

Welcome



Crystal Valley Ranch

The Ridge at Crystal Valley

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group

Landscape Architecture • Planning • Entitlements

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Introductions

Crystal Valley Development Co., LLC
Gregg Brown

WSB
Jim Mill, PE
Stephen Orehosky

Crystal Valley Ranch

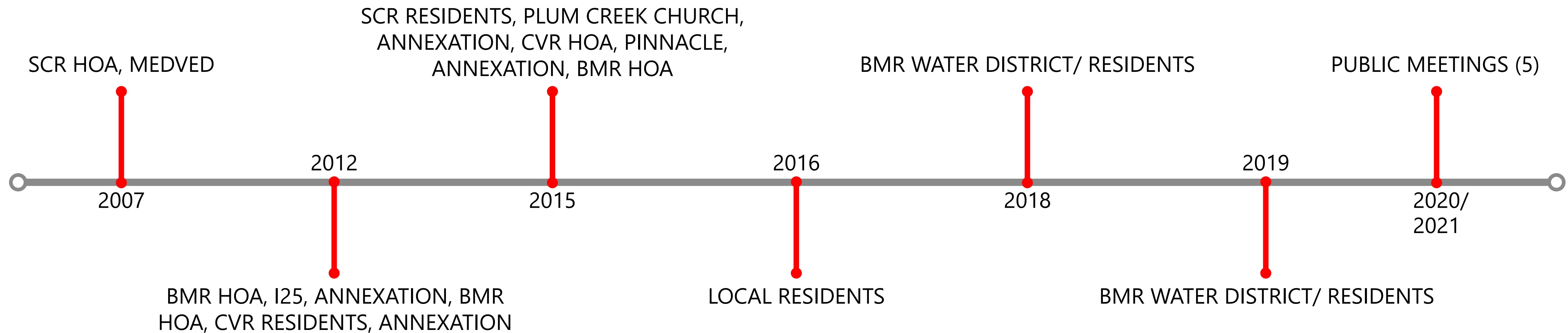
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Timeline

- Discussions have been ongoing since 2007
- After the recession, community outreach continued
- Numerous meetings with Town and County residents have occurred since 2012
- Conversations with stakeholders and Town Staff also continued
- The proposed Annexation and PD Plan was approved in 2019



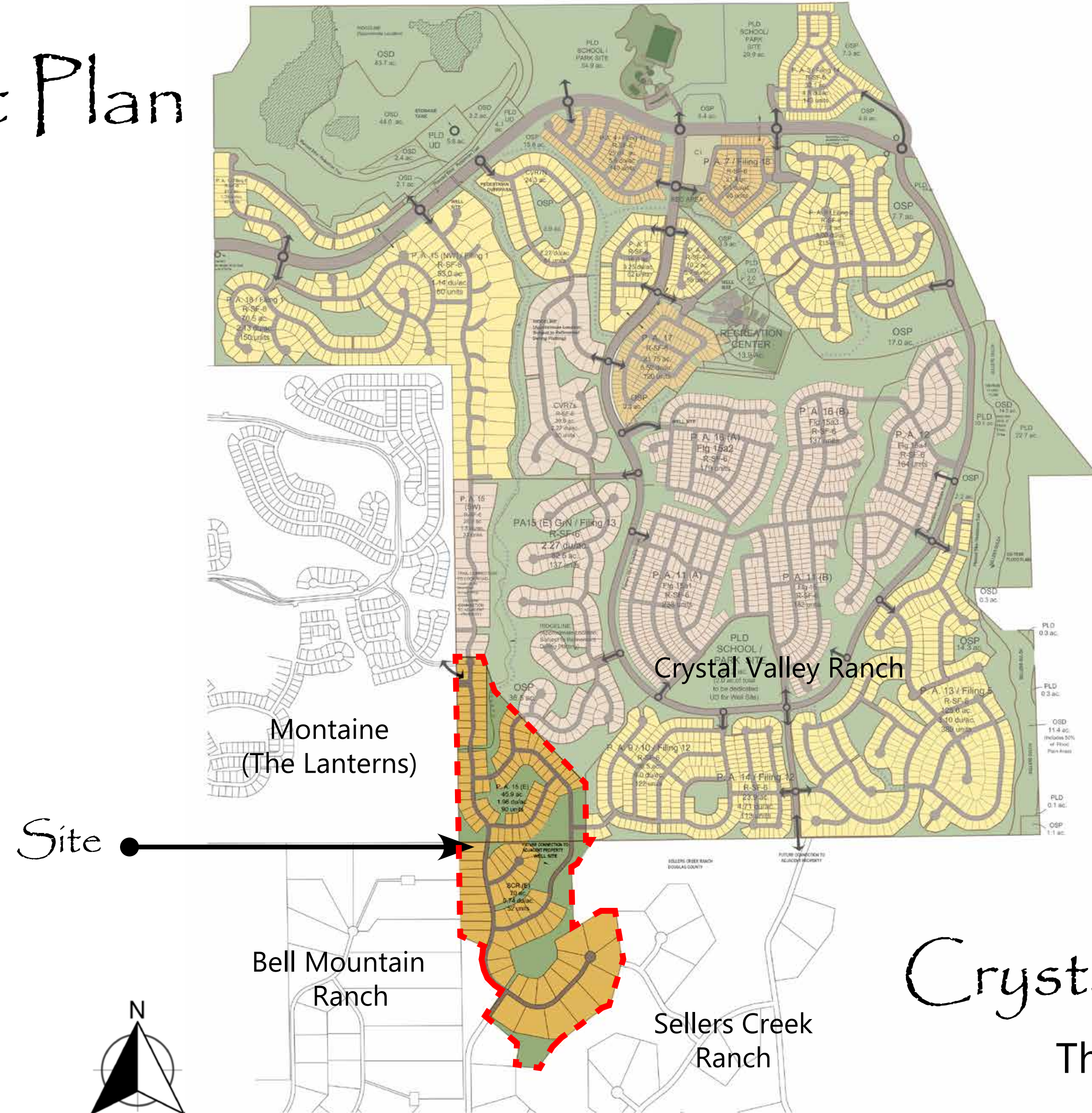
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Context Plan



