



May 8, 2026

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Re: Pine Canyon Planned Development

Please find below the required project narrative for the application of Pine Canyon Site Plan Development for Filing 1 which includes Planning Areas 2 & 3 of the Pine Canyon PD. The following narrative describes key characteristics of our site development plan for the Property, and compliance with the Town's 2030 Vision and Comprehensive Master Plan. The narrative also begins to outline the significant public benefits that will come from the realization of the conceptual development plan (the "Plan"). The Site Development Plan includes 64.8 acres with 133 single family lots and approximately 29 acres of parks & open space.

PROJECT INTRODUCTION

Location

The Property is located generally adjacent to the north-central areas of Castle Rock, adjacent to Founders Parkway near the intersections of Rising Sun Dr. and Crimson Sky Dr. Specifically, the Property is located in southeast quarter of Section 36, Township 7 south, Range 67 west of the Sixth Principal Meridian and the northeast quarter of Section 1, Township 8 south, Range 67 west of the Sixth Principal Meridian.

The Property is mostly bordered by other properties in the Town's jurisdiction, including Woodlands & Escavera neighborhoods to the South and the Terrain master planned community to the East. To the North, the property is bordered by a separate, large, agricultural parcel which is in Unincorporated Douglas County.

All these existing land uses around the Property have been thoroughly analyzed by the owners and their team, and the Plan has been crafted to seamlessly mirror and integrate with them.

Existing Conditions

The site lies on the most Eastern portion of the Pine Canyon PD. It mainly consists of grasslands and has been used for grazing purposes. There are existing large easements consisting of overhead powerlines and a gas line that lie on the eastern portion of the site.

Residential Planning Areas

The Site Development Plan for Filing 1 includes Planning Areas 2 & 3. The acreage for Planning Area 2 is 14.3 acres with 48 single family detached lots and a density of 3.4 du/ac. The PD planned for 50 SFD lots at a density of 3.5 du/ac. The acreage for Planning Area 3 is 21.8 acres with 85 single family detached lots and a density of 3.9 du/ac. The PD planned for 95 SFD lots at a density of 4.3 du/ac.

Transportation

The roadway network will create access into the site from Rising Sun Dr. as the main entry into the neighborhood. With a secondary access coming from the north as an extension of Crimson Sun Dr. Eventually Crimson Sun Drive will become the main access for the East & West connection across the entire Pine Canyon PD. Pine Canyon anticipates providing both monetary and physical road improvements to multiple, various roadways, as determined in the Traffic Impact Study and coordinated with government agencies through the review process, at timings specified in the Traffic Impact Study.

Natural Resources

Another priority in planning has been preserving, maintaining, and improving Pine Canyon's beautiful, unique natural resources. This portion of the development takes advantage of the stunning Rocky Mountain views with central park and overlook pavilion. This feature is located as one enters into the community from Rising Sun Dr.

