

PROJECT NARRATIVE

Date: August 4, 2026
Project name: Renaissance Secondary School Yurt
Project number: SDP26-003

PROJECT OVERVIEW

This Site Development Plan is to formalize the installation of a classroom Yurt at the existing Renaissance Secondary Charter School site. The yurt was constructed in September 2024 under a temporary permit that expires after two years. This SDP is required before a permanent building permit can be issued so the Yurt may remain in use as a classroom for the school.

The Yurt has been in use for the past two years with no issues including no safety or comfort concerns and is well loved by teachers and students.

COMPLIANCE

The Yurt is in substantial compliance with the Town of Castle Rock's Vision 2030, the 2030 Comprehensive Master Plan, applicable zoning codes, general design principles, and technical manuals.

IMPACTS

The benefits to the school are immense, providing an additional classroom, currently used as 7th grade Social Studies classroom. The location of the Yurt is ideal, taking an unused part of the school site which is set down below street level for minimum impact to the surrounding community. There are only two exterior lights, one above each door, that cast light downwards only to provide the code-required illumination at the exits.

INFRASTRUCTURE

The infrastructure required for this Yurt is only an electrical connection, which is provided below grade. There is no water or wastewater to the structure. The Yurt is positioned on concrete pier foundations with the floor structure approximately 30 inches above grade, so all stormwater may flow beneath and around the building without disruption.

VARIANCES

No variances are required for this project.