



SOLEANA - SITE DEVELOPMENT PLAN - TOWN COUNCIL

JULY 1, 2025

PROJECT TEAM

OWNER - APPLICANT
Lenn Haffeman
Alexander Investors, LLC

PLANNER/ LANDSCAPE ARCHITECT
Karen Henry, PLA



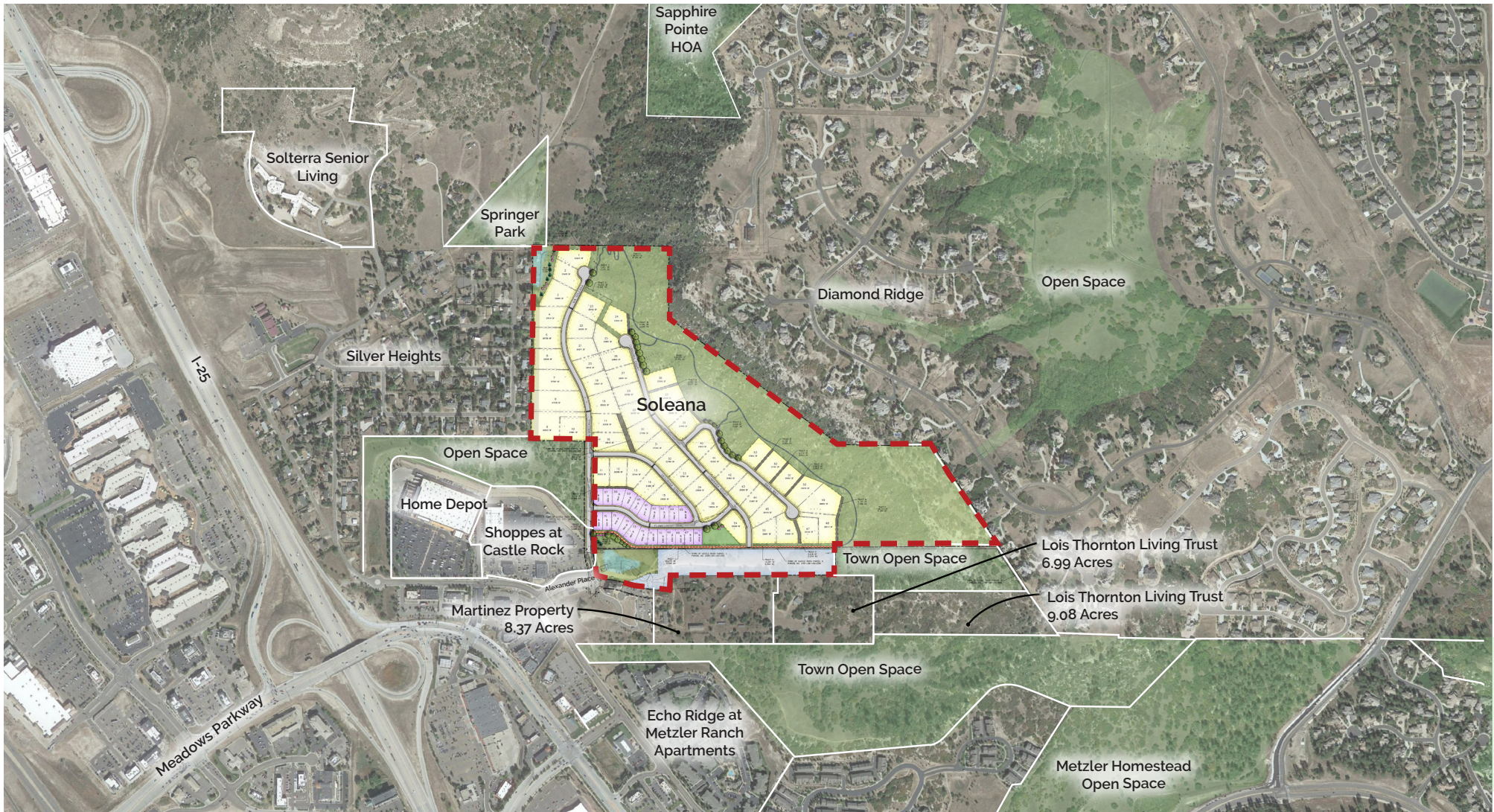
