

Sky Cliff Development – Preliminary Project Application Narrative

Town of Castle Rock, Colorado

April 27, 2026

Project Overview

Sky Cliff is a proposed mixed-residential, community-oriented development located on approximately 72 acres along State Highway 86 in unincorporated Douglas County. The project is envisioned as a cohesive, master-planned neighborhood that integrates a variety of housing types, thoughtfully designed open space, and specialized residential opportunities serving individuals with intellectual and developmental disabilities (IDD). The development is intended to create an inclusive living environment that supports a diverse population while contributing to the broader housing and community needs of the region.

The Applicant is seeking annexation into the Town of Castle Rock, followed by zoning approval—anticipated as Planned Development (PD)—and subsequent site planning and subdivision platting. The proposed entitlement process is structured to ensure alignment with Town standards, infrastructure planning, and long-term growth objectives, while allowing flexibility to deliver a high-quality, integrated community.

The property is designated for future residential use under the Town’s 2030 Vision and Comprehensive Master Plan and is located within the Town’s established water service boundary. Additionally, the site is identified as an infill area within the Water Resources Strategic Master Plan. As such, the proposed development qualifies as an infill project under both the Comprehensive Master Plan and the Water Dedication Code. Consistent with these policies, the project is exempt from renewable water resource dedication requirements that are typically associated with annexation, as the Town has planned for and incorporated infill development within its long-term water supply and infrastructure framework.

Overall, Sky Cliff represents a strategic and policy-aligned opportunity to extend the Town’s municipal services in a manner that is consistent with adopted planning documents, optimizes existing infrastructure, and advances community objectives related to housing diversity, inclusivity, and responsible growth.

Development Program

The Sky Cliff development is planned as a mixed-residential community that integrates a range of housing types and complementary land uses within a unified master plan. The intent is to create a balanced neighborhood that provides housing diversity, supports varying income levels and household needs, and incorporates specialized residential opportunities in a manner that is fully integrated with the broader community.

The current conceptual plan contemplates approximately 480 residential units distributed across multiple product types. The primary residential component consists of approximately 350 market-rate garden apartment units, which are positioned to provide higher-density housing opportunities within proximity to State Highway 86 and primary access points. These units are intended to serve a broad segment of the community, including workforce households and residents seeking rental housing options within the Town.

In addition to the apartment component, the development includes approximately 100 attached residential units in the form of townhomes or condominium-style housing. These units are designed to support individuals with intellectual and developmental disabilities (IDD), while remaining open to the general market, including seniors and other demographic groups. This approach ensures that the development functions as an integrated residential environment rather than a segregated or institutional use.

A smaller-scale residential component consisting of approximately 30 tiny home units is proposed on approximately three acres within the site. This portion of the development is intended to provide attainable housing options and may serve as an entry-level or transitional housing opportunity for residents, including those within the IDD community. The compact nature of this housing type allows for efficient land utilization while maintaining a neighborhood character through thoughtful site design and shared open space.

The development also incorporates an equine facility that is intended to function as a recreational and therapeutic amenity for residents. This component is envisioned as part of the overall Sky Cliff operations and will provide opportunities for equine-assisted activities, particularly benefiting individuals with IDD, while also serving the broader residential community.

A portion of the site is planned for open space preservation. These areas are intended to protect natural features, provide buffering and transitions between land uses, and offer passive recreational opportunities. The open space network will also support potential trail connections and integration with adjacent regional open space systems.

The mix and arrangement of these components are intended to create a cohesive, well-balanced community that aligns with the Town's goals for housing diversity, quality of life, and responsible growth. The development program will continue to be refined through the entitlement process in response to Town feedback, infrastructure considerations, and detailed site analysis.

Comprehensive Master Plan Consistency

The proposed Sky Cliff development is consistent with the Town of Castle Rock 2030 Vision and Comprehensive Master Plan, including the Future Land Use Plan and associated policy framework that guides growth, annexation, and development decisions.

The subject property is designated as Residential on the Future Land Use Plan Map. This designation is intentionally broad and represents a generalized planning category rather than a specific zoning classification or prescribed density. The Comprehensive Master Plan establishes that land use designations are to be used as a guide for evaluating development proposals based on compatibility, infrastructure availability, and overall community benefit, and anticipates that many areas will accommodate a mix of compatible housing types and residential uses.