RELATION TO EXISTING AND ADJACENT LAND USES

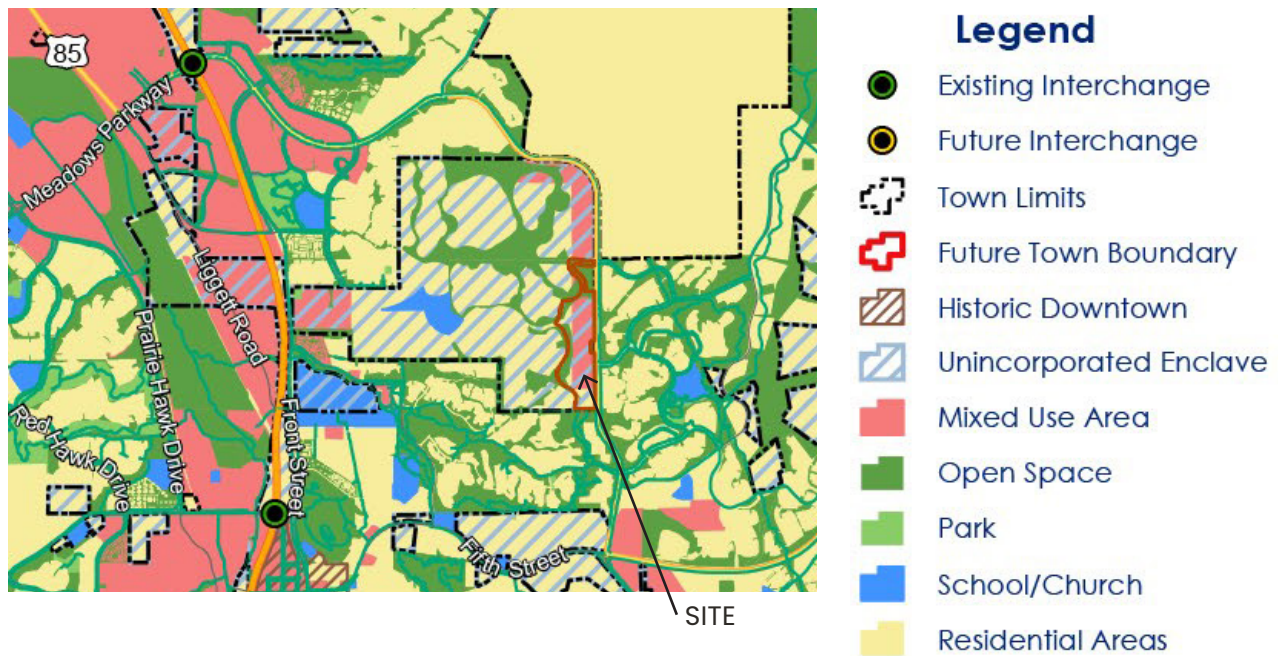
The community remains committed to maintaining the minimum 75-foot buffer along the southern boundary to provide an appropriate transition to adjacent existing land uses. The properties adjacent to the southern boundary consist of open space tracts within the Woodland community. Additionally, no residential lots are located within 300 feet of the property line; therefore, the community is not required to match or exceed the lot size commitment for existing adjacent Single-Family Dwelling Units along the southern boundary, as outlined in the PD.

TOWN OF CASTLE ROCK FUTURE LAND USE PLAN

This area does differ from the FLUP's mixed-use designation along Founder's Parkway; however, through the Pine Canyon PD approval process, it was determined that the area is better suited for residential uses that are consistent with the adjacent neighborhoods.

PROJECT COMPLIANCE

Included in this General Intent statement is an analysis of how this proposal meets the criteria outlined in the Town of Castle Rock 2030 Comprehensive Master Plan (CMP). The [BLUE TEXT](#) is taken directly from the CMP.



I. Distinct Town Identity

- A. PRINCIPLE ID-2: A community comprised of master planned developments, small scale neighborhoods and historic areas that convey a unique identity within the larger Town character.
1. ID-2.1: MASTER PLANNED DEVELOPMENTS: Encourage development of master planned communities that offer a diversity of housing options, mixed use development, transition zones, trail connections, open space buffers and community services and amenities. Apply Town design guidelines where appropriate, and coordinate location of public facilities such as schools or libraries, regional park sites and transit facilities. Coordinate regional and local transportation networks to ensure safe and reliable commuter routes.

COMPLIANCE: The approved Pine Canyon PD is a thoughtfully planned and integrated community that promotes a unique identity within the Town of Castle Rock. This particular neighborhood creates a distinctive placemaking feature through an entry sequence that culminates at an active park space and overlook pavilion.

At the forefront of the community, a split-rail fence with stone columns reflects the historic ranch character of the land. The entry sequence then transitions to a “faux” bridge crossing, emphasizing the arrival into the neighborhood. Serpentine rock walls, inspired by the existing Escavera neighborhood, weave through the landscape of native grasslands, evergreen clusters, and native plantings.

The sequence ultimately terminates at the neighborhood entry monument, pocket park, and future overlook pavilion. The entry monument resembles a ranch brand and references the historic Pine Canyon Ranch identity. The pocket park includes a

natural play area with wood and rock play features, a larger turf play area, shade shelters with seating and picnic areas, and a serpentine trail that winds through the natural open space and connects to the overlook pavilion. The overlook pavilion is designed to highlight views of the Rocky Mountains.

Throughout the neighborhood, an extensive trail system is integrated within the open space network, connecting the entire community. The pocket park and overlook pavilion were not included in the original parks planned as part of the PD and therefore serve as additional amenities that further enhance the overall community design.

- B. PRINCIPLE ID-6: A community recognized for and enhanced by its natural environment and scenic vistas.
 - 1. ID-6.1: NATURAL ENVIRONMENT PROTECTION: Identify and preserve important properties that offer unique natural and scenic vistas or other characteristics that distinguish Castle Rock from other communities, such as significant buttes, ridgelines, rock formations, agricultural lands, and water features. Apply these considerations to private development as well as to the design and construction of public facilities and infrastructure projects, encouraging design that is sensitive to community values.
 - a. IMPLEMENTATION: Preserve and protect natural floodplains by mitigating development impacts and establishing reasonable buffers for public safety and environmental enhancement.