CIVIL ENGINEER
Rick Rome, PE



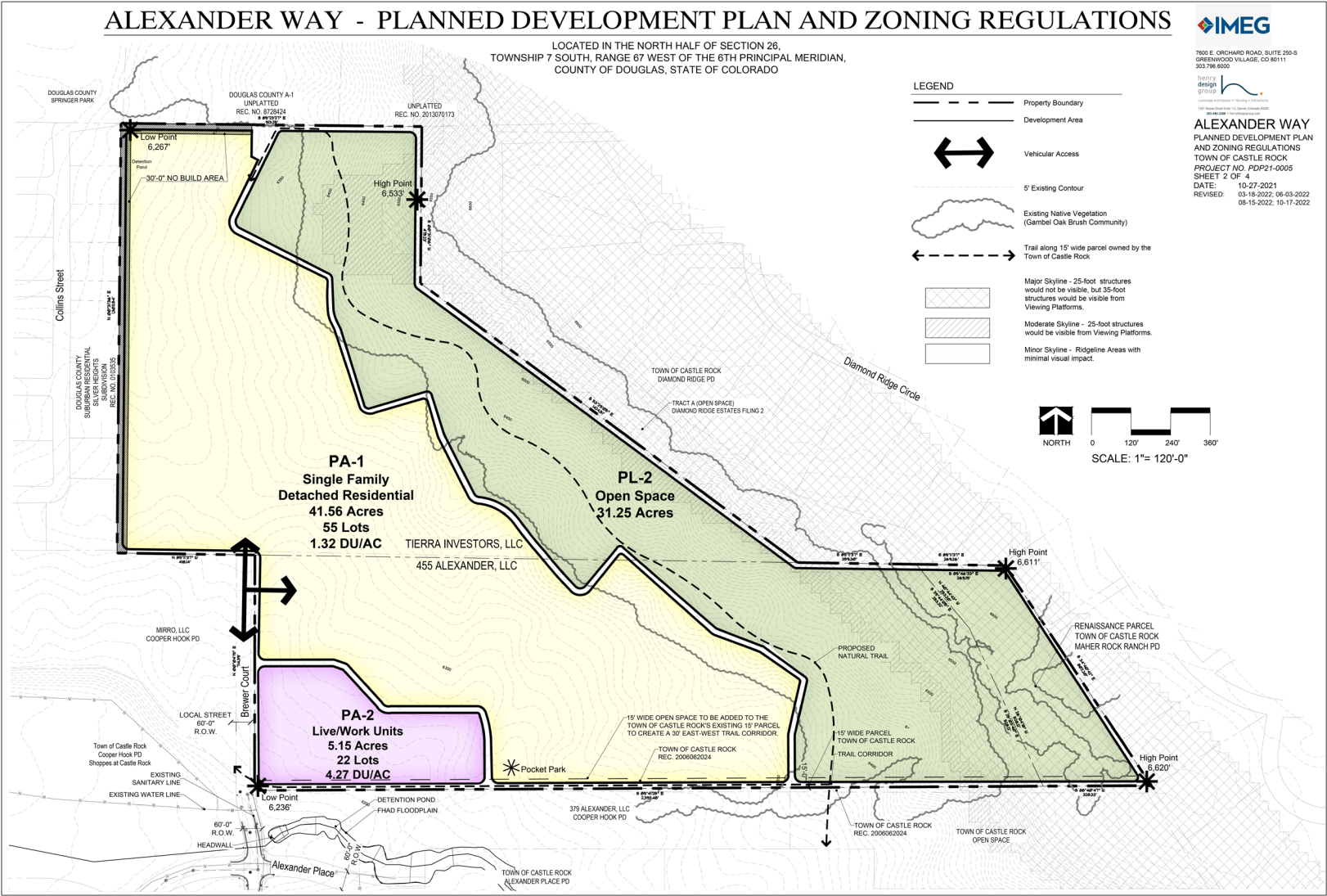
TRAFFIC ENGINEER
Mike Rocha



CONTEXT PLAN

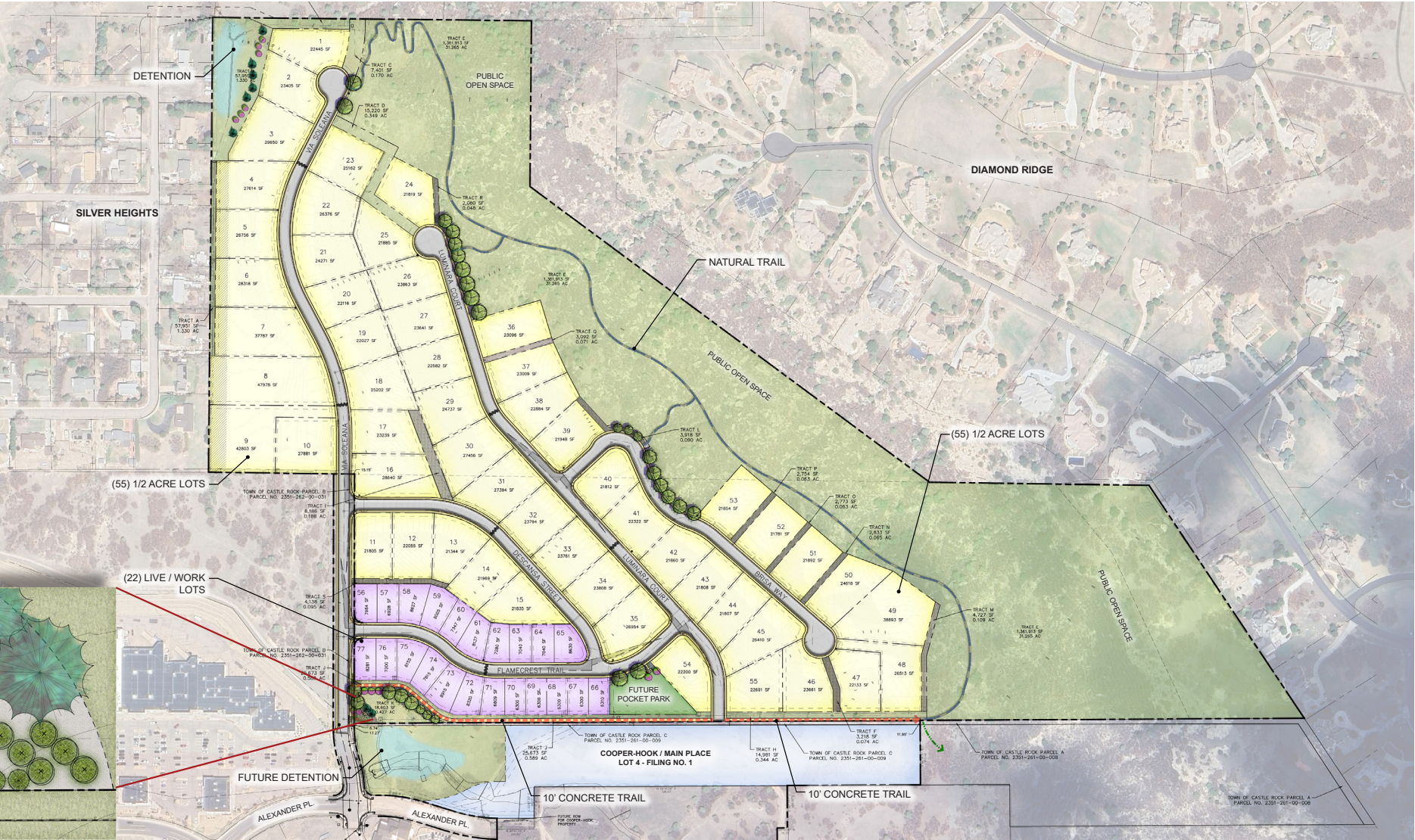
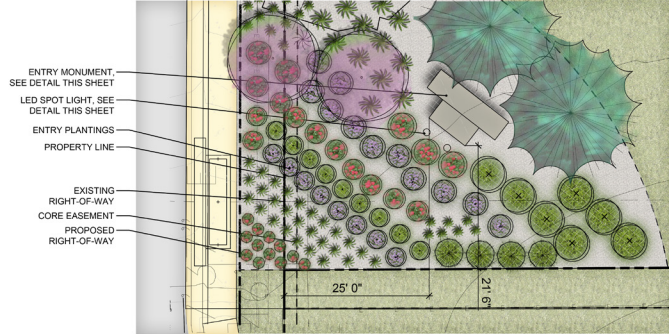


