of employment, expanding the local workforce and thereby providing an economic benefit to the Town.

As a component of this annexation request, the developer is committed to dedicating 15.7 acres of property (50% of the land area) to public open space uses which may include trails, passive or active recreation areas, and open lands. The developer intends to partner with the Town and the public on the vision for this open space and implement improvements in support of the vision. The provision of this land is a direct public benefit and aligns with the Town’s stated goals of expanding its parks, trails, and open space systems and promoting opportunities for outdoor recreation.

- *Will be provided with adequate urban services*

Urban services are in place or available to serve future development of the property. Development will utilize existing roadway infrastructure, with any public roadway improvements to be financed by the developer. Existing sanitary sewer and water services are available, with any extensions and connections also to be financed by the developer. Upon annexation, Fire and Police services will be provided by the Town of Castle Rock. The area proposed to be annexed is within the Douglas County School District. It is anticipated that



the developer will enter into an agreement with the School District to provide cash-in-lieu of land dedication for school sites to mitigate the impact of development on school facilities. The property is within the Black Hills Energy service area for natural gas distribution and within the CORE Electric Cooperative area for electric service.

- *Is fiscally responsible*

The land proposed for annexation is adjacent to existing incorporated land including N Ridge Road and Plum Creek Parkway which are both improved to the full build-out condition. Existing infrastructure is in place to serve development of the property. For these reasons, annexation and development of the property can be accomplished in a fiscally responsible manner and without the need for extensive public infrastructure. Furthermore, development of the property will facilitate the construction of a sanitary sewer line which will serve future school and commercial development north of the property. Construction of this line will be financed by the Villages at Castle Rock Metropolitan District #9 and demonstrates significant fiscal responsibility through the provision of public infrastructure which will directly support residential, non-residential, and institutional uses in the area.

In addition, the proposed annexation supports further stabilization of the local economy, as a robust supply of housing types appealing to different family sizes and varying incomes expands and diversifies the Town's workforce and employment base. As stated previously, public infrastructure improvements will be financed by the developer and internal private roadways and utilities will be privately maintained, reducing the overall burden of development on the Town.

Finally, annexation of the property would result in the dedication of 15.7 acres of new public open space land to be integrated into the Town's park and recreation system. This land would be reserved as publicly accessible open space at no cost to the Town.

- *Conveys to the Town all water rights appurtenant to the ground at time of annexation*

Upon annexation, the developer agrees to convey water rights to the Town as required by Town ordinances and policies.

- *Secures renewable water to 100 percent of the expected development on the annexed area*

In accordance with Sec. 4.04.045 of the Town code, the property is identified as an "infill property" within the water plan and is therefore exempt from the requirement to provide new renewable water resources. The developer will adhere to applicable Town code requirements as it relates to renewable water resources and associated fees. Specific provisions and requirements related to renewable water resources shall be negotiated and established through the annexation agreement.

Principle: Cohesive neighborhoods, with a mix of land uses, that offer a variety of lifestyle options for Castle Rock residents and meet the short- and long-term needs of the community.

Annexation of the property would provide opportunity for the provision of residential, commercial, and park/open spaces uses in a unified and cohesive manner. By clustering the residential development near existing infrastructure and away from steep grades and vegetation, the proposed uses and development plan minimize land disturbance and are sensitive to surrounding areas, including the built and natural



environment. The proposed development will conform to all provisions of the Town's skyline/ridgeline ordinance, assuring preservation of sensitive views and scenery. Furthermore, with the inclusion of over 15 acres of public open space, the development will offer more opportunities for area residents to access the land, recreate, and enjoy uninterrupted views of the front range.

The proposed YardHome community offers a unique and desirable housing type that does not currently exist in the Town. YardHomes offer the convenience and affordability of apartment living with the look and feel of a single-family home, appealing to a range of lifestyle preferences. YardHomes also appeals to the "missing middle" workforce population which includes first responders, teachers, and other essential community service workers. These families and individuals will have a new, high quality and highly desirable housing option, allowing them to live in close proximity to places of employment, avoiding the need for long commutes from surrounding municipalities. The provision of this unique housing type directly contributes to expanded housing choices for current and future Castle Rock residents, directly supporting short- and long-term housing needs. Furthermore, the provision of 15.7 acres of open space and the integration of supporting commercial/retail uses demonstrate a thoughtful and cohesive development plan that is strategically woven into the fabric of the existing context and adjacent land uses.