The Sky Cliff development aligns with this framework by providing a diverse range of residential product types, including market-rate apartments, townhomes, and smaller-format housing options, all integrated within a cohesive master-planned environment. This mix of housing types supports the Plan's objective of expanding housing diversity and providing opportunities for a wide range of residents, including workforce households, seniors, and individuals with specialized housing needs.

The property is also identified as an infill area, which the Comprehensive Master Plan supports for development, provided that such development is sensitive to surrounding context and incorporates appropriate transitions. The proposed land plan responds to this guidance by organizing higher-density residential uses along State Highway 86, transitioning to lower-density and specialized housing types internally, and incorporating significant open space and buffering elements throughout the site. This approach is consistent with the Plan's emphasis on compatible infill development, thoughtful site design, and mitigation of potential impacts to adjacent properties.

In addition, the project advances several of the Comprehensive Master Plan's core principles and goals, including:

- Responsible Growth: Directing development to areas within the Town's service boundary and planned growth areas
- Housing Diversity and Choice: Providing a range of housing types to meet varying income levels, household sizes, and lifestyle needs
- Quality Community Design: Creating a cohesive neighborhood with integrated open space, pedestrian connectivity, and complementary land uses

- Community Services and Quality of Life: Incorporating amenities and program elements, including open space and therapeutic recreational opportunities, that enhance resident well-being

The Comprehensive Master Plan also recognizes that land use decisions must be coordinated with infrastructure capacity and long-term resource planning, including water supply. As an identified infill property within the Town’s service area, the proposed development is consistent with the Town’s strategy of accommodating growth through efficient use of existing infrastructure systems.

Accordingly, the Sky Cliff development is consistent with both the Future Land Use designation and the broader policy direction of the Comprehensive Master Plan, and represents a logical and well-planned extension of the Town’s residential development pattern.

Water Supply and Infrastructure

The proposed Sky Cliff development has been evaluated for consistency with the Town of Castle Rock’s Water Resources Strategic Master Plan and Water Dedication Code, and is positioned to align with the Town’s long-term infrastructure and water supply planning framework.

The subject property is located within the Town’s established water service boundary and is identified as an infill area within the Water Resources Strategic Master Plan. As such, the project qualifies for the infill exemption under Section 4.04.045(B) of the Water Dedication Code and is therefore not subject to the requirement to provide renewable water resources at the time of annexation. This exemption reflects the Town’s policy of accommodating growth within existing service areas through efficient use of infrastructure, while funding long-term renewable water supply through system-wide planning, rates, and fees.

The property is currently supported by Denver Basin groundwater resources, with approximately 36.2 acre-feet per year identified from the Denver aquifer. As part of the annexation and development process, the Applicant will dedicate all underlying groundwater rights to the Town in accordance with applicable code requirements and will enter into a water dedication agreement. In addition, the development will be subject to applicable system development fees, renewable water resource fees, and other cost recovery mechanisms consistent with the Town’s “growth pays for growth” framework.

While the infill designation exempts the project from providing renewable water resources at annexation, the Applicant acknowledges that additional water supply planning will be required to support the proposed level of development. The project will coordinate with Castle Rock Water to evaluate long-term supply strategies, including potential access to

additional aquifers or participation in regional and system-wide renewable water programs, as necessary.

Municipal water and sanitary sewer service will be provided through the extension of existing Town infrastructure to the site. The Applicant will coordinate with Town engineering staff to determine the appropriate sizing, alignment, and phasing of water and sewer mains, as well as any required off-site improvements necessary to serve the development. All infrastructure will be designed and constructed in accordance with Town standards and integrated into the broader water and wastewater system.

Stormwater management will be addressed in compliance with Town requirements, with an emphasis on integrating drainage facilities into the site's open space network where feasible. The project will evaluate existing drainage patterns, including areas associated with Mitchell Gulch, to ensure that post-development runoff conditions are appropriately managed and that water quality standards are met.

Consistent with the Water Resources Strategic Master Plan, the proposed development represents an efficient use of existing infrastructure and contributes to the Town's long-term strategy of accommodating growth within planned service areas while advancing a transition toward sustainable and renewable water resources over time.

