

CRYSTAL VALLEY RANCH – Filing 18 – Tract C

Site Development Plan

May 13, 2026

PROJECT NARRATIVE

1. APPLICANT / DESIGN TEAM

Owner/Applicant:

Pinnacle View Development, LLC
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Planner/Landscape Architect:

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Civil Engineer:

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2. SITE DESCRIPTION

The site consists of 4.006 acres of gently rolling terrain in a developing area of the Town of Castle Rock and more generally described as Tract C, Crystal Valley Ranch Filing 18, and lying within the south half of Section 24, Township 8 South, Range 67 West of the 6th PM.

3. REQUEST / INTENT

The Henry Design Group, Inc. on behalf of the property owner, Pinnacle View Development, LLC is requesting approval of a Site Development Plan for the property known as Crystal Valley Filing 18 Tract C. The following narrative describes key characteristics of the Site Development Plan (SDP) and compliance with Vision 2030 and 2030 Comprehensive Master Plan.

4. HISTORY AND OVERVIEW

The property is within PA-7 of the Preliminary PD and Zoning regulations, Amendment 6 dated 10-12-2011. The PDP Amendment provided four acres within PA-7 zoned C-1. The C-1 zoning standards allow for a variety of retail and commercial uses, single family, and multi-family dwellings.

5. SITE DEVELOPMENT PLAN

The four-acre site is proposed for one (1) single family detached home, 28 single family attached units and a commercial building containing one (1) commercial space.

One (1) residential single family detached home will include two parking spaces in the detached garage and two parking spaces in the driveway for a total of 4 parking spaces for the single family home.

Attached single family units are in a building configuration of two homes in a structure. Each unit has a one (1) car front loading garage with a 20-foot-deep driveway accessing the private street providing two (2) on-site parking spaces for each home. An additional ten (10) on-street parking spaces will be provided for guests. Each home has outdoor living spaces in both the front and rear yards.

The commercial building is 2057 square feet for one (1) commercial space. The commercial space will include an 943-square-foot outdoor patio. Thirty (30) off street surface parking spaces are provided for use by visitors to the commercial space.

6. COMPLIANCE WITH TOWN OF CASTLE ROCK 2030 VISION AND COMPREHENSIVE MASTER PLAN

Crystal Valley Ranch Filing 18 Tract C (Tract C) is proposed to further the goals of the Town's 2030 Vision Statement which states "the Town of Castle Rock is a world class community that embraces its history and heritage and small-town character" as supported by the Four Cornerstones as follows.

- Crystal Valley Ranch (CVR) is an established community primarily consisting of single-family homes. Tract C provides for a different housing type and neighborhood commercial uses in the heart of the CVR neighborhood but adjacent to an arterial street which can handle the traffic.
- Tract C is in an area with the potential to accommodate growth in a fiscally and environmentally sound manner given surrounding existing development.
- The design provides for an Infill development that is sensitive to the scale and character of surrounding neighborhoods.
- Tract C adds a neighborhood that maintains the high-quality of life experienced within the Town as a safe, family-friendly community. The development will act as a gathering place for residents and visitors to the commercial space with the activated outdoor space adjacent to the commercial building.
- Quality community services to support public health, safety and welfare are readily available given the nearby location of existing Town facilities and services.
- As evidenced by the applicant's history of successful neighborhoods in CVR and the Town of Castle Rock, Tract C will be another unique high-quality development.

FOUR CORNERSTONES as follows:

A. Distinct Town Identity

- The Site Development Plan provides a more urban development in an appropriate location at the corner of Loop Road and Crystal Valley Parkway.
- The open space buffer setbacks protect adjacent neighborhoods.
- The high-quality architectural character is compatible with the surrounding properties.
- Walk connections to the adjacent neighborhood and within Tract C provide public access to on-site and off-site sidewalks and Rhyolite Park to the northwest.

B. Responsible Growth

- Tract C is within the established CVR neighborhood where development has occurred and will continue to occur. As such the development of the Tract C neighborhood can easily connect to existing Town infrastructure.
- Town provided community services will not require far-reaching access due to the adjacency to areas currently being served by the Town.

- Tract C is proposed as a housing type not currently available in CVR. The homes will meet the needs of various demographics within CVR and the Town of Castle Rock.
- The Tract C commercial use is proposed in the heart of CVR. The commercial spaces will provide unique gathering spaces or workspace for nearby residents.
- The Plan is designed to carefully accommodate the needs of existing and future residents while enhancing the Town's own character and maintaining a distinct identity in compliance with the character and identity of CVR and the Town.

C. Community Services

- The applicant will design, fund, and develop all infrastructure facilities internal to the property. On and off site services needed to serve the site were analyzed with CVR PD Amendment 6 which permits greater residential densities and more commercial than what is proposed.
- The applicant will pay impact fees to support community services.
- The applicant has participated in Douglas County Schools capital mitigation fund to offset impacts to the school district.
- Recreational opportunities are available in Rhyolite Park northwest of the site.

D. Thriving Economy

- The Tract C attached single family units will bring a different type of home ownership not currently available within CVR. The homes will be attractive to homeowners wanting less area to maintain than a single-family home in CVR. Tract C offers the opportunity to move and downsize from their current single-family home within CVR and staying within CVR while keeping the fees and revenues within the Town.
- The commercial use will provide tax revenues which benefit the Town and contribute to a thriving economy.

7. COMPLIANCE WITH TOWN CODES

The design of the Site Development Plan and future Plat and Construction plans will meet the requirements of the Town Code, general design principles and technical manuals. This will be confirmed by the Town through the Development Review Process.

8. INFRASTRUCTURE

A. Water and Wastewater

Domestic water service will be provided via an 8" looped waterline constructed through the site. The 8" waterline will connect to existing waterline stubs in Magwitch Drive on the south and Dawkins Drive on the northeast. Sanitary sewer service is provided to the site via the connection to an existing 8" sanitary sewer stub in Dawkins Drive. The Sanitary sewer will be extended through the site to provide service connections for all buildings.

B. Drainage

Stormwater runoff for the majority of the site will be captured by the storm sewer system that is proposed to be extended through the northern portion of the site and connect to an existing manhole at the northwest corner. Adequate storm sewer piping exists from the connection manhole to Pond 512. A capacity analysis for this site was completed with the overall drainage report for Filing 18.

C. Access

Primary access to the site will be via a private drive from Magwitch Drive which connects to Loop Road. A secondary emergency access is proposed to Dawkins Drive in the northeast area of the site. No vehicular access is planned to Crystal Valley Parkway. Pedestrian access is proposed to connect to the adjacent neighborhoods as well as Rhyolite Park.