Principle: Orderly, cost-effective, equitable and fiscally responsible growth.

Public services are available and in place to serve annexation and development of the property including police and fire services, transportation infrastructure, utilities, and schools. Responsible site development can be achieved by leveraging pre-existing infrastructure, eliminating the need for extensive public investments. The developer will assume responsibility for financing any necessary public improvements associated with future development of the property. Furthermore, annexation of the land will not result in detrimental environmental impacts. Half of the property is intended to be preserved for open space uses with minimal disturbance to the land, and no significant impacts on existing vegetation.

The annexation and development of the property will facilitate the construction of a sanitary sewer line to be financed by the Villages at Castle Rock Metropolitan District #9. This sanitary sewer line will serve planned school and commercial development north of the subject property. This partnership demonstrates fiscal responsibility and orderly growth, and will allow the expansion of residential, non-residential, and institutional uses in the area.

As a component of the annexation request, the developer is committing one-half acre of land for a future neighborhood-scale commercial use, further expanding the Town's sales tax base and offering a unique, community focused business that will be well integrated into existing neighborhoods.

Principle: Infill development that is sensitive to the scale and character of the surrounding neighborhoods.

The proposed annexation would accommodate a thoughtful and unified integration of land uses while placing a high priority on preserving the character of surrounding neighborhoods. Due to existing Skyline/Ridgeline regulations, all structures are limited to a height of 25 feet which will preserve views and minimize visual impacts from adjacent properties. Furthermore, through PD zoning (to be submitted at a future date) the developer is committed to implementing development standards that incorporate appropriate buffers, setbacks, and high-quality architecture and landscaping to further mitigate any potential impacts and ensure an attractive community that is compatible with the scale and character of surrounding neighborhoods. With the provision of 15.7 acres of open space, the development plan



incorporates transitions between proposed and existing land uses while expanding outdoor recreation opportunities.

Principle: Protection and conservation of natural resources, sensitive areas, ridgelines and areas of open space throughout the Town

There are no significant environmentally sensitive areas on the property, and annexation will not result in negative impacts to the natural setting. Much of the existing vegetation on the property will be preserved, and any improvements in the open space area will seek to minimize disturbance to the land. The property lies within a Moderate Skyline/Ridgeline protection area, and the developer commits to adhering to all associated restrictions, including the building height limitation of 25 feet. Annexation would result in a high-quality and low impact development while significantly expanding public open space and preserving the natural beauty of the Town.

Cornerstone: Community Services

The proposed development associated with this annexation request promotes public health and community services through a highly walkable community with convenient access to trails and open space. Through annexation of the property, the developer commits to dedicating 15.7 acres of land for park and open space uses, directly expanding the Town's public open space system, supporting outdoor recreation opportunities, and encouraging healthy lifestyles. This open space would feature trails linking to the broader trail network, providing connections between the proposed community and surrounding neighborhoods.

Cornerstone: Thriving Economy

Annexation of the property supports the Town's goal to provide a self-sufficient community by delivering a mixed-use neighborhood featuring complementary and compatible land uses. The YardHome community delivers a unique housing product, thus furthering the Town's goal of encouraging housing diversity. The proposed units contribute to the mix of housing as the product varies from the surrounding neighborhoods through smaller overall average unit sizes and more shared common spaces. The units will remain naturally more affordable and will therefore provide access to additional housing options for those living and working in Castle Rock. This unique housing product appeals to a range of median income workers (first responders, teachers, community service workers, etc.) which expands the local workforce. A diverse workforce is a positive economic benefit and strengthens the local economy by allowing individuals opportunity to work in close proximity to their homes. This also leads to enabling Town residents to utilize local goods and services rather than those provided in neighboring municipalities, further strengthening the local sales tax base.

Annexation and subsequent development of the property will accommodate the construction of sanitary sewer infrastructure to serve planned non-residential development north of the property. These improvements will activate a school and tax-generating uses and will be financed by the Villages at Castle Rock Metropolitan District #9, demonstrating responsible, orderly, and cost effective growth.

The supporting commercial area will generate taxable revenue while also offering opportunities for neighborhood activity within walking distance, reducing both the reliance on personal vehicles and impact



on roadways. The proposed plan clusters residential development and reduces the overall amount of maintainable infrastructure while also providing significant open space for trails and public outdoor spaces, furthering the Town's goal of responsible, efficient, and cost-effective urban development.

We look forward to working closely with the Town during the review process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Mitch Black".

Mitch Black, PLA
Principal