Site Development Plan

Narrative for

Soleana Place

SDP 26-XX

Town of Castle Rock

Douglas County, CO

September 2026

SOLEANA PLACE– SITE DEVELOPMENT PLAN NARRATIVE -APRIL 2026

I. REQUEST / INTENT

The purpose of this narrative is to request review and approval of the Site Development Plan in accordance with the Alexander Place PDP Amendment No. 1. The following narrative describes key characteristics of the Site Development Plan and how it complies with Vision 2030, the 2030 Comprehensive Master Plan, and the Town's zoning codes, general design principles, and technical manuals. The Site Development Plan is supported by this narrative.

II. LOCATION

The Property is proposed as a 15.518-acre development southeast of the Home Depot anchored retail center which is located just east of I-25 and north of Founders Parkway.

The Property is legally described as being located in a portion of the north one-half of Section 26, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado and is surrounded by existing or planned development. The proposal is the logical extension of development given the adjacent uses and existing or planned infrastructure.

Surrounding uses include commercial/office uses to the west, Town of Castle Rock open space to the east that was dedicated to the Town with the Cooper-Hook PD; Metzler Family Open Space owned by the Town of Castle Rock to the south; Douglas County agricultural zoning to the east; and the Alexander Way (Soleana) PD to the north.

III. PROJECT DESCRIPTION

Soleana Place is designed to blend seamlessly with the adjacent Soleana PD to create a refined master plan for a key enclave in the Town.

The Site Development Plan includes 49 single-family homes in a mix of typical lot sizes of 60' x 120' and 70' x 120' and one estate lot, similar in size to adjacent lots in Soleana. The plan is designed as a thoughtful transition of lot sizes that support a vibrant base of consumers for the nearby commercial uses and folds into the fabric of a pocket of Castle

Rock poised for completion and placemaking.

A key focus of this neighborhood is to provide homes for local Town residents who want to downsize because of generational changes but wish to stay in close proximity to friends and family, and the lifestyle with which they are familiar.

The single-family homes on 60' to 70' wide lots will be front-loaded from the adjacent public street. Lots 16, 17 and 18 will be accessed by a private drive extension at the end of Alexander Place road. Parking will be provided for residents with two-car garages internal to their homes and a two-car driveway. Guest parking is available on the public streets.

A 45-foot right-of-way extension of the existing Alexander Place road will connect to Streets A and Luminara Court and will continue to the east beyond Luminara Court. Street A will intersect with Alexander Place and continue south to connect to Street B. Luminara Court provides a north/south connection through Soleana Place providing pedestrian and vehicular connectivity with Soleana. Luminara Court will intersect with Flamecrest Circle which will also connect to Via Soleana and provide additional access to the Soleana Place neighborhood.

Access to the Thornton property to the east will be maintained from the proposed Alexander Place. Right-of-way is extended from Street B between Lots 37 and 38 to the eastern edge of Soleana Place for potential future access to the east.

Five-foot-wide attached sidewalks along the streets and an internal trail connection will connect to the regional trail along the common property line and tie into the Metzler Family Open Space and Trail System to the south.

A natural trail will connect from Tract E within Soleana and continue south potentially through the Town owned open space, as required by topography constraints, to the east/west regional/maintenance trail along the common property line. A natural trail access is provided through Tract C from the east/west regional trail/maintenance path to Alexander Place road. The natural trail may need to meander, as determined by the Trail Builder, through the Town owned open space to enable a connection to the east/west regional trail/maintenance

path. The east/west regional trail/maintenance path will intersect with the proposed north-south walk that connects to the regional trail/maintenance path, the Soleana pocket park, the Soleana Place pocket park in Tract E, and the Metzler Ranch Open Space trail system. The proposed regional trail, natural trail and sidewalk system will provide for pedestrian connectivity throughout Soleana, Soleana Place, and Metzler Open Space.

SOLEANA PLACE MASTER PLAN

Benefits of the overall Soleana/Soleana Place master plan include:

- One owner of both Soleana and Soleana Place;
- Same metro district for the entire master plan area;
- All single family detached lots for the entire master plan;
- Interconnected utilities, road networks, trails, and open space;
- Regional detention facility to manage storm drainage for the entire master plan; and.
- Drainage facilities, water looping systems, sanitary sewer, street infrastructure, access, and park amenities can be planned comprehensively instead of on a site-by-site basis.

OPEN SPACE

2.77 acres of public open space are provided in Tract A (OSP-1) and Tract E (OSP -2). Tract A accommodates drainage and provides an open space buffer that will include shrub and tree plantings to buffer the homes within Soleana and Soleana Place from the nearby non-residential uses.

Tract E is planned for a pocket park that will incorporate a plaza with trellis shade shelter and picnic tables located at the confluence of the north/south trail and the proposed meandering nature walk through the pocket park. The plaza is located to provide a respite for trail and park users.

