



## RIDGE ESTATES

### Planned Development Plan Narrative

Revised September 19, 2016

#### A. Location

The purpose of this narrative is to present a parcel of land for initial zoning into the Town of Castle Rock. The parcel of land, known as Ridge Estates, is within Douglas County and is adjacent to Crystal Valley Ranch, in the Town of Castle Rock. Ridge Estates is approximately a 70 acre parcel of land located east of Bell Mountain Ranch, south of Crystal Valley Ranch and north and west of Sellers Creek Ranch. More specifically, the parcel of ground is part of the Northwest Quarter of Section 36, Township 8 South and Range 67 West of the 6th Principle Meridian of Douglas County Colorado.

The site is surrounded by zoned and proposed development within the Town of Castle Rock including Crystal Valley Ranch and the Lanterns to the northwest. Both properties are zoned PD for a mix of residential uses. To the south, east and west are large lot residential development within Douglas County.

#### B. Compliance with Vision 2020; 2020 Comprehensive Master Plan; Douglas County/Castle Rock land Use Intergovernmental Agreement; Zoning Codes; General Design principles and technical manuals.

##### Compliance with Vision 2020 and the 2020 Comprehensive Master Plan

- Vision 2020 Statement
  - **Town Identity**

The PD zoning provides for new residential development as an extension of Crystal Valley Ranch. The scale of the neighborhood is consistent with Crystal Valley Ranch and provides a transition in land use and lot sizes to the adjacent Sellers Creek Ranch and Bell Mountain Ranch. Mitigation measures are proposed to ensure compatibility with the surrounding Douglas County neighborhoods and their character by implementing appropriate setbacks, open space, lot size, street design, buffers, landscaping, and architectural design.
  - **Community Planning**

Ridge Estates is a logical extension of the Town's boundaries given the connectivity of roads, utility infrastructure and open space with Crystal Valley Ranch. The neighborhood is planned to address the needs of existing and future residents and maintain the quality of life within the Town.
- 2020 Comprehensive Master Plan
  - The site is located within the Town's Urban Service Area and Growth and Annexation Area as defined by the IDA. The site is bordered by the North

and Northwest by Planned Developments within the Town including The Lanterns and Crystal Valley Ranch

- Ridge Estates zoning will benefit the Town by providing additional single family detached housing options of larger lots near an established neighborhood. Lot sizes platted and proposed within Crystal Valley Ranch vary in size from 4,050 square feet in the north and center of neighborhood to 32,234 square feet along the southwest and western perimeter of the neighborhood. Along the southern border of CVR the lots range from 6600 sf to 10,000 sf. The lot sizes proposed within Ridge Estates are 75-90 feet wide by 125 to 190 feet deep on the perimeter of the neighborhood where adjacent to Sellers Creek Ranch and Bell Mountain Ranch to 75-80 feet wide by 130 feet deep.
  - Road and utility infrastructure will be through an extension of proposed and existing facilities. The PD zoning will also facilitate the construction of a Tan Water zone storage tank which will aid in establishing redundancy in the established water system. The proposed project will be served by the Town of Castle Rock's water mains and tanks. Currently, a 16-inch Green Zone water line exists in Loop Road to the North of the Project. In order to serve this project the existing Green Zone water system will need to be extended into PA 15ES(Green) at a minimum of 2 out of three locations adjacent to the Site: CVR Filing 12, CVR Filing 13, & CVR PA 15 (SW).. At the time of construction of Ridge Estates, this Green Zone system and a portion of the Tan Zone system will need to be constructed within PA 15ES (Tan) to provide at least one point of supply redundancy Should Ridge Estates be constructed prior to PA 15ES (Green) these water main connections through PA 15ES will need to be constructed as an offsite improvement to Ridge Estates and be included as a condition in the Subdivision Improvement Agreement.
  - The proposed neighborhood maintains approximately 40% of the site as open space which aids in maintaining buffers, existing vegetation and unique topographic features.
- Compliance with Town Codes  
The design of the PD Plan and future 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.

### **C. Project Infrastructure Needs**

Ridge Estates is proposed to be a single-family detached residential development interspersed with open space. The gross density of the neighborhood is proposed at 1.43 dwelling units per acre. Larger lots are planned on the perimeter of the neighborhood to provide a transition in lot size and density. Lots on the perimeter of the neighborhood have a typical lot size of 75 to 90 feet in width and 125 to 190 feet in depth. The internal area is proposed with a lot size of 75 feet in width and 130 feet in depth. This internal area is less visible from the surrounding large lot developments due to topography and vegetation.