Compatibility and Site Design

The Sky Cliff development has been conceptually designed to ensure compatibility with surrounding land uses while creating a cohesive, high-quality residential environment. The site plan reflects a deliberate organization of land uses, densities, and open space to provide appropriate transitions, minimize potential impacts, and align with the Town's expectations for context-sensitive infill development.

Higher-density residential uses, including the proposed garden apartment component, are positioned along State Highway 86. This placement provides an appropriate transition from the arterial corridor into the interior of the site, while also taking advantage of primary access points and minimizing traffic impacts on internal residential areas. Building orientation, setbacks, and landscape buffering will be further refined to ensure compatibility with adjacent properties and roadway character.

Lower-intensity residential uses, including the townhome/condominium units and tiny home community, are located more centrally within the site. This arrangement creates a graduated transition in density and scale, moving from higher-density uses at the perimeter to more intimate residential environments internally. The smaller-format housing areas are designed to foster a neighborhood character with an emphasis on walkability, shared open space, and community interaction.

The equine facility is situated to provide both physical separation and functional buffering between residential areas and the broader site context. This component serves as a unique amenity while also contributing to the overall spatial organization of the development by introducing a lower-intensity use that complements adjacent open space and reduces potential land use conflicts.

Open space is a defining element of the site design, with several acres preserved and integrated throughout the development. These areas are strategically located to provide buffering along site edges, protect natural features such as Mitchell Gulch, and create a connected network of passive recreational spaces. The open space system also serves as a transition between differing land uses and densities, reinforcing compatibility while enhancing the visual and environmental quality of the project.

The conceptual access plan includes a full-movement, signalized intersection on State Highway 86, which is intended to serve as the primary point of entry to the development. In addition, a secondary right-in/right-out access is proposed along Highway 86 to provide supplemental access and improve traffic distribution. Both access points will require coordination with CDOT and will be subject to detailed traffic analysis and permitting through the State Highway Access Code process. A frontage road along Highway 86, accessed by both access points, will connect to the existing Town of Parker open space parking area.

The internal circulation network is designed to support a safe and pedestrian-oriented environment. Streets and pathways will be configured to reduce vehicle speeds, promote walkability, and provide connectivity between residential areas, open space, and community amenities. Emergency access and service circulation will be incorporated in accordance with Town standards.

Building design, architecture, and landscaping will be developed to ensure a cohesive identity and high-quality appearance throughout the project. Variations in building form, materials, and orientation will be used to create visual interest while maintaining compatibility across different housing types.

Overall, the proposed site design reflects a comprehensive approach to land planning that emphasizes appropriate transitions, integration of uses, and responsiveness to site conditions. The project is intended to meet or exceed the Town's standards for compatibility and design quality, while delivering a distinctive and well-balanced residential community.

Conclusion

The Sky Cliff development represents a thoughtfully planned, policy-aligned opportunity to extend the Town of Castle Rock's municipal services within an identified infill area. The

proposed mix of residential uses, open space, and community-oriented amenities is consistent with the Town’s Comprehensive Master Plan and supports broader objectives related to housing diversity, responsible growth, and quality community design.

The project has been conceptually designed to respond to site conditions, infrastructure considerations, and compatibility with surrounding land uses. Key elements of the plan—including the organization of land uses, integration of open space, and incorporation of specialized residential opportunities—reflect a deliberate and cohesive approach to development that prioritizes both functionality and long-term community benefit.

From an infrastructure and resource perspective, the development aligns with the Town’s Water Resources Strategic Master Plan and Water Dedication Code. As an identified infill property within the Town’s service area, the project is positioned to utilize existing systems efficiently while contributing to long-term water resource planning through applicable dedication requirements, fees, and coordination with Castle Rock Water.

Access to the site has been evaluated in the context of State Highway 86, with a conceptual access strategy that includes a signalized intersection and secondary access point, both subject to CDOT coordination and approval. The Applicant is committed to working collaboratively with CDOT and Town staff to ensure that all transportation improvements are appropriately designed and implemented.

Overall, the Sky Cliff development is intended to deliver a high-quality, integrated residential community that is consistent with adopted Town policies, responsive to infrastructure and environmental considerations, and supportive of the Town’s long-term vision. We look forward to receiving feedback through the Preliminary Project Application process and to continuing coordination with Town staff to refine the plan and advance a successful and well-aligned development.

Best Regards,



Greg Saia
Principal
Colorado Complete Property Development Services