

**Planned  
Development Plan  
Narrative for  
Alexander Way**

Town of Castle Rock

Douglas County, CO

October 2021



## **ALEXANDER WAY - PRELIMINARY DEVELOPMENT PLAN NARRATIVE -October 2021**

### **I. REQUEST / INTENT**

The purpose of this narrative is to request the rezoning of a parcel of land known as Alexander Way to Planned Development in the Town of Castle Rock. The following narrative describes key characteristics of the Planned Development and compliance with the Town Vision and Comprehensive Plan. Detail is provided in the accompanying PD Zoning Regulations and PD Development Plan and is supported by this narrative.

### **II. LOCATION**

Alexander Way (the Property) is a proposed development northeast of the Home Depot anchored retail center located just east of I-25 and north of Founders Parkway. The Property consists of three parcels totaling 77.96 acres. The two parcels owned by Alexander 455, LLC and Tierra Investors, LLC are proposed for annexation to the Town. The third parcel includes 4.2 acres of the overall total area and was annexed in the Town in 1987 as part of the Maher Ranch PD.

More specifically the property is located in areas of the north one-half of the north one-half of Section 28 owned by Tierra Investors, LLC; and areas in the south one-half of the south one-half of Section 26, Township 7 South, Range 67 West, owned by 455 Alexander, LLC. The site is surrounded by existing development and is a logical extension of residential development primarily given the adjacent uses and existence of utility infrastructure.

A summary of the key considerations and benefits that will accrue to the Town following the approval of this annexation and PD zoning request follows.

### **III. HISTORY AND OVERVIEW**

The Property is the last major land holding in an area of an established Town growth center which began with the Silver Heights subdivision in the 1950s and then greatly expanded over the last 50 years with the construction of the retail center and shops, restaurants, apartments, and townhomes in the area.

The new Montana Vista offices and an 8-acre parcel recently annexed and zoned for 125 apartments and duplexes for seniors 55 and older are located just south of the Property.

Town officials and staff previously supported two development proposals on the southern 35 acres of the Property including a 350,000 square foot data center proposed for Oracle in 2007 and a 200-unit hotel with meeting facilities in 2011. However, there was little support for a 348-unit multi-family concept in 2016. None of these proposed developments came to fruition.

#### **IV. EXISTING CONDITIONS**

The existing conditions of the site are more thoroughly described in the Land Suitability Analysis Report included with the rezoning application. Generally, the topography of the site consists of gently rolling hills with a series of minor ridges and valleys. The proposed neighborhood sits at the base of the steep slope and ridge on the east side of the property which will serve as open space and provide separation between Alexander Way and Diamond Ridge at the top of the slope. The property gently rises in topography from west to east and from south to north. There are no visible creeks or active waterways. Vegetation consists of open grassy areas and shrub areas. Understory Gambel Oak is located on the steeper slopes to be maintained as open space. The designated buildable area was designed in concert with the existing topography and site conditions.

#### **V. DEVELOPMENT VISION AND BENEFITS**

Planned for one (1) dwelling unit per gross acre the Planned Development Plan for the Property (PD Plan) has over twice the acreage yet a fraction of the density of earlier submittals described above. The Plan features a mix of high-quality, low-impact lifestyle choices for residents, including 53 custom homesites 1/2 acre and larger in size and 24 live/work homes near the retail shops, and a pocket park/orchard. Community hiking trails are designed to connect to the expansive Town open space in the neighborhood, now in excess of 135-acres with the recent Metzler family dedication.

In addition to the commitment to high quality community design, covenants, conditions, and restrictions (CC&Rs) will provide for design guidelines and enable a homeowner's association to ensure the continued maintenance and integrity of the neighborhood.

Energy and water efficiency will be key components of the neighborhood. In addition to CC&Rs restrictions for water usage, a Water Efficiency Plan will ensure reduced outdoor water usage demand in both common areas and on private lots through the limitations on turf areas and high-water usage plantings thereby reducing spray irrigation demands.

Approval of the annexation and PD zoning request will provide the Town with clarity and certainty for prime infill property where large-scale development pressures will only continue to grow. The Town can proactively accommodate responsible growth, promote an innovative low-carbon footprint project that is cohesive with its neighbors, and facilitate citizen access to the Town's growing open space and trail network.