The proposed road system is designed to tie into Crystal Valley Ranch. Road connections to the south and east are proposed to be gated providing definition between the public streets within Ridge Estates and the private drives within Sellers Creek Ranch. Access to Sellers Creek Road is gated and intended to provide for emergency access only. All roads within the proposed neighborhood will be local roads and designed to the Town of Castle Rock Standards.

Water will be conveyed to the property from connections with Tan Zone water mains within Crystal Valley Ranch. The Town and developer are currently considering a new water tank to serve the Tan zone. Water system stubs will be provided in areas where in the future adjacent County residents within Bell Mountain Ranch and Sellers Creek Ranch could tie into the Town's water system at their own expense.

The sanitary sewer will be conveyed through a proposed 8" sewer mainlines and will connect within the system within Crystal Valley Ranch.

Site drainage will be conveyed to the north within the streets and onsite storm drain system to a proposed detention basin located on site. This detention basin will be required to detain flows such that the release rates will not overburden the existing system.

### **E. Project Benefits, Potential Impacts on Adjacent Properties and Mitigation Measures**

Ridge Estates is proposed as a continuation of Crystal Valley Ranch given the utility connections and road connections. The proposed lot sizes and anticipated future housing types are not currently available within Crystal Valley Ranch. Benefits to the Town include completion of the Tan Water Zone storage tank and associated infrastructure, new housing, additional open space and new residents to shop and dine in Castle Rock. Overall the PD

Plan and Site Plan are sensitive to the existing site conditions and the adjacent neighborhoods while providing new large lot housing options in the Town.

Adjacent rural estate neighborhoods within Douglas County include Sellers Creek Ranch to the east and south and Bell Mountain Ranch to the west. A ridge separates the proposed homes within Ridge Estates and the adjacent homes within Bell Mountain Ranch. As such the new homes will not be visible. The lots along the western edge of Ridge Estates where adjacent to Bell Mountain Ranch will be approximately 80-90 feet wide by 150 feet deep. Other mitigating factors include no road connections to Bell Mountain Ranch and a commitment to ensure that there is no trail access to the Bell Mountain Ranch trail on the east side of their development. Fencing at the lot line is proposed as well as a perimeter agricultural style fence at the project boundaries, and no trail connections will be provided. Additionally, a water system stub will be provided as part of the Ridge Estates water system so that Bell Mountain Ranch could tie into the Town's water system at their own expense.

Open space buffers and setbacks are provided on all sides of the proposed neighborhood where adjacent to Sellers Creek Ranch. The closest home within Sellers Creek Ranch is located at 3195 Nellies Way. A 200 foot wide open space buffer is provided from lot line to lot line. The closest home within Ridge Estates will be approximately 300 feet from the home at 3195 Nellies Way. Other mitigating factors include gates separating the public streets within Ridge Estates to the private roads within Sellers Creek Ranch. An emergency vehicle access only is proposed on the east side of the neighborhood at Sellers Creek Road. Additionally, a water system stub will be provided as part of the Ridge Estates water system so that Sellers Creek Ranch could tie into the Town's water system at their own expense.

The revised PD Plan provides for other mitigating measures protecting the adjacent neighborhood. Specific requirements are provided in the PD Zoning Regulations.

- Increased lot sizes
- Increased separation between neighborhoods. A minimum 200 buffer is proposed
- Limitations on pedestrian and vehicular access.
- Increased open space on the southern and eastern edge of the neighborhood.
- Preservation of significant stands of native vegetation
- Homes will be designed to work with the topography
- Visually softened edges on the southern and eastern edge by varied setbacks, building orientation and open fencing
- Earth-tone building colors and building materials that blend with the natural environment
- Downcast lighting provided in accordance with "Dark Sky" provisions
- Open space corridors are provided that are continuous and connected to adjacent open space providing for movement corridors and cover for wildlife



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- The rear and side lot lines bordering on open space where adjacent to Sellers Creek Ranch and Bell Mountain Ranch will be fenced to hinder trespassing into the adjacent private neighborhoods.

The only potential impact the proposed neighborhood will have on Crystal Valley Ranch to the north is traffic. This is being mitigated through two access points so that no one area is burdened by increased traffic.