The nature walk will include seasonal plantings, demonstration gardens, and informational signage. Benches, trash receptables, and dog waste stations are also located along the walk. The common mail kiosk is located at the eastern edge of the pocket park and will function as a social gathering place for the neighborhood.

RESIDENTIAL/NONRESIDENTIAL INTERFACE REGULATIONS

The western property line of the Property is subject to the Residential/Nonresidential interface regulations as required in Chapter 17.51.04 of the Town Code, as amended. Montaña Vista, the office

development to the west, has provided a landscape buffer of 10 feet. Soleana Place will provide an additional 20-foot-wide buffer thereby establishing a total buffer width of 30 feet between the two developments. The buffer is appropriate as follows:

- There is a change in grade and a retaining wall between the two sites.
- The Montaña Vista parking lot is on the eastern side of the development, creating further separation between the office building and the proposed homes.
- The office building is a small-scale building.
- A landscaped buffer area is provided in accordance with Town Regulations.
- The rear lot building setback of 15 feet will provide further separation between the two uses.
- Both native and introduced vegetation exists on both the Soleana Place property and the Montaña Vista property.

WATER RIGHTS

Water rights under the Home Depot ("HD") properties, which includes Lot 4, were conveyed to the Town in 2001. The Town water bank for HD properties is currently 11 Single Family Equivalents (SFEs). All water rights associated with 382 Alexander Place were conveyed to the Town in 2002, together with a $96,900 payment to the Town in 2021 to create a water bank of 23.18 SFEs. The total water bank for both properties totals 34.18 SFEs. A total of 15.82 SFEs are needed to meet the Property's water demand, plus to-be-determined common irrigation needs.

TRAFFIC IMPACT

The proposal combines development parcels located at 382 Alexander Place and 379 Alexander Place. SM Rocha's TIA for 382 Alexander Place, approved in 2020 for 99 multi-family and 26 single-family 55+ units, showed average daily trips (ADT) at 438. SM Rocha's traffic generation analysis for 379 Alexander Place, assuming the property was developed as zoned for office uses with a standard FAR (floor area ratio) of .25:1, shows an ADT count at 282. If both parcels were each developed separately in accordance with their current zoning entitlements the ADT count would total 720.

SM Rocha's traffic generation analysis for the proposal of 50 single-family homes over both parcels shows ADT at 455. SM Rocha analyzed the impacts of 17 more ADT between the existing Alexander Place PD zoning (438) only and the current proposal (455) for both parcels.

A separate consideration is the offset of previously paid traffic impact fees. The 382 Alexander Place PD traffic mitigation assessment of $19,650 was paid in 2021. Section 12 of the Cooper-Hook/ Main Place Filing No. 1 Development Agreement, which applies to 379 Alexander Place, states that Home Depot's cash payment to the Town and signalization of the Allen Street & Founders intersection fulfilled that development's future traffic impact obligations. Reference the attached Alexander Place PDP Amendment 1/ Traffic Impact Study Addendum by SM Rocha, LLC dated May 12, 2026.

IV. EXISTING CONDITIONS

The existing conditions of the Property are more thoroughly described in the Land Suitability Analysis Report and map included herein. Generally, the topography of the site consists of gently rolling hills that gently rise in topography from west to east and from south to north. There are no visible creeks or active waterways. Vegetation consists of open grassy areas and understory Gambel Oak and juniper colonies.

V. DEVELOPMENT BENEFITS and IMPACTS

BENEFITS

Planned at a density of 3.22 dwelling units per gross acre, the Site Development has a fraction of the density of earlier proposals. The Plan features a mix of high-quality, low-impact lifestyle choices for residents, including 50 homesites, a pocket park, open space, and trail connections.

In addition to the commitment to high-quality community design, covenants, conditions, and restrictions (CC&Rs) will provide for design guidelines and enable a metro district to ensure the continued maintenance and integrity of the neighborhood.

Energy and water efficiency will be key components of the neighborhood. The neighborhood will adhere to all Town water and energy efficiency requirements for new homes.

IMPACTS

Impacts of Soleana Place are limited to access for the Thornton Parcel, which is addressed by a curb cut from Alexander Place road for the current Thornton driveway. A solid privacy fence is proposed for the Soleana Place lots backing to the Thornton property.

VI. INFRATRUCTURE

ACCESS

Dedicated roadway access to Soleana Place will be from Alexander Place, which will extend east from the intersection of Montaña Vista/Brewer Court. Luminara Court will extend south from the Soleana neighborhood and provide an interconnected Master Plan for both vehicle and pedestrian access. Access to the homesites will be from Luminara Court, Alexander Place road, Streets A and B which create a public loop street through the neighborhood.