PLANNED DEVELOPMENT PLAN

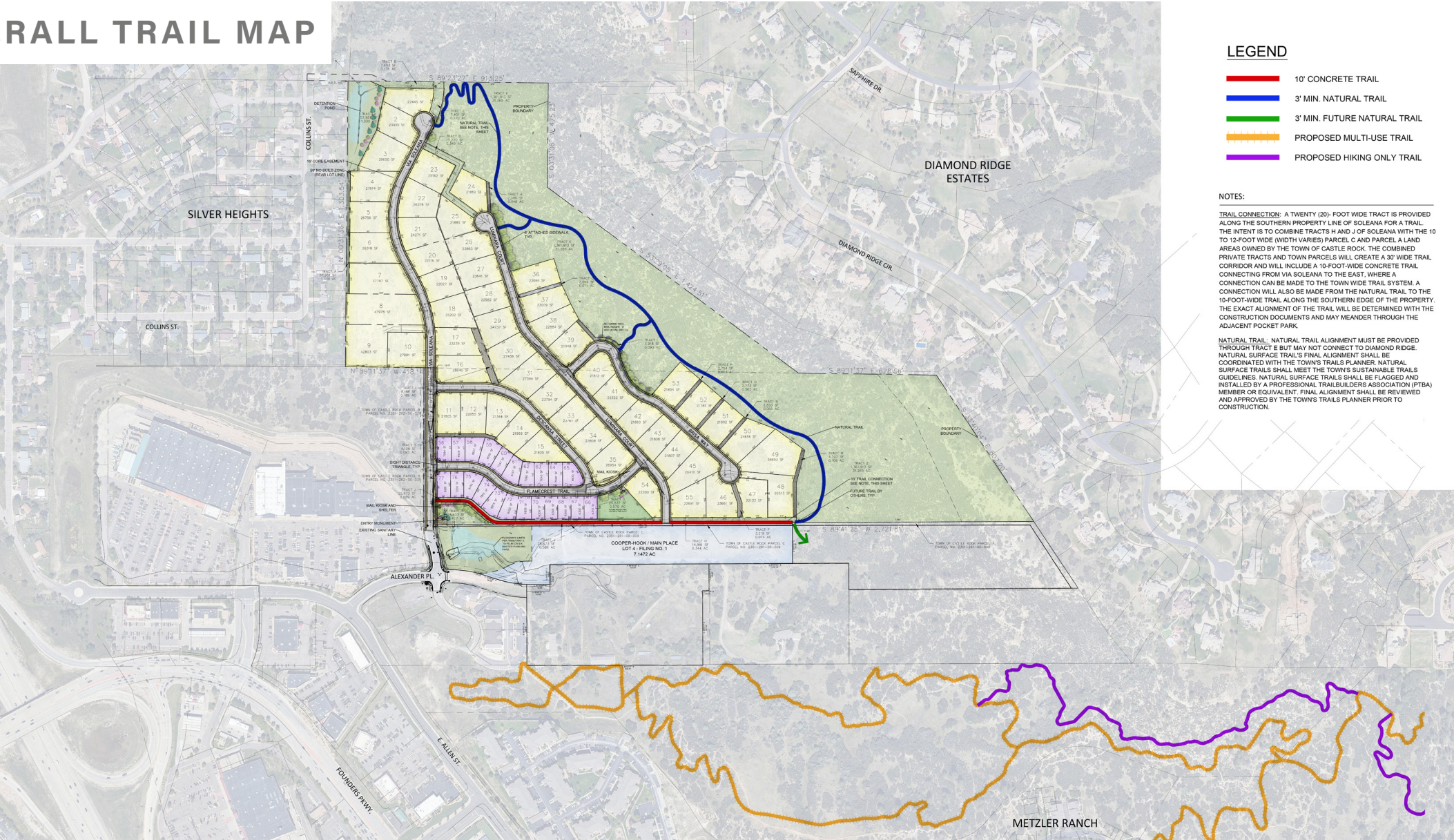


ILLUSTRATIVE SITE PLAN

