



7/3/2024

Ms. BrieAnna Simon
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

URBAN MOMENT PLANNED DEVELOPMENT | PROJECT NARRATIVE

Ms. Simon,

On behalf of Urban Moment, we are pleased to submit an application for the Planned Development (PD) 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, the Planned Development Zoning and concurrent Planned Development Plan (PDP) 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. This PD zoning application demonstrates 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.

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.

PD PLAN APPROVAL CRITERIA

As outlined in Section 17.34.030, the proposed PD meets the following criteria for approval:

A. COMMUNITY VISION/LAND USE ENTITLEMENTS

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. The Planned Development of the subject property would facilitate development that directly supports this intent while promoting logical and orderly growth and development patterns within the Town.

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 Planned Development 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.

In regard to design, the proposed PDP seeks to 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.

B. RELATIONSHIP TO SURROUNDING AREA

The proposed Planned Development 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 the proposed PD zoning, 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.

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.

Planned Development 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.



C. CIRCULATION AND CONNECTIVITY

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. Adequate emergency vehicular access is designed throughout the property, and the developer is committed to working with the Fire Department to revise the design as needed.

D. SERVICES, PHASING, AND OFF-SITE IMPACTS

Public services are available and in place to serve Planned Development 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. The property is within the Black Hills Energy service area for natural gas distribution and within the CORE Electric Cooperative area for electric service. Renewable water sources are available or will be secured to serve 100 percent of the anticipated development of the property. Water rights associated with this property will be dedicated to the Town and this development would connect to the Town's existing water infrastructure, which is moving towards utilizing renewable water resources, as identified in the Town's Water Efficiency Master Plan. Furthermore, this development would be subject to a water efficiency plan (WEP), as required by the Town through the future Planned Development Plan application. 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. 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 Planned Development 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.

In addition, the proposed Planned Development 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. 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.

Finally, Planned Development 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.



E. OPEN SPACE, PUBLIC LANDS AND RECREATION AMENITIES

As a component of this Planned Development 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.

The proposed development associated with this Planned Development request promotes public health and community services through a highly walkable community with convenient access to trails and open space. Through Planned Development 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.

F. PRESERVATION OF NATURAL FEATURES

There are no significant environmentally sensitive areas on the property, and Planned Development 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. Planned Development would result in a high-quality and low impact development while significantly expanding public open space and preserving the natural beauty of the Town.

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, which appears to read "Mitch Black".

Mitch Black, PLA
Principal