UTILITY SERVICES – WATER AND WASTEWATER

The Town Water Resources Strategic Master Plan designates the Property as an incorporated residential enclave that will receive utility services from the Town of Castle Rock Water and Wastewater division. This proposal represents a development density that is reduced from prior development concepts and reduces water use and sewer loading. Town water facilities are not expected to require offsite upgrades based on previous investigations of the water and sewer system.

Town water and wastewater services can be easily connected to the site. Water service connections are located at Via Soleana and Alexander Place. The project and connection points are both located within the Town of Castle Rock Metzler Blue Zone. There are no additional related water system pressure improvements required for adequate function and capacity for the Town's water system.

The Sanitary Sewer Service connection is located immediately to the west at Via Soleana. The proposed connection will serve the entire neighborhood. The development will not require the Town to extend any municipal water or wastewater service lines downstream of the connection.

STORM DRAINAGE

Storm drainage for the property is proposed in conformance with current Town of Castle Rock Criteria. The project will include water quality and detention prior to stormwater release into the existing storm sewer system located at Via Soleana and Alexander Place. Stormwater mitigation will be coordinated with the surrounding development to aggregate stormwater improvements in a shared facility.

VII. PHASING

It is anticipated that the infrastructure will be completed in one phase. The homes will be constructed based on market conditions.

VIII. COMPLIANCE WITH TOWN OF CASTLE ROCK 2030 COMPREHENSIVE MASTER PLAN AND 2030 VISION AND FOUR CORNERSTONES

The proposal is intended to further the goals of the Town's Vision Statement as "a world class community that embraces its history and heritage and small-town character" as supported by the Four Cornerstones:

- The master plan 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.
- The master plan adds a neighborhood that maintains the high-quality of life experienced within the Town as a safe, family-friendly community.
- Planned open space, parks and trails foster a high-quality standard of living.
- The master plan provides a cohesive neighborhood with a mix of land uses including parks and open spaces, and single-family detached homes that offer a variety of lifestyle options for Castle Rock residents.
- Quality community services to support public health, safety and welfare are readily available from nearby Town facilities and services.
- The proposal is designed to protect and enhance the natural environment.
- Adequate water, together with cash-in-lieu fees, is being provided to the Town to serve the development. Covenants, Conditions and Restrictions in addition to Town regulations will limit outdoor usage of water thereby maintaining water conservation and long-term water resource programs.
- As evidenced by the applicant's history of successful neighborhoods in the Town of Castle Rock, the Soleana Place SDP will be another great and high-quality development.

Additionally, the Soleana Place Site Development Plan, and Platting will meet the principles and policies of the **FOUR CORNERSTONES**:

A. <u>Distinct Town Identity</u>

- The Plan provides a buffered and lower density development edge transition on the Town's more urban area.

- The existing and proposed open space buffers protect adjacent neighborhoods.
- Design Guidelines, enabled by the CC&Rs for the neighborhood, will provide for high-quality architectural character that is compatible with surrounding properties.
- The open space and trail connections provide public access to on and off-site trail connectivity and contiguous open spaces.

B. Responsible Growth

- The Plan carefully accommodates the needs of existing and future residents while enhancing the Town's own character and maintaining a distinct identity. It provides quality of life and environmental resources as assets to the Town and its residents.
- The proposal is a logical extension of the Town's neighborhoods and will connect to existing Town infrastructure.
- Town provided community services will not require far-reaching services due to the adjacency of areas currently being served by the Town.
- The master plan will provide for high-quality open space areas to accommodate community active and passive recreation, trail linkages, natural buffers, and environmental preservation.
- Trail linkages are envisioned to provide residents with community wide access to trails that will allow for enjoyment of passive recreation within the open space.
- In addition, the interconnected trail system will offer an alternative multimodal means of transportation by connecting it to the nearby retail center.

C. Community Services

- The applicant will 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.
- Payment of impact fees to support community services.
- Participation in Douglas County Schools capital mitigation fund to offset impacts to the school district.

D. Thriving Economy

- This Town infill property is bordered by the Town on the west, south, and north, making it a logical extension of Town development.
- In addition to the property's logical geographical fit for development, there are many tangible elements the Property will bring to the Town including economic benefits, lower development densities, a reduction in generated traffic, the elimination of commercial uses in a non-viable location, additional residents to support nearby retail and service commercial uses, and high value homes.
- Home construction on the Property will generate a significant amount of fees and revenue for the Town from building permits and impact fees.
- The neighborhood will achieve and maintain water conservation and long-term water resource programs.

X. COMPLIANCE WITH TOWN CODES

The rezoning, design of the PD Plan, PD Zoning Regulations, and the design of the Site Development Plan, Plat and Construction plans will meet the requirements of the Town's Zoning code, general design principles, and technical manuals. This will be confirmed by the Town through the Development Review Process.