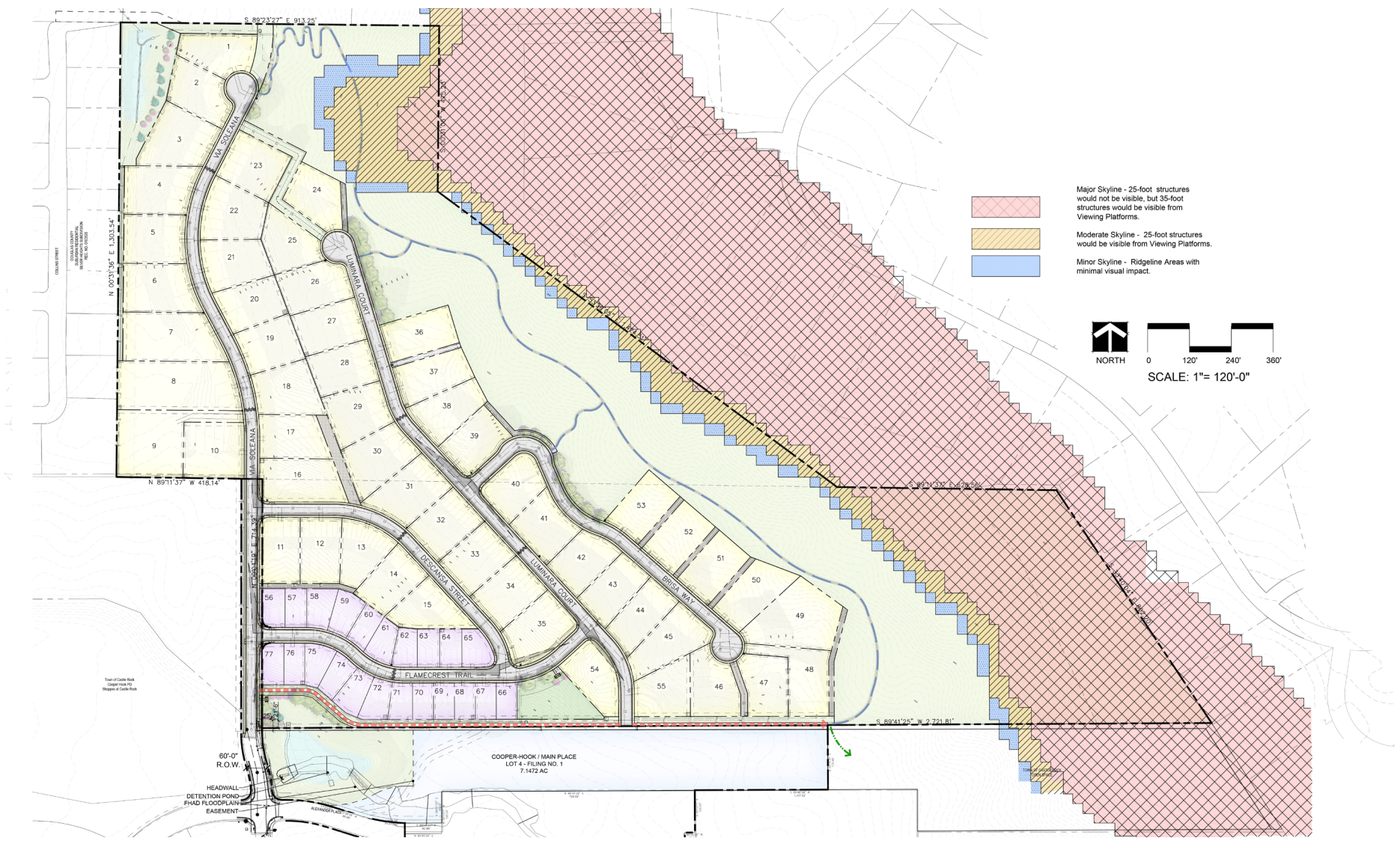
Proposed Entry and Neighborhood Monument



