



May 13, 2026

PROJECT NARRATIVE FOR SITE PLAN

Project: Lot 2, Block 1, The Meadows Filing No. 11 – Parcels 8 and 9

PROPERTY OWNER/ APPLICANT INFORMATION

Aspirant Castle Rock, LLC, owns Lot 2, Block 1, The Meadows Filing No. 11 – Parcels 8 and 9, in the Town of Castle Rock, Colorado (Project Site). Roth Lang Engineering Group, LLC is representing the owner for the entitlement of this Project.

PROJECT DESCRIPTION

The Project Site is located in the Meadows Subdivision on the west side of Meadows Blvd, just to the south of the intersection with Painthorse Drive. It is also within the zoning coverage of the Meadows Preliminary Planned Development Site Plan (Meadows 4th Amendment) and the Meadows Planning Development Zoning Regulations Meadows Fourth Amendment). The Proposed use is daycare center.

The Project Site shares a vehicular access point with the Church of Latter-Day Saints, on the north side of the Project Site. Also, surrounding the Project site are single family detached homesites to the west and south and Paintbrush Park, across Meadows Blvd, to the East. The Project Site has been previously approved for an SDP with a daycare center, known as the Learning Experience, with a second, future office/retail use. The landowners have determined this to be a preferred use for the site, however with a different site layout, with the building shifting to the east, and without the second, future office/retail building. Due to these site changes from that of the previously approved SDP, we are proposing a new SDP to be reviewed.

The Project Site is 3.1 +/- acres. The proposed development will include a daycare learning center of approximately 10,000 square feet. In addition to this building, there will also be a playground area of approximately 5,500 square feet. The Project Site will be served by one drive lane which will connect from the Church to the north (via an existing shared access). This drive lane will serve surface parking stalls and a trash enclosure. Further the development will include utility extensions, services and storm drainage conveyance improvements. A large portion of the western side of the project site will remain undeveloped due to the significant grade across the Project Site. The Project site falls about 53 feet from the southwest to the northeast. Due to this, there will be a single retaining wall west of the proposed building with a maximum height of approximately 8.5 feet.

The project does not anticipate any waivers or variances to the existing zoning or design regulations at this time.

ARCHITECTURE

The architecture of the building will remain unchanged from what was shown in the previously approved SDP. The proposed building will match the previous building, only in a different location.

LANDSCAPING

The landscaping design for this project will be developed with the intent of meeting the PD guidelines and Town of Castle Rock governing code for this area.

ACCESS

Pedestrian access to Meadows Blvd. will be provided in the middle of the site. Sidewalk will extend from the right of way connection and wrap around the full perimeter of the building and extend along the front of the playground area.

The vehicular accesses described above will include a full movement access at the north end at Painthorse Dr. (via the shared access connection). A hammerhead turnaround will be provided at the south end of the site.

Except for the addition of public sidewalk connection, the Project does not propose any modifications to Meadows Blvd.

UTILITIES/DRAINAGE

The project will extend a water main and a sanitary sewer main in the new drive lane to provide sanitary effluent conveyance, water service and firefighting flows to the daycare center.

Storm water runoff from the site will be collected by rooftop downspouts, roadway gutter conveyances intercepted by inlets, and landscape area inlets. All of these flows will be piped to the existing storm sewer, which crosses the east side of the Project Site. The existing regional detention pond will provide both stormwater quality mitigation and peak runoff attenuation, with no proposed changes.