

PROJECT NARRATIVE

Site Development Plan (SDP)

Clocktower Family Dental

852 Maleta Lane, Castle Rock, Colorado 80108

Lot 4-C, Metzler Ranch Filing No. 3, 2nd Amendment

Introduction

Clocktower Family Dental is a family-owned local practice located in the Castle Rock community. As the practice prepares to relocate from its current location at 718 Maleta Ln, Ste 101, adjacent to the new site, the move marks an exciting new chapter for both the business and its patients. The new, modern facility at 852 Maleta Lane will enable Clocktower Family Dental to expand its services, create additional employment opportunities for local residents, and deliver an enhanced customer experience through upgraded amenities and a thoughtfully designed environment. This transition not only supports the growth of a trusted local business but also contributes positively to the well-being of the surrounding community.

1. Compliance

The proposed Site Development Plan for 852 Maleta Lane is fully aligned with the Town of Castle Rock's Vision 2030 and the 2030 Comprehensive Master Plan. The project represents responsible growth by utilizing an existing infill parcel.

The property is zoned Planned Development (PD) – Metzler Ranch, which establishes several commercial use areas intended for retail, office, medical, and service-oriented uses. A dental office is allowed to use within this PD, and the proposed development fits within the permitted commercial and professional service categories. The site layout, building design, and operational characteristics are consistent with the intent of the PD to create a cohesive, service-focused commercial environment.

The design approach follows the Town's general design principles and technical manuals by incorporating high-quality architectural materials, articulated building massing, and a site layout that supports safe pedestrian and vehicular traffic.

2. Impacts

The proposed development provides meaningful benefits to the surrounding area and to the Town of Castle Rock as a whole. By developing an underutilized parcel within an existing commercial corridor, the project strengthens the economics and enhances the availability of services to nearby residents and businesses. The project introduces a modern commercial facility that improves the visual quality of the site.

Impacts on surrounding properties are expected to be minimal. Traffic generated by a dental office is modest and fits comfortably within the capacity of the existing roadway network. Lighting is designed with fully shielded fixtures to prevent glare onto adjacent properties, and the site layout incorporates landscape buffers that soften views of the building and parking areas. Operational impacts such as noise or deliveries are limited in scale and consistent with the commercial nature of the area.

3. Infrastructure

The property is served by the Town of Castle Rock Water system, which provides both potable water and wastewater service to the property. The project's anticipated water demand is consistent with typical commercial and medical office uses and falls well within the capacity of the existing distribution system. Water and Wastewater will be serviced through existing mains located within the private R.O.W. of Maleta Lane, and all service connections, meter sizing, and fire protection requirements will be coordinated directly with Castle Rock Water during the development review and permitting process.

Electric service will be provided by CORE Electric Cooperative, which maintains existing distribution infrastructure along the private R.O.W. of Maleta Lane and within the surrounding commercial district. The anticipated electrical demand for a dental office is well within the capacity of the existing system, and final service sizing, transformer placement, and connection details will be coordinated directly with CORE during the development review and permitting process.

Natural gas service is available through Xcel Energy, which provides gas distribution throughout this portion of Castle Rock. The project's gas requirements are typical for a small medical or professional office building and can be accommodated through existing mains in the area. Service routing, meter placement, and any required extensions will be coordinated with Xcel to ensure compliance with their standards and to maintain safe, efficient delivery

Access to the site is provided directly from the private R.O.W. of Maleta Lane, an existing public roadway that already serves a mix of commercial uses within the Metzler Ranch area and has more than enough capacity for the modest traffic generated by a dental office. The driveway connection is positioned to maintain safe distances and follow the established access pattern along the corridor.

A sight-distance easement exists along the frontage of the property along Allen St, and while a portion of the proposed building footprint encroaches into this easement area, the required sight-distance line from the intersection of Maleta Lane and Allen Street remains fully compliant with the Town's design and safety standards. As confirmed during the

pre-application meeting, the Town noted that the sight-distance easement may be adjusted if needed to reflect the actual, compliant sight-line geometry. Based on current measurements and the proposed site layout, the project maintains the necessary visibility for approaching vehicles.

4. Variances

No variances