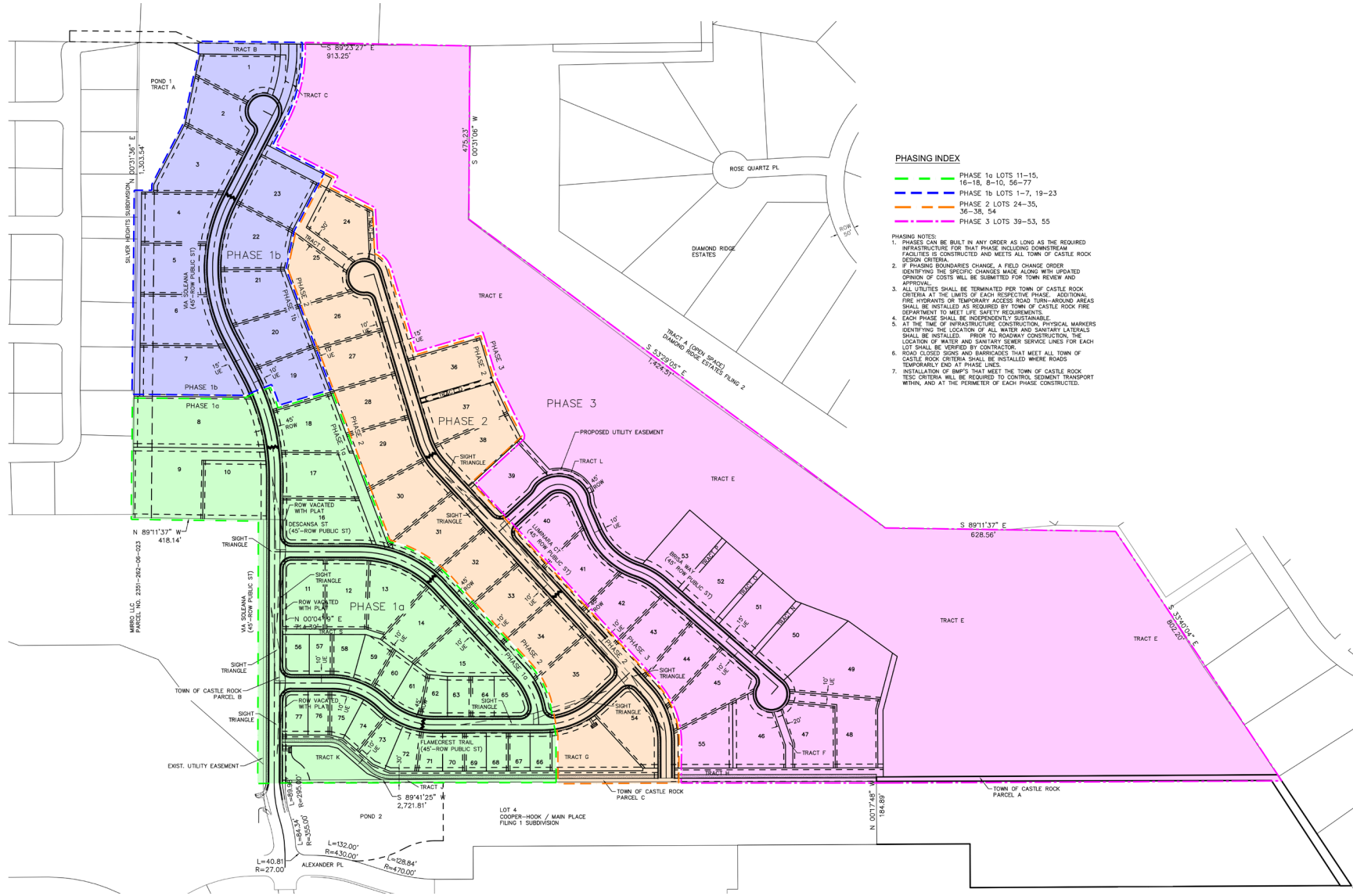
OVERALL TRAIL MAP



SKYLINE / RIDGELINE



PHASING PLAN



SITE DEVELOPMENT PLAN - APPROVAL CRITERIA

SEC. 17.38.040 - SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

A. Community vision/land use entitlements.

- Conforms with ALL of the Town's Guiding Documents
- There are no Intergovernmental Agreements (IGA's) applicable to Soleana
- No lots are included within the Skyline/Ridgeline area.
- Complies with the approved Alexander Way Planned Development Plan and Zoning Regulations.
- The proposed custom homes will meet the architectural goals of the Town
- Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

B. Site layout.

- Site layout provides pedestrian and vehicle safety adequate fire safety and does not impact adjacent properties.
- Provides adequate parking and on-site circulation in accordance with Town regulations.
- No outdoor storage is proposed
- Provides adequate site design to protect major environmental characteristics.

C. Circulation and connectivity.

- Complies with all CRMC and technical criteria associated with circulation and connectivity.
- Complies with all Fire regulations associated with land development.
- Provides for pedestrian and bicycle traffic in a safe and convenient manner.
- Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

D. Services, phasing and off-site impacts.

- Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.

- Adequate water resources have been conveyed to the Town. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
- Existing or proposed stormwater systems support the development and comply with applicable regulations.
- Provides adequate consideration for the future extension of streets and utilities to adjacent properties to the north and south of Soleana.
- Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

E. Open space, public lands and recreation amenities.

- Provides adequate trail systems in terms of internal circulation and appropriate external connections to the overall Metzler Open Space and Trail System,
- As requested by the adjacent neighborhoods - no trail connections are provided to Silver Heights or Diamond Ridge.
- 40% open space is provided within Soleana. The open space area will be accessible by a natural trail and the open space is located to preserve significant natural features.
- Open space provides a buffer to Diamond Ridge on the eastern side of the neighborhood.

