



Canyons Far South – 1st PDP Amendment

Project Name: Canyons Far South – 1st PDP Amendment

Client: Hines

Date: 01/30/2025

The following narrative is to assist with providing information and background on the 1st proposed administrative amendment to the approved Canyons Far South PDP.

Written Narrative

Canyons Far South is a 409-acre site that is located adjacent to Founders Parkway and 1/4 mile south of Crowfoot Valley Road. In alignment with the 1st Planned Development Plan (PDP) Administrative Amendment, our team is going through the Site Development Plan (SDP) process with the town, which is in for 3rd submittal review currently. In working through the SDP submittal, it was discovered that minor changes to the PDP were needed to ensure consistency with the more detailed SDP plans. As discussed with Town staff, this amendment meets the qualifying factors to be considered a Minor (administrative) Amendment.

Our team is requesting to amend items in the PDP to adjust the Planning Area (PA) boundaries, OSP boundaries, OSD boundaries, and PLD boundaries slightly from what was previously proposed to better conform to the proposed lotting, while increasing designated open space throughout Canyons Far South. Additionally, there have been some minor text changes pertaining to the minimum and maximum lot sizes and paired home setbacks.

Within the amended PDP document, all quantitative and illustrative information has been revised to reflect this update to the Planning Area Boundaries and align with the current Site Development Plans in detail. To go along with this narrative, we have also included two exhibits associated with these proposed amendments which will be further explained in this narrative.

As seen in Exhibit 1: Area Transfers, some of our proposed lotting has encroached slightly over the planning area boundary in a few areas, based on site



grading constraints and minor adjustments to lotting. In this exhibit, we have shown in orange where lotting has encroached outside of the planning area boundaries into open space. To negate the areas of encroachment, we have provided in green where we are planning to give back area to the OSD category, from the four planning areas (PA's.) we have provided the square footage for each encroachment area as well as the proposed trade-off area and we've included these on the tables on the left-hand side of the page of the associated exhibit. Table's 3 and 4 show the difference of where encroachments occur, compared to what we are proposing to give back into OSD space. As seen in the tables, we are proposing a net increase in open space, and the proposed changes to the planning area boundaries are well below the 10% criteria for this proposed minor amendment (See table 4).

Comparatively, Exhibit 2: New Boundary shows the overall adjustments made to the Planning Area Boundary and PLD Boundary with respect to current lotting alignment and area transfer. The tables associated with this exhibit provide final totals for all adjustments made to the planning areas and open space areas, and exactly how this has changed through this amendment.

The changes proposed for the planning area boundaries are well under the 10% threshold, which meets the intent for a minor (administrative) amendment. As discussed with staff this proposed amendment meets the intent as defined in 17.36.010 of the Town of Castle Rock Municipal Code for a minor (administrative) amendment.

In addition to the parcel area changes that correspond to the refined layout, there are also a couple of minor text changes to the PDP document. As requested by staff, the charts on page 2 were revised to include tracking of lot types within the various PA's, ie. paired homes, small lots, medium lots, etc., and to remove the cluster and cottage lots, since they are not being proposed.

Also, with respect to the different lot categories there was previously some overlap between the minimum and maximum lot sizes which led to confusion and difficulty in classifying whether a lot would be considered medium or large, for instance. As discussed with staff, and to clarify this for applications moving forward, the maximum lot sizes have been removed from the PD and the minimum lot sizes have been adjusted to ensure clarity between the different lot categories.

Lastly, in conjunction with this amendment, we are also requesting a slight increase in the allowed number units from the previously approved 474 units, up to 515 units. This request evolved from working with staff throughout the SDP process on different fronts, including the relocation of some lots from north to southeast within the approved planning areas, as well as the introduction of paired home/duplex product to bring more product and price point diversity into the community.



In terms of the overall effect on the planning areas, PAs 1,2 &3 increased in unit count slightly, and PA-4 decreased by one unit. As with the other requests, this is also below the 10% change threshold, equating to an administrative amendment.

The proposed revisions, outlined in the accompanying amendment documents and exhibits, clearly align with the definition and intent of a minor (administrative) amendment to the PDP. These updates, particularly the changes to the planning area and open space boundaries, will expand open space and enhance the overall quality of life for residents. Additionally, the introduction of paired homes into the community mix will provide a larger selection of homes and associated price points, helping to diversify prospective buyers at Canyons Far South. By integrating existing infrastructure, creating interconnected trails and walkways, preserving the current topography and vegetation where possible, and allowing for future growth and adaptability, Canyons Far South will be a development designed to endure and thrive over time.

Please feel free to reach out to our team if there are any further questions or comments. We look forward to collaborating with you on this amendment, which we believe will aid in the processing of future applications on Canyons Far South.

Thank you,

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