

CRYSTAL VALLEY RANCH – Filing 14, Amendment No. 1

Site Development Plan

January 28, 2026

PROJECT NARRATIVE

1. APPLICANT / DESIGN TEAM

Owner/Applicant:

CVR PA3A LLC
Gregory W. Brown
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(303)870-6300

Planner/Landscape Architect:

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Civil Engineer:

Legacy Consulting Engineers
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Surveyor:

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2. SITE DESCRIPTION

The site consists of 21.1 acres of gently rolling terrain in a developing area of the Town of Castle Rock and more generally described as Filing 14 Amendment No. 1, and lying within a portion of Section 24, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Roc, County of Douglas, State of Colorado.

3. REQUEST / INTENT

The Henry Design Group, Inc. and Legacy Consulting Engineers on behalf of the property owner, CVR PA3A, LLC, is requesting approval of a Site Development Plan for the property known as Crystal Valley Filing 14, Amendment No. 1. The following narrative describes key characteristics of the Site Development Plan (SDP) and compliance with the Town 2030 Vision and Comprehensive Plan.

4. HISTORY AND OVERVIEW

The property is within P.A. 3-A and is zoned R-MF-24 of the Crystal Valley Ranch ("CVR") Planned Development Amendment No. 7. PDP Amendment No. 7 was initiated by the Town of Castle Rock at the time the Douglas County RE-1 School District determined the site was surplus and a school would never use the site. The zoning of the western 45' strip was approved by the Town of Castle Rock Town Council in Oct 21st of 2025. The neighborhood will be a logical extension of Filing 14 to the east with similar lot sizes and shared access.

5. SITE DEVELOPMENT PLAN

The 21.1-acre site is proposed for a total of 112 single family detached lots; however, the zoning permits a total of 127 dwelling units. The gross density of the proposal is 5.31 dwelling units per acre which is in compliance with existing and recently approved zoning. The lots are generally an average of 4,490 square feet. The homes will be front loading from the adjacent public street and will have a two-car attached garage with a two-car wide driveway apron adequate to accommodate two additional parking spaces. The homebuilder will ultimately determine the home sizes.

Primary access to the site will be from Crystal Valley Parkway at Snow Goose Road. Secondary access will be from Fabled Oaks Drive which also intersects with Crystal

Valley Parkway at the south end of Rhyolite Regional Park. The homes are served by a public loop street and two cul-de-sacs.

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

Crystal Valley Ranch Filing 14, Amendment No. 1 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 is an established community primarily consisting of single-family homes. Filing 14, Amendment No.1 provides single-family homes which are compatible with the surrounding neighborhoods.
- Filing 14, Amendment No. 1 is in an area with the potential to accommodate growth in a fiscally and environmentally sound manner.
- The design provides for an Infill development that is sensitive to the scale and character of surrounding neighborhoods.
- Filing 14, Amendment No. 1 adds a neighborhood that maintains the high-quality of life experienced within the Town as a safe, family-friendly community.
- 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, Filing 14, Amendment No. 1 will be another great, high-quality development

FOUR CORNERSTONES as follows:

A. Distinct Town Identity

- The Site Development Plan maintains the character of CVR.
- The open space buffer setbacks protect adjacent neighborhoods
- High-quality architectural character will be similar to what is provided within the CVR Community.
- Walk connection within Filing 14, Amendment No. 1 will maintain public access to on-site and off-site sidewalks and Rhyolite Park to the west.

B. Responsible Growth

- Filing 14, Amendment No. 1 is within the established CVR neighborhood where development has occurred and will continue to occur. As such the development of Filing 14, Amendment No. 1 neighborhood will connect to existing Town infrastructure.
- Town provided community services will not require far-reaching services due to the adjacency to areas currently being served by the Town.
- The Plan carefully accommodates 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 as well as partnering with the Town in analyzing potential impacts to the Town's existing infrastructure.
- 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

- Filing 14, Amendment No. 1 provides additional housing that has been very successful as Crystal Valley Ranch has historically been a very desirable community in which to live.
- Permit and impact fees will add significant monies to the Town's general fund contributing to the Town's ability to provide services for its residents.

7. NEIGHBORHOOD BENEFITS, IMPACTS AND MITIGATION

The benefit of the neighborhood is provided primarily by the proposal of the same land use of single family detached homes on similar lot sizes. The impacts of development of CVR Filing 14, Amendment No. 1 have been substantially reduced by the Memorandum of Understanding (“MOU”) passed by the Town Council on Oct 21st, 2025. This MOU provided for moving the site plan approximately 45-feet to the west. As a result, an extra buffer of nearly two (2) acres will be added to the east side of the neighborhood adjacent to the existing CVR Filing 14. In addition to the site plan moving west 45-feet, other mitigation measures include a change in elevation and a greater distance between the two neighborhoods. These two physical features along with the positioning of the home sites which will side on the buffer, thereby creating fewer home sites along the eastern edge of the neighborhood, aid in providing sensitive transition between the two parcels.

8. 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.

9. INFRASTRUCTURE

Infrastructure adequacy is summarized as follows:

- A. Roads/Access - Road connections have been stubbed to the property boundaries and provide ready access to roads designed to handle the traffic generated by this neighborhood.
- B. Drainage - The existing Regional Detention Pond 512 was designed to handle the additional runoff generated by this neighborhood.
- C. Water - The existing 8" water lines are suitable for this neighborhood and are stubbed at two locations at the property boundary of this neighborhood. The water pressure in these lines is adequate to serve the development.
- D. Sanitary - The existing 8" sanitary sewer lines are suitable for this neighborhood and are stubbed at two locations at the property boundary of the neighborhood. These lines have adequate capacity to serve this development.
- E. Electric - CORE Electric has indicated there is adequate capacity in the electric system adjacent to this site to serve the needs of this neighborhood.
- F. Natural Gas - Black Hills Energy has indicated there is adequate capacity in the natural gas system adjacent to this site to serve the needs of this neighborhood.

10. VARIANCES

The site plan design that was negotiated and specifically presented in the aforementioned MOU has one location that will require a variance. The transition of Snow Goose Rd from a Collector street classification to a Local street classification will occur through a knuckle rather than through a more typical roundabout or "T" intersection.