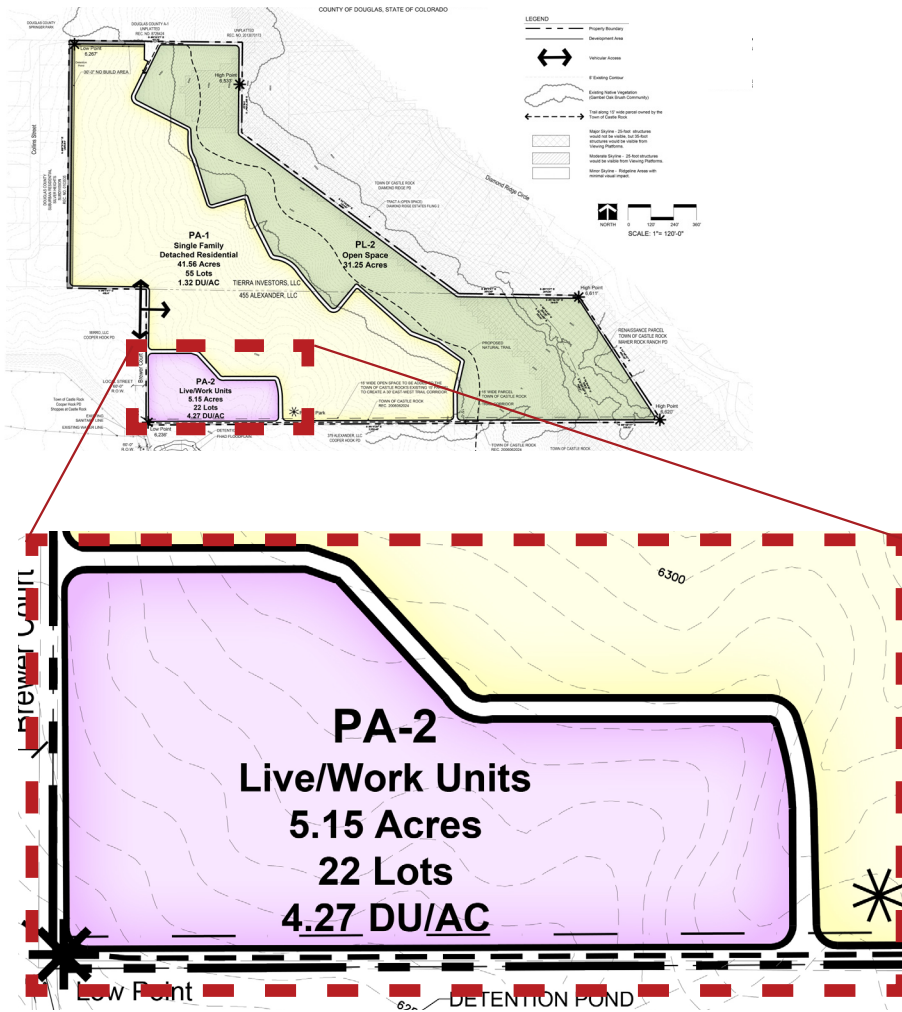


QUESTIONS?

PLANNED DEVELOPMENT PLAN - ZONING REGULATIONS

- Maximum number of Dwelling Units: 55 Single Family Detached Homes
22 Live Work Units
- Minimum Lot Size: SFD: 21,780 SF (1/2 acre)
Live/work: Attached unit-1,800 SF
Single unit – 5,000 SF
- Maximum Building Height: 35-feet
- Building Setback: Single Family Homes
 - Front: 25-feet to garage face
20-feet to face of home
 - Rear: 25-feet
15-feet to covered unenclosed porch
 - Side: 7.5-feet
 - Corner side: 10-feetLive Work Units
 - Front: 20-feet to garage face
15- feet to face of structure
 - Rear: 15-feet
 - Side: 5-feet
 - Corner side: 10-feet
- No Build Zones:
 - 30-feet wide on a side lot line
 - 50-feet wide on a rear lot
 - Applies to where adjacent to Silver Heights and the northern property line.
- Fencing: 4-foot high open rail fence where adjacent to open space
Fencing design guidelines will be provided with the Site Development Plan
- Open Space: 40% of the site to be retained as open space which may include trails, parks, connection to Town of Castle Rock trail system
- Landscaping: Shall be in conformance with the Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications

PLANNING AREA 2 - LIVE / WORK UNITS



LIVE WORK – Planning Area 2

Intent

- The live/work units will include single or attached lot/unit intended for live/work units or residential units.
- A maximum of 22 live/work attached units or single-family detached units are permitted.

Uses Permitted by Right

- Attached and detached single family dwellings with attached or detached private garages.
- Attached and detached homes with or without a live/work component (Maximum of 4-units attached are permitted in a building)
- Public buildings, including but not limited to fire and police stations.
- Public and private open space, parks, and recreational uses, trails, and facilities

Live/ Work Permitted Uses and Regulations

Intent for Non-living uses

The intent is to provide complementary work uses permitted if conducted entirely within a principal building. Such use shall be conducted only by the occupants thereof plus not more than five non-resident employees.

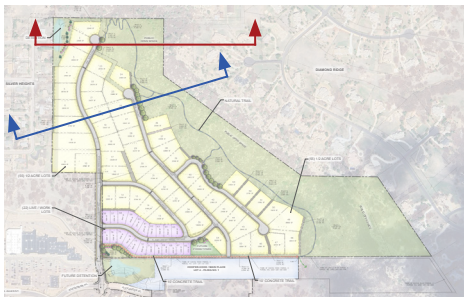
General Use Standards and Regulations

- In-home Child Day Care and Elder Care as permitted by state and federal regulations.
- Wholesale or retail business must be conducted entirely by mail (U.S. Postal Service, United Parcel Service, and the like) or such wholesale or retail sales on the premises is not substantial.
- There shall be no outside storage on the premises of materials or equipment used in connection with the business.
- There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the lot.
- Traffic shall not be generated which significantly affects the residential character of an area or in a volume that would create a need for parking greater than that which can be accommodated on the site, or which is inconsistent with the normal parking usage of the Zoning District; and
- Personal services such as beauty/nail salon and barber shops (2-chairs maximum).
- Group classes shall have a maximum of five (5) participants at any one time.
- Professional and service businesses or any similar uses that does not generate more than occasional or minimal vehicular traffic.