COMPLIANCE: This neighborhood seeks to preserve, maintain, and enhance the site's unique natural resources and scenic qualities. As noted in the previous section, the overlook pavilion is designed to highlight views of the Rocky Mountains. In addition, the homes along the western edge of the site were planned with lot lines extending to the top of the ridge, allowing those properties to take advantage of the premium mountain views.

- C. PRINCIPLE ID-7: A highly accessible and well-distributed system of parks, recreation facilities, open space and trails
 - 1. ID-7.1: PARKS AND RECREATION FACILITIES: Provide a variety of indoor and outdoor spaces that encourage and facilitate active community recreation and celebration, are well-distributed throughout Town and that meet the community's unique needs.

COMPLIANCE: This neighborhood incorporates a pocket park and overlook area that were not included in the initial PD. However, through the conceptual design process for this initial phase, the entry sequence was developed to establish character and a sense of place, serving as an introduction to the Pine Canyon community.

In addition, the trail system not only extends through the eastern and western open space areas as originally planned in the PD, but also weaves throughout the

neighborhood, connecting all open space corridors across the development.

2. [ID-7.2: OPEN SPACE](#): Establish permanent open space and natural buffers to preserve fragile ecosystems, habitats and corridors. Provide opportunities for passive recreation. To help maintain the community's freestanding character, consider changes to the open space requirements to allow larger areas of usable open space and encourage clustering of denser residential development.

COMPLIANCE: The entire site includes buffered open space areas, including a 150-foot buffer along Founders Parkway, a 75-foot buffer along the southern property line, and an additional open space buffer along the western edge. The site-wide trail system is also designed to support wildlife movement by maintaining connectivity through the open space network.

3. [ID-7.3: TRAILS](#): Continue to build a connected municipal trails system that meets the needs of a wide diversity of users, connects Castle Rock's neighborhoods and activity centers, and provides linkages to the regional trails system.

COMPLIANCE: An interconnected network of public pedestrian and bicycle trails traverse the property and connect to regional trail systems.

- D. [PRINCIPLE ID-8](#): Strong and compatible architectural character with new development and redevelopment projects

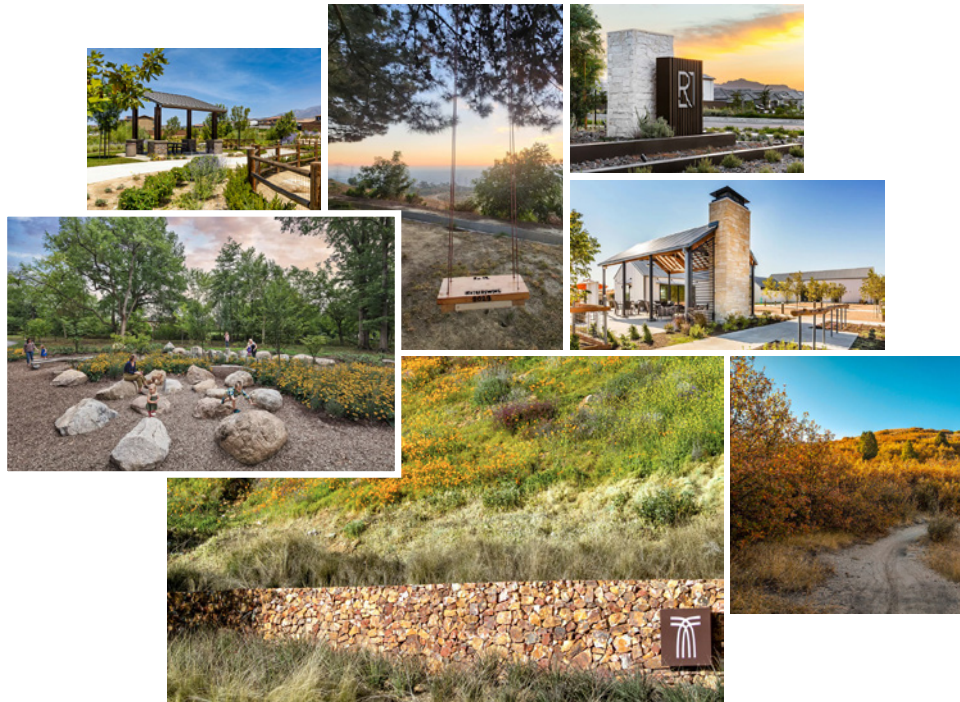
1. [ID-8.1: ARCHITECTURAL DESIGN](#): Ensure that all development complies with architectural design documents established by the Town. Ensure that any development within the Town meets the highest standards of design and material quality.

