

**Site Development
Plan
Narrative for
Soleana**

Town of Castle Rock

Douglas County, CO

February 2024

SOLEANA - SITE DEVELOPMENT PLAN NARRATIVE - February 2024

I. REQUEST / INTENT

The Henry Design Group, Inc. on behalf of the property owner, Tierra Investors, LLC and Alexander 455, LLC is requesting approval of a Site Development Plan for the property known as Soleana. The following narrative describes key characteristics of the Site Development Plan (SDP) and compliance with the Town 2030 Vision and Comprehensive Plan.

II. LOCATION

Soleana (the Property) is a proposed development northeast of the Home Depot anchored retail center located just east of I-25 and north of Founders Parkway. The Property consists of three parcels totaling 77.96 acres. The two parcels owned by Alexander 455, LLC and Tierra Investors, LLC, are proposed for annexation to the Town. The third parcel includes 4.2 acres of the overall total area and was annexed in the Town in 1987 as part of the Maher Ranch PD.

More specifically the property is located in areas of the north one-half of the north one-half of Section 28 owned by Tierra Investors, LLC; and areas in the south one-half of the south one-half of Section 26, Township 7 South, Range 67 West, owned by 455 Alexander, LLC. The site is surrounded by existing development and is a logical extension of residential development primarily given the adjacent uses and existence of utility infrastructure.

III. HISTORY AND OVERVIEW

The Property is the last major land holding in an area of an established Town growth center which began with the Silver Heights subdivision in the 1950s and then greatly expanded over the last 50 years with the construction of the retail center and shops, restaurants, apartments, and townhomes in the area.

The Montana Vista offices and an 8-acre parcel recently annexed and zoned for 125 apartments and duplexes for seniors 55 and older are located just south of the Property.

IV. EXISTING CONDITIONS

The existing conditions of the site are more thoroughly described in the Land Suitability Analysis Report included with the rezoning application. Generally, the topography of the designated buildable areas of the site consists of gently

rolling hills with a series of minor ridges and valleys. The proposed neighborhood sits at the base of the steep slope and ridge on the east side of the property which will serve as open space and provide separation between Soleana and Diamond Ridge at the top of the slope. The property gently rises in topography from west to east and from south to north. There are no visible creeks or active waterways. Vegetation consists of open grassy areas and shrub areas. Understory Gambel Oak is located on the steeper slopes to be maintained as open space. The designated buildable area was designed in concert with the existing topography and site conditions.

V. DEVELOPMENT VISION AND BENEFITS

At one (1) dwelling unit per gross acre the Planned Development Plan for the Property (PD Plan) features a mix of high-quality, low-impact lifestyle choices for residents, including 55 custom homesites 1/2 acre and larger, 22 live/work homes near the retail shops, and a pocket park. Community hiking trails are designed to connect to the expansive Town open space in the neighborhood, now in excess of 135-acres with the recent Metzler family dedication.

In addition to the commitment to high quality community design, covenants, conditions, and restrictions (CC&Rs) will provide for design guidelines and enable a homeowner's association to ensure the continued maintenance and integrity of the neighborhood.

Compliance with the Town's Landscape and Irrigation Criteria Manual will ensure reduced outdoor water usage demand in both common areas and on private lots through the limitations on turf areas and high-water usage plantings thereby reducing spray irrigation demands.

Approval of the Site Development Plan is the next step in furthering the intent for the neighborhood established with the Planned Development Plan. The Site Development Plan will provide the Town with clarity and certainty for prime infill property where large-scale development pressures will only continue to grow. The Town can proactively accommodate responsible growth, promote an innovative low-carbon footprint project that is cohesive with its neighbors, and facilitate citizen access to the Town's growing open space and trail network.

The large lot sizes, open space buffers, and differences in elevation on all sides of the proposed neighborhood will limit impacts to the surrounding neighborhoods.

The Town will benefit from extensive development fee revenue from build-out and the dedication of much of the prominent ridge line to the east, including the 4.2-acre parcel at the top of the ridge, which holds certain development rights received before the Skyline/Ridgeline Ordinance which could have impacted the Diamond Ridge community.

VI. INFRASTRUCTURE

A. Water Resources

The Applicant will convey all Denver Basin water rights underlying the Property, and a large amount of separately held, fully decreed Denver Basin water rights, together several times that required for the development, to support the Town's long-term strategic water plan.

B. Access

Dedicated roadway access to the Property was secured with the recording of the Home Depot plat in 2001 when the then-existing access was relocated from an easement running through what is now Sprouts Grocers to Brewer Court at the east end of the retail shops. There is also a recorded easement from Alexander Place roadway through an adjacent property to the southern boundary of Soleana. The main access to the homesites will be from Brewer Court with an internal loop street system and cul-de-sacs built to Town standards and meeting life safety needs.

C. Utility Services

Town water and wastewater services are readily available at Brewer Court and Alexander Place. Water services are within the Town of Castle Rock Blue Zone, which has the capacity to service the Property.

The sanitary sewer service connection is located immediately to the south in Brewer Court and can serve the entire neighborhood water or wastewater service lines downstream of the connection.