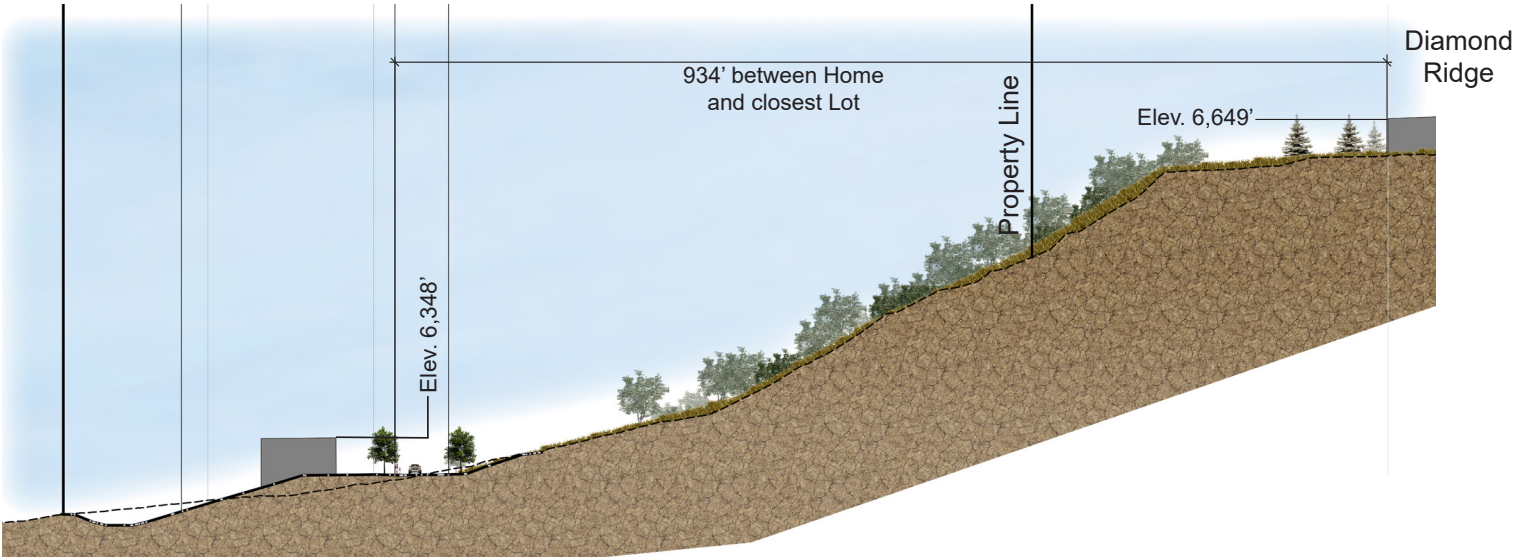
Development Standards

- Minimum standard lot area: Attached unit: 1,800 square feet
Single unit: 5,000 square feet
- Maximum Building height: 35 feet for primary structures
- Minimum lot width:
 - At the street: 20 feet and a minimum 30 feet at the building setback line
 - At a cul-de-sac, knuckle, or similarly curved frontage at the street: 20 feet
 - Flag lot width at street or private drive: 20 feet at the flag, between lot lines beyond the flag, the lot width shall be 35 feet at the front
- Primary structure front setback (from local street right-of-way or private access drive):
 - 20 feet to face of front-loaded attached garage
 - 15 feet to face of structure
 - 10 feet to side of a side loaded garage
 - 10 feet to unenclosed porch without living space above the porch
- Primary structure rear setback: 15 feet; 6-feet if the garage is alley loaded
- Primary structure side setback: 5 feet
- Primary structure corner lot side setback adjacent to a local street: 10 feet; 20 feet to face of garage for a side loaded garage
- Parking: Attached live/work units shall provide a minimum of two (2) parking spaces for the unit in an attached garage and an additional two (2) guest spaces for visitors which may include in the