COMPLIANCE: The architectural features of the fences, stone walls, entry monumentation, and the shade shelters/pavilion show the high quality design and character for the neighborhood. The "refined mountain ranch" style has an overall character of warm but minimal, rugged but refined, expansive yet grounded, and a quiet luxury. The principal materials shall include stone, heavy timber, wood slatting, and metals. The architectural style is also characterized by reduced ornamentation, minimal trim, large uninterrupted surfaces, and refined detailing. The landscape design characteristics include native and drought-tolerant plantings, naturalistic grading and drainage, boulder outcroppings, rustic fencing (split rail, steel or timber), and decompose granite or gravel pathways. The future residential homes will also replicate this high quality design and style.

II. Responsible Growth

- A. [PRINCIPLE RG-3](#): Cohesive neighborhoods, with a mix of land uses that offer a variety of lifestyle options for Castle Rock residents and meet the short- and long-term needs of the community while creating a place where people can live, work, and play.

Examples of architectural style and landscape character



1. [RG-3.1: COMPLETE NEIGHBORHOODS](#): Encourage the development of complete residential neighborhoods that provide residents with a full range of services and amenities that include schools, parks or other recreation facilities, open space, community centers or neighborhood shopping.

COMPLIANCE: This neighborhood is the initial phase of the Pine Canyon PD and is designed as a “complete neighborhood” and incorporates services and amenities outlined above. In particular, this neighborhood incorporates active and passive recreational activities and spaces.

3. [RG-3.5: PEDESTRIAN AND BICYCLE ORIENTATION](#): Encourage development patterns that create efficient and complimentary relationships between residential uses, transportation facilities, and public and private services. Provide pedestrian and bicycle trails that link neighborhood amenities to allow safe and convenient access for all residents.

COMPLIANCE: This neighborhood provides walkable streets in addition to the trail system that may be used for multi-modal travel.

C. [PRINCIPLE RG-4](#): Orderly, cost-effective, equitable and fiscally responsible growth.

1. [RG-4.1: ADEQUATE PUBLIC FACILITIES](#): Locate urban development only in areas where basic services such as water, sewer, renewable water resources, emergency police and fire protection, transportation facilities and schools can be efficiently and economically provided. Work with Douglas County to ensure urban levels of public facilities occur within Town boundaries.

COMPLIANCE: The Site Development Plan will be reviewed by multiple federal, state, and local agencies. The plans include road improvements, water, sanitary sewer, and other public infrastructure that have already been coordinated with, and will continue to be coordinated with, public entities to ensure the most effective use of resources. Many community services will be provided within the development itself through metro districts or HOAs. Other services, such as emergency response and educational facilities, will be coordinated with appropriate providers to ensure service levels are maintained and not overburdened.

Pine Canyon, including this application, anticipates providing both monetary contributions and physical improvements to various roadways, as identified in the Traffic Impact Study. These improvements will be coordinated with relevant governmental agencies throughout the review process and implemented in accordance with the timing and phasing outlined in the Traffic Impact Study.

2. [RG-4.2: EFFICIENT GROWTH:](#) Build future capital improvements and public services to benefit existing and future residents in the most effective manner, and provide the greatest opportunity for immediate and near-term commercial and employment development.

COMPLIANCE: The Application's public road alignments create logical extensions of existing off-site public roads and connections to neighborhood from Founders Parkway.

- D. [PRINCIPLE RG-5:](#) Infill development that is sensitive to the scale and character of the surrounding neighborhoods.
 1. [RG-5.1: SCALE AND CHARACTER:](#) Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complimentary building materials, colors, and forms, while allowing flexibility for innovative design solutions.

COMPLIANCE: The infill residential development lot size and character is cohesive with the surrounding communities. The design will complement existing neighborhoods and the natural aesthetic of the environment, as exemplified with the proposed high quality landscape walls, entry monuments and shelters.

2. [RG-8.2: OPEN SPACE AND NATURAL AREAS:](#) Plan and provide for high-quality open space areas to accommodate community events, active and passive recreation, trail linkages and natural buffers.

COMPLIANCE: This neighborhood includes an extensive system of trail connections and natural buffers. It also incorporates a pocket park and overlook area that provides opportunities for both active and passive recreation. With future planning efforts, community event facilities could be integrated into the pocket park to further enhance its use and flexibility.