The large lot sizes, open space buffers, and differences in elevation on all sides of the proposed neighborhood will limit impacts to the surrounding neighborhoods.

The Town will benefit from \$5M+ in development fee revenue from build-out and the dedication of much of the prominent ridge line to the east, including the 4.2-acre parcel at the top of the ridge, which holds certain development rights received before the Skyline/Ridgeline Ordinance which could have impacted the Diamond Ridge community.

## **VI. INFRASTRUCTURE**

### **A. Water Resources**

The Town will receive 120 +/- acre-feet of Denver Basin water rights underlying the Property, and in addition, the applicant will dedicate 217 acre-feet of separately held, fully decreed Denver Basin water rights to support the Town's long-term strategic water plan.

### **B. Traffic**

Traffic impacts are minimized by the Plan's low-density concept. A 2019 traffic impact analysis (TIA) for the 125-unit senior living project, which shares a similar traffic pattern and traffic count to the Plan, concluded that traffic at build-out would create minimal impacts compared to background conditions. A Traffic Impact Analysis for the proposed neighborhood is included with this rezoning submittal. The analysis provides an update of previous findings for the area.

In addition, the applicant owns a 35-acre parcel to the north which requires access utilizing some of the same traffic intersections as the Plan. That parcel has just been platted to reduce the zoned residential unit count from 89 homes to one (1) home with a barn, which reduces potential traffic counts in the affected area.

### C. Access

Dedicated roadway access to the Property is secured. The Town Attorney's office was instrumental in including a required roadway dedication in the Home Depot plat recorded in 2001. Access to the Property was relocated from a path through what is now Sprouts grocers to Brewer Court east of the retail shops. There is also a recorded easement from Alexander Place through the offsite property on the south to the southern boundary of Alexander Way which provided access to an old homestead site on the Property. Access to the homesites will be from Brewer Court with an internal loop street system and cul-de-sacs built to Town standards and meeting life safety needs. The recorded easement will provide secondary access should Brewer Court be inaccessible.

### D. Utility Services

The Town Water Resources Strategic Master Plan designates the Property as an unincorporated residential enclave that will receive utility services from the Silver Heights Water and Sanitation District (District). On-site utility line requirements are generally the same whether in the Town or in the District, but District water storage and treatment facilities would require upgrades, while Town water facilities would not. The most efficient way to service the Property is to connect to Town water, sewer, and stormwater facilities located adjacent to the Property along Brewer Court and Alexander Place.

Town water and wastewater services can be easily connected to the site. Water service connections are located at Brewer Court, and Alexander Place. The project and connection points are both located within the Town of Castle Rock Blue Zone. There are no additional related water system pressure improvements required for adequate function and capacity of the Town's water system.

The Sanitary Sewer Service connection is located immediately to the south at Brewer Court. The proposed connection will serve the entire neighborhood. The annexation will not require the Town to extend any municipal water or wastewater service lines downstream of the connection.

Storm Drainage for the property is proposed in conformance with current Town of Castle Rock Criteria. The project will include water quality and detention prior to stormwater release into the existing storm sewer system located at Brewer Court and Alexander Place. Stormwater mitigation can be accomplished entirely on site, however there may be an alternative to aggregate stormwater improvements in a shared facility.

## **VII. PARKS, RECREATION, AND OPEN SPACE**

Preliminary designs of the neighborhood provide for approximately 40 percent of the site to be maintained in public and private open space. A pocket park/orchard including a trail head is proposed in the southwest quadrant of the site with Planning Area 1. The pocket park will provide facilities for passive recreation. The trail head is located where easily accessed by vehicles, pedestrians, and bicyclist alike. The trail head also provides easy access to the planned on-site trails and Town of Castle Rock trails off-site. An additional 15-foot wide area is proposed to parallel the existing 15-foot wide parcel along the southern property line, owned by the Town. The total 30-foot wide area is proposed for the expansion of an east west trail corridor along the southern boundary of Alexander Way. Public open space dedication is proposed for Planning Area 3.