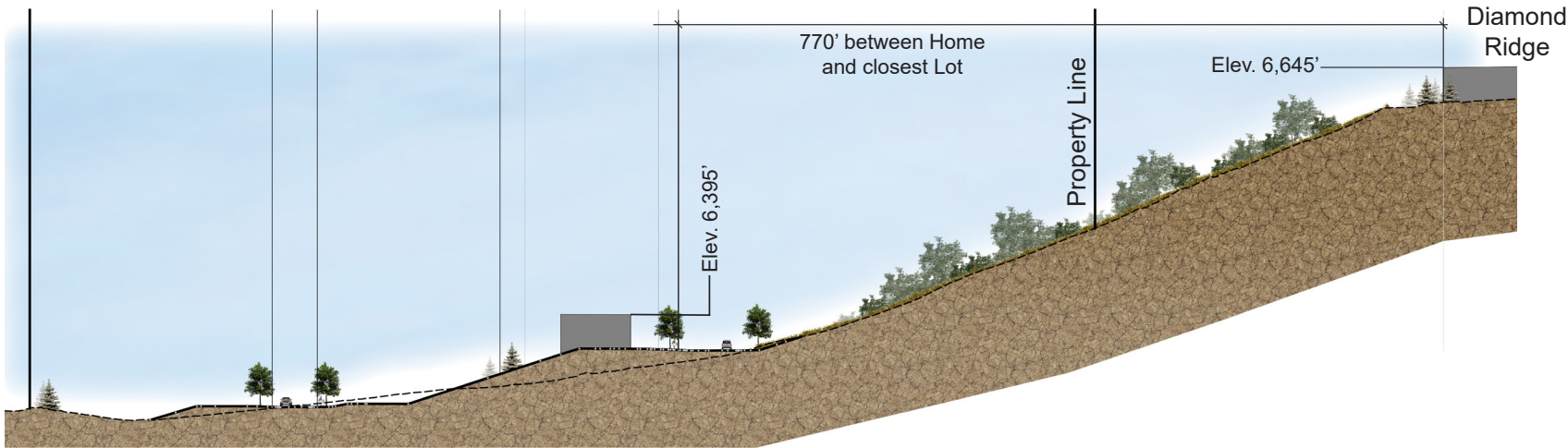
SECTIONS A & B



Key Map



Section A

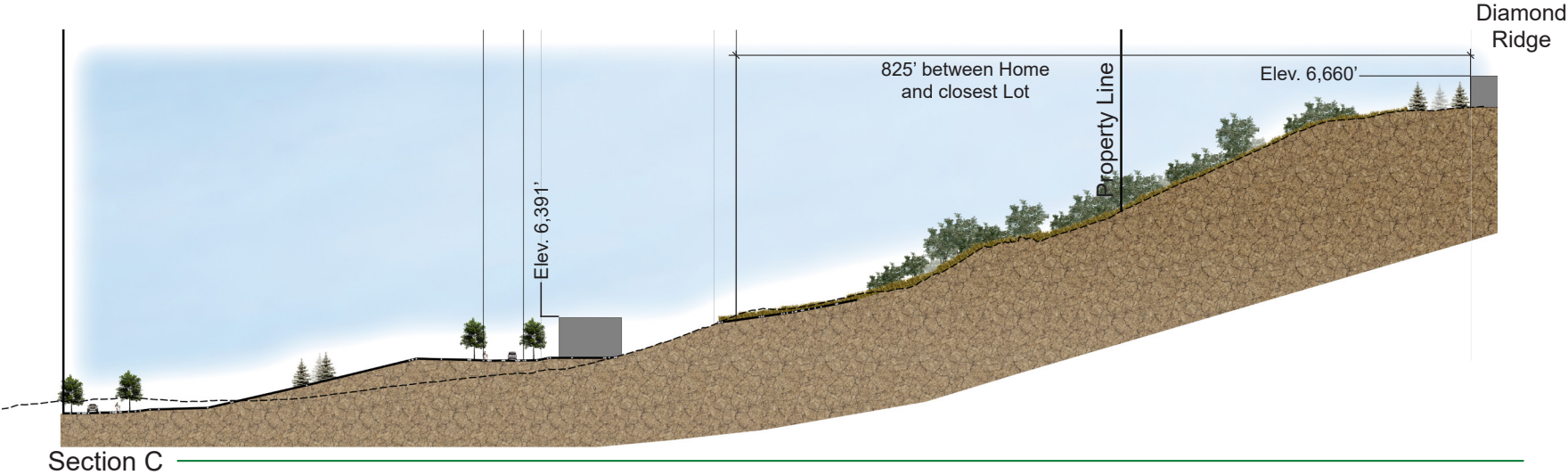


Section B

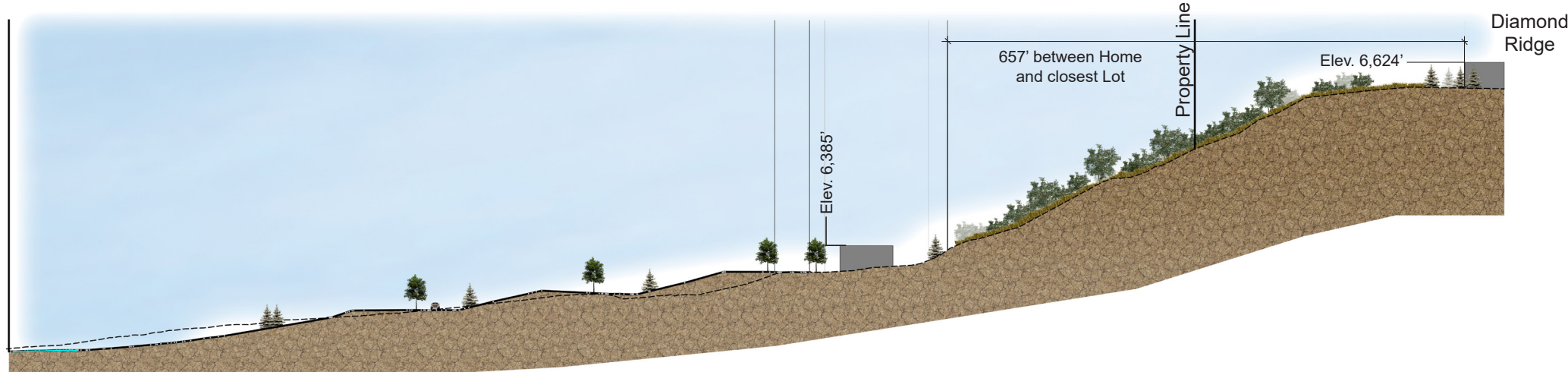
SECTIONS C & D



Key Map



Section C



Section D