- G. Principle RG-9: Continue to secure a renewable water supply to serve the long-term needs of the community.

COMPLIANCE: We will coordinate with the Town in accordance with the Pre-Annexation Agreement. The Site Development Plan includes provisions for water supply planning, as well as calculations of projected future water demand based on the number of proposed homes and the associated landscape design.

III. Community Services

- A. PRINCIPLE CS-2: Superior community facilities and levels of customer service.
1. CS-2.1: SERVICE AREAS: Direct development where it can be efficiently served by transportation, water, wastewater, storm drainage, parks and recreation, police and fire emergency services and any other public facilities and services required by the Town.

COMPLIANCE: This neighborhood is located in an area that can be efficiently serviced by the Town.

2. CS-5.3: PARKS AND RECREATION FACILITIES: Provide convenient access to recreation resources and open space throughout Town by locating neighborhood parks within walking distance of residents and convenient access to trails. Create sufficient passive open space corridors that are contiguous and integrated into Town and County local and regional trail systems that encourage an active and healthy lifestyle. Provide recreational facilities and programs for Town residents that meet a variety of athletic interests.
 - a. IMPLEMENTATION:
 - ii. Ensure that planning areas for park and recreation sites are designated on all new developments that meet the needs of all users.

COMPLIANCE: The pocket park is centrally located to serve all residents and is connected via the trail system to future neighborhoods within the PD. Its placement also allows it to function as a key element of the neighborhood's entry sequence. A comprehensive, integrated trail network connects the entire neighborhood and will extend into future development areas.

This pocket park was not included in the original planning but provides an additional amenity that enhances the overall development. The three (3) planned local parks, as part of the PD, are all located within a ½-mile radius of one another, creating convenient and accessible recreational opportunities throughout the community.

We anticipate the establishment of a robust system of HOAs and metro districts that will support community engagement and promote healthy lifestyle choices through organized events, as well as the ongoing maintenance of trails, parks, and shared amenities.

ADEQUACY OF INFRASTRUCTURE

Primary access for Pine Canyon Filing 1 will be provided from Founders Parkway through proposed public roadway connections and the internal street network serving the Filing 1 development. The Filing 1 improvements include 133 single-family residential lots, parks, open space, landscaping, roadways, and associated infrastructure improvements. Roadway improvements will include the proposed public streets, sidewalks, curb and gutter, access improvements, and associated frontage improvements necessary to serve the Filing 1 development.

The Town has existing potable water and sanitary sewer infrastructure in the vicinity of the property to which the Filing 1 improvements will connect. The proposed watermain will connect at three locations: the south end of the property within the green pressure zone of the Escavera subdivision, and the north and central portions of the property within the red pressure zone of Founders Parkway. Proposed water and sanitary sewer extensions will be provided within the Filing 1 public right-of-way and utility easements to serve the residential lots and associated improvements. All water and sanitary sewer infrastructure will be designed in accordance with Town of Castle Rock standards and requirements.

Stormwater runoff within the proposed Filing 1 basins will be conveyed to proposed stormwater detention and water quality facilities. The proposed development will utilize a combination of curb and gutter, inlets, swales/channels, and storm pipe to convey stormwater runoff to the proposed detention facilities. Stormwater will be treated for water quality and detained for the 100-year storm event and released at historic rates to the existing downstream drainage infrastructure along Founders Parkway and Castle Oaks Estates, which ultimately outfalls to McMurdo Gulch and Cherry Creek. All stormwater infrastructure will be designed to the requirements of the Town of Castle Rock Storm Drainage Design and Technical Criteria Manual.

PROJECT IMPACTS

The project will create a high-quality community design with opportunities for both active and passive recreational spaces that are accessible to residents of this neighborhood as well as surrounding communities.

While all development has some level of impact, this property is designed to integrate seamlessly with adjacent neighborhoods. It includes a residential community that is consistent with surrounding land uses and maintains a 150-foot buffer along Founders Parkway, as well as a minimum 75-foot buffer along the southern property line.

Traffic and public infrastructure impacts will be addressed and mitigated through the Site Development Planning process, and will be designed to meet community needs through concurrent studies, analyses, and coordinated review with applicable agencies.

VARIANCES

There are no anticipated variances for this Site Development Plan Application.

Thank you for the opportunity to submit this Site Development Plan Application. We look forward to continuing to work with the Town of Castle Rock.

Sincerely,

John Prestwich

John Prestwich, President
PCS Group, Inc.