Further refinement of the plans for open space and park development will occur during the Site Development Plan application review and approval process. However, it is clear that the park and open space areas, in total, will exceed the Town's dedication requirement, per the Town Code.

## **VIII. COMPLIANCE WITH TOWN OF CASTLE ROCK 2030 COMPREHENSIVE MASTER PLAN AND 2030 VISION AND FOUR CORNERSTONES**

Alexander Way is proposed to further the goals as stated within the Town's Vision Statement of "a world class community that embraces its history and heritage and small-town character" as supported by the Four Cornerstones as follows.

- Alexander Way is in an area with the potential to accommodate growth in a fiscally and environmentally sound manner.
- The design provides for an Infill development that is sensitive to the scale and character of surrounding neighborhoods.
- Adds a neighborhood that maintains the high-quality of life experienced within the Town as a safe, family-friendly community
- Planned open space, parks and trails will enhance the high-quality living area.
- Alexander Way provides a cohesive neighborhood with a mix of land uses including parks and open spaces, large lot single family detached homes, and live/work units that offer a variety of lifestyle options for Castle Rock residents.

- Quality community services to support public health, safety and welfare are readily available given the nearby location of existing Town facilities and services.
- The proposal is designed to protect and enhance the natural environment
- Adequate water is being dedicated to the Town to serve the development. A Water Efficiency Plan will be provided at the time of PD Zoning in addition to Covenants, Conditions and Restrictions that will limit outdoor usages of water thereby maintaining water conservation and long-term water resource programs
- As evidenced by the applicant's history of successful neighborhoods in the Town of Castle Rock, Alexander Way will be another great and high-quality development

Additionally, the Alexander Way annexation and future PD Zoning, Site Development Plan and Platting will meet the principles and policies of the **FOUR CORNERSTONES** as follows:

A. Distinct Town Identity

- The Plan provides a buffered and low density non-urban development edge transition on the Town's more urban area.
- The open space buffer setbacks protect adjacent neighborhoods
- Design Guidelines, described in subsequent applications will provide for high-quality architectural character that is compatible with the surrounding properties.
- The open space and trail connections provide public access to on and off-site trail connectivity and contiguous open spaces.

B. Responsible Growth

- The Plan carefully accommodates the needs of existing and future residents while enhancing the Town's own character and maintaining a distinct identity. It provides quality of life and environmental resources as assets to the Town and its residents.
- Alexander Way is a logical extension of the Town's boundaries and will connect to existing Town infrastructure.
- Town provided community services will not require far-reaching services due to the adjacency to areas currently being served by the Town.

- Alexander Way will provide for high-quality open space areas to accommodate community active and passive recreation, trail linkages, natural buffers, and environmental preservation.
- Trail linkages are envisioned to provide residents community wide access to trails that will allow for enjoyment of passive recreation within the open space.
- In addition, the interconnected trail system will offer an alternative multimodal means of transportation by connecting to the nearby retail center.
- The Town will receive +/- 120 AF of Denver Basin water rights underlying the Property, and in addition, the applicant will dedicate 217 AF of separately held, fully decreed Denver Basin water rights to help support the Town's long-term strategic water plan.

C. Community Services

- The applicant will fund and develop all infrastructure facilities internal to the property as well as partnering with the Town in analyzing potential impacts to the Town's existing infrastructure.
- Payment of impact fees to support community services.
- Participation in Douglas County Schools capital mitigation fund to offset impacts to the school district.

D. Thriving Economy

- Alexander Way is bordered by the Town on the east, south, and southwest, making it a logical extension of the Town and suitable for annexation.
- In addition to the Property's logical geographical fit for annexation and zoning, there are many tangible elements of the Plan that will bring economic benefits to the Town including the live/work units and the high value homes.
- Home construction on the Property will generate a significant amount of fees and revenue from building permits and impact fees.
- The neighborhood will achieve and maintain water conservation and long-term water resource programs.

## **IX. COMPLIANCE WITH TOWN CODES**



The annexation, rezoning, design of the PD Plan, PD Zoning Regulations and the design of the Site Development Plan, Plat and Construction plans will meet the requirements of the Town's Zoning code, general design principles and technical manuals. This will be confirmed by the Town through the Development Review Process.