Storm drainage for the Property is proposed in conformance with current Town of Castle Rock Criteria. The project will include water quality and detention prior to stormwater release into the existing storm sewer system located at Brewer Court and Alexander Place. These facilities will likely be shared with future development to the south and east to more effectively aggregate stormwater improvement needs in the neighborhood. A small stormwater

detention facility is also proposed in the northwest corner of the Property to capture and treat project flows.

VII. PARKS, RECREATION, AND OPEN SPACE

The design of the neighborhood provides for approximately 40 percent of the site to be maintained in public and private open space, including a pocket park is proposed along the southern boundary of the site. Plans for the pocket park are not provided at this time as it is anticipated this park could provide shared amenities for Soleana and the future development to the south within the Cooper-Hook and Martinez parcels. The intent is to provide a master plan and program for parks, trails, and open space amenities for these properties. A 10-foot-wide easement along a portion of the south property line of the Property is proposed to parallel an existing 15-foot-wide strip along that same property line owned by the Town. The total 25-foot-wide area is proposed for an east-west trail corridor that could connect to the Town's extensive public trail system in that area. The 31.25 acres along the eastern property area between Soleana and Diamond Ridge is proposed for public open space dedication to the Town.

VIII. COMPLIANCE WITH TOWN OF CASTLE ROCK 2030 COMPREHENSIVE MASTER PLAN AND 2030 VISION AND FOUR CORNERSTONES

Soleana is designed to further the goals as stated within the Town's Vision Statement of "a world class community that embraces its history and heritage and small-town character" as supported by the Four Cornerstones as follows:

- Accommodate growth in a fiscally and environmentally sound manner.
- Provide an infill community that is sensitive to the scale and character of surrounding neighborhoods.
- Foster a high quality-of-life experience within the Town in a safe, family-friendly community.
- Implement approved plans for open space, parks and trails that will enhance a high-quality lifestyle for Town residents.
- Offer a cohesive neighborhood with a mix of land uses including parks and open spaces, large-lot single-family detached homes, and live/work units that offer a variety of lifestyle options for Castle Rock residents.
- Connect to existing nearby Town facilities to ensure quality community services to support public health, safety, and welfare for Town residents.
- Protect and enhance the natural environment through well thought-out design and planning concepts.

Dedicate adequate water to the Town to serve the development. Ensure community CC&R's support the Town's Landscape and Irrigation criteria to limit outdoor usages of water and maintain the Town water conservation and long-term water resource programs.

- As evidenced by Applicant's long history of successful neighborhoods in the Town of Castle Rock, develop Soleana as another great high-quality community.

Additionally, the Soleana Site Development Plan and Platting will meet the principles and policies of the **FOUR CORNERSTONES** as follows:

A. Distinct Town Identity

- The Plan provides a buffered and low density non-urban development edge transition on the Town's more urban area.
- The open space buffer setbacks protect adjacent neighborhoods.
- Future design guidelines will promote high-quality architectural character compatible with surrounding properties.
- The open space and trail connections provide public access to on and off-site trail connectivity and contiguous open spaces.

B. Responsible Growth

- The Plan carefully accommodates the needs of existing and future residents, enhances the Town's character, and maintains its distinct identity, and provides quality of life and environmental resources to the Town and its residents.
- Soleana is a logical extension of the Town's boundaries and will connect to existing Town infrastructure.
- Town provided community services are adjacent to areas currently being served by the Town.
- Soleana will provide high-quality open space areas to accommodate community active and passive recreation, trail linkages, natural buffers, and environmental preservation.
- Trail linkages will provide access to community trails that will allow for enjoyment of passive recreation within the open space.
- The interconnected trail system will offer an alternative multimodal means of transportation of accessing the nearby retail center.

- The Town will receive all Denver Basin water rights underlying the Property, and the Applicant will dedicate substantial amounts of separately held, fully decreed Denver Basin water rights to help support the Town’s long-term strategic water plan.

C. Community Services

- The Applicant will fund and develop all infrastructure facilities internal to the Property and partner with the Town in help address potential impacts to the Town’s existing infrastructure.
- Payment of impact fees to support community services.
- Participation in Douglas County Schools capital mitigation fund to offset impacts to the school district.

D. Thriving Economy

- Soleana is bordered by the Town on the east, south, and southwest, making it a logical extension of the Town.
- The Property’s logical geographical fit and many tangible elements of the Plan include the live/work units and the large-lot single family high-value homes.
- Home construction on the Property will generate significant building permits and impact fee revenue.
- The neighborhood will achieve and maintain water conservation and long-term water resource programs.

IX. COMPLIANCE WITH TOWN CODES

The Site Development Plan, Plat and Construction plans will meet the requirements of the Alexander Way PD Plan and PD Zoning regulations, the Town’s Zoning code, general design principles and technical manuals as confirmed by the Town through the Development Review Process.

V. VARIANCES

A limited application variance is requested to allow for a sidewalk on only one side of a street when bordered by open space on the other side of the street. This occurs in certain areas along Brewer Court and in certain single family large-lot areas. All public street rights-of-way will remain 45-foot wide in accordance with Town regulations.