

10 August 2026

Development Services Department
Town of Castle Rock
110 North Wilcox Street
Castle Rock, Colorado 80104

Re: Site Development Plan – Project Narrative
Limelight Retail Center
Limelight Avenue at Sol Danza
Castle Rock, Colorado 80104

Please accept this Site Development Plan (SDP) application and accompanying Project Narrative for the proposed Limelight Retail Center development in the Town of Castle Rock.

Limelight MOB LLC proposes the development of a 21,056-square-foot neighborhood retail mixed-use shopping center located at the intersection of Limelight Avenue and Sol Danza Drive within The Meadows Planned Development.

The project site is located within The Meadows Planned Development (PD) and has been designed to comply with the applicable provisions of the approved Planned Development zoning, Town of Castle Rock Municipal Code, and applicable development standards, design criteria, and technical manuals, except as specifically identified herein.

The Limelight Retail Center supports the goals and policies of the Town of Castle Rock Comprehensive Master Plan by providing neighborhood-serving commercial uses that enhance the quality of life for area residents, strengthen the local economy, expand employment opportunities, and contribute to the Town's long-term fiscal sustainability through increased sales tax and property tax revenues. The project represents an appropriate infill commercial development within an area planned for regional and neighborhood business services.

The proposed development has been designed to complement the existing character of The Meadows while providing convenient access to retail goods, personal services, dining, and other community-oriented commercial uses. The architectural design, site layout, landscaping, pedestrian circulation, parking, and access have been coordinated to create an attractive, functional, and walkable commercial center consistent with the Town's community design objectives.

The site has been designed to provide safe and efficient vehicular, pedestrian, and bicycle circulation while accommodating the needs of customers, employees, service vehicles, and emergency responders. ADA-compliant pedestrian routes connect building entrances, parking areas, public sidewalks, and adjacent rights-of-way, promoting accessibility for all users. Vehicular access, internal circulation, and site connectivity are consistent with the approved transportation network and circulation framework established for The Meadows Planned Development and are intended to support safe and efficient movement throughout the surrounding commercial area.

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Site access, roadway improvements, utilities, drainage facilities, landscaping, and other public infrastructure have been coordinated with the existing municipal infrastructure and the overall development framework of The Meadows Planned Development. Stormwater management, utility services, and public improvements have been designed in accordance with applicable Town standards and engineering criteria.

As part of this application, the applicant respectfully requests approval of a Technical Criteria Variance from the applicable provisions of the Town of Castle Rock Landscape and Irrigation Criteria Manual regarding the installation of required street trees along the south side of Limelight Avenue.

An existing 20-foot-wide Utility and Drainage Easement extends along the project's south frontage on Limelight Avenue. The presence of this easement significantly limits the ability to install canopy street trees without creating conflicts with existing and future underground utilities, drainage infrastructure, and long-term maintenance access. Installation of large canopy trees within the easement could adversely affect the function of the utilities and drainage facilities and would not be consistent with sound engineering and maintenance practices.

To offset the requested variance, the project will provide enhanced landscape treatments within the frontage, including a combination of drought-tolerant shrubs, ornamental grasses, perennial plantings, decorative groundcovers, and other landscape enhancements that maintain an attractive streetscape while respecting the constraints of the existing easement. The proposed alternative landscape treatment will preserve the aesthetic character of the corridor, support water-wise landscaping practices, and achieve the overall intent of the Landscape and Irrigation Criteria Manual to the maximum extent practicable.

We appreciate the Town's consideration of this application and respectfully request approval of the Site Development Plan and the associated Technical Criteria Variance. We look forward to working with Town staff throughout the review process and are available to provide any

Please feel free to contact me with any questions or comments you may have.
Thank you for your assistance with this project.

Sincerely,

Pappas architecture + Design – Pappasarc, LLC.



Peter D. Pappas
Architect