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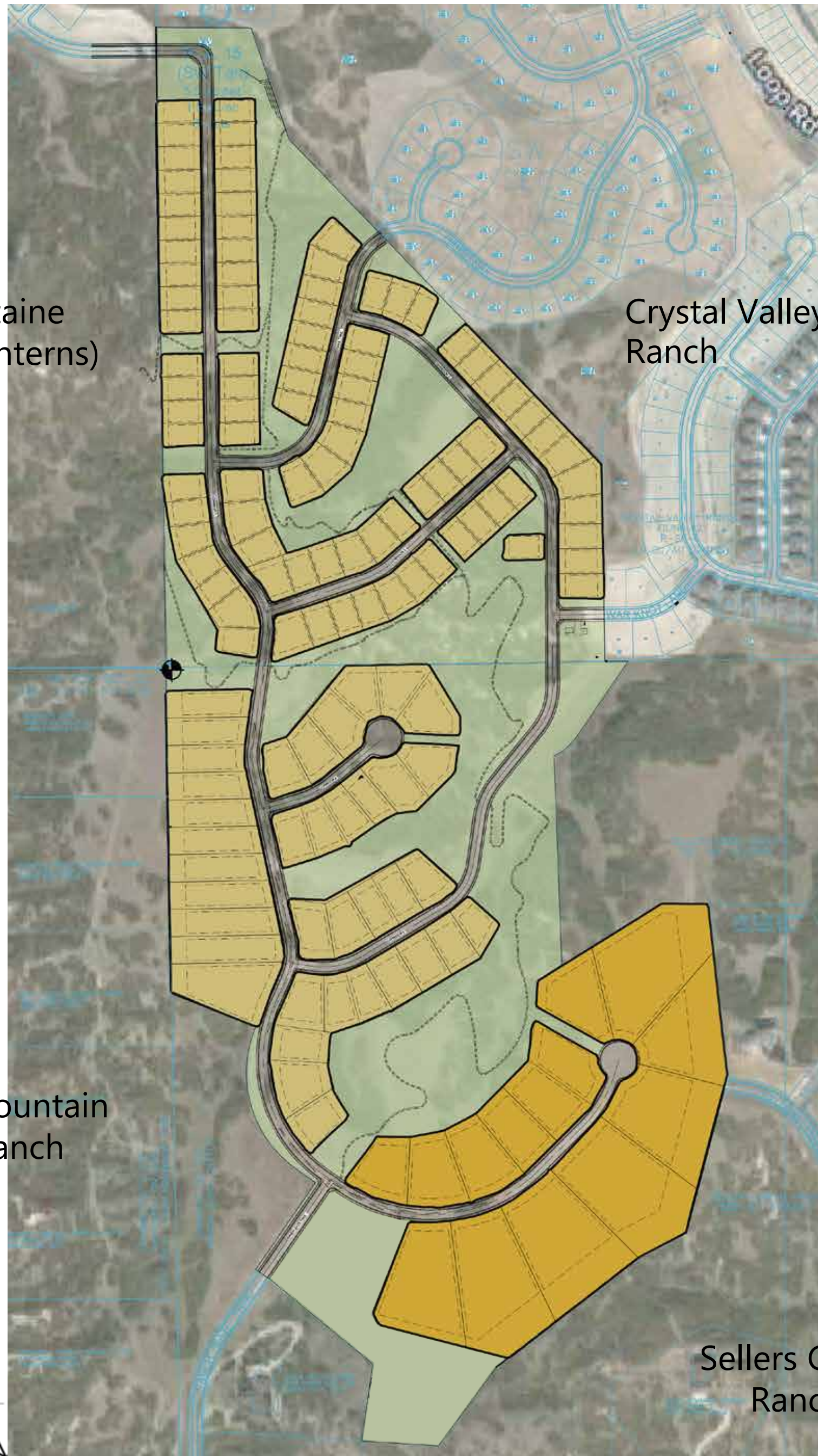
Overview

Montaine
(The Lanterns)

Crystal Valley
Ranch

Bell Mountain
Ranch

Sellers Creek
Ranch



Site Data

- 116 Total Acres
 - North 46 Acres
 - South (Estates) 70 Acres
- 142 Proposed Single Family Lots
 - North 90 Lots
 - South (Estates) 52 Lots
- 29.3 Acres of Proposed Open Space
 - North 14.4 Acres
 - South (Estates) 14.9 Acres
- Proposed Density 1.26 DU/ Acre
- Site Plan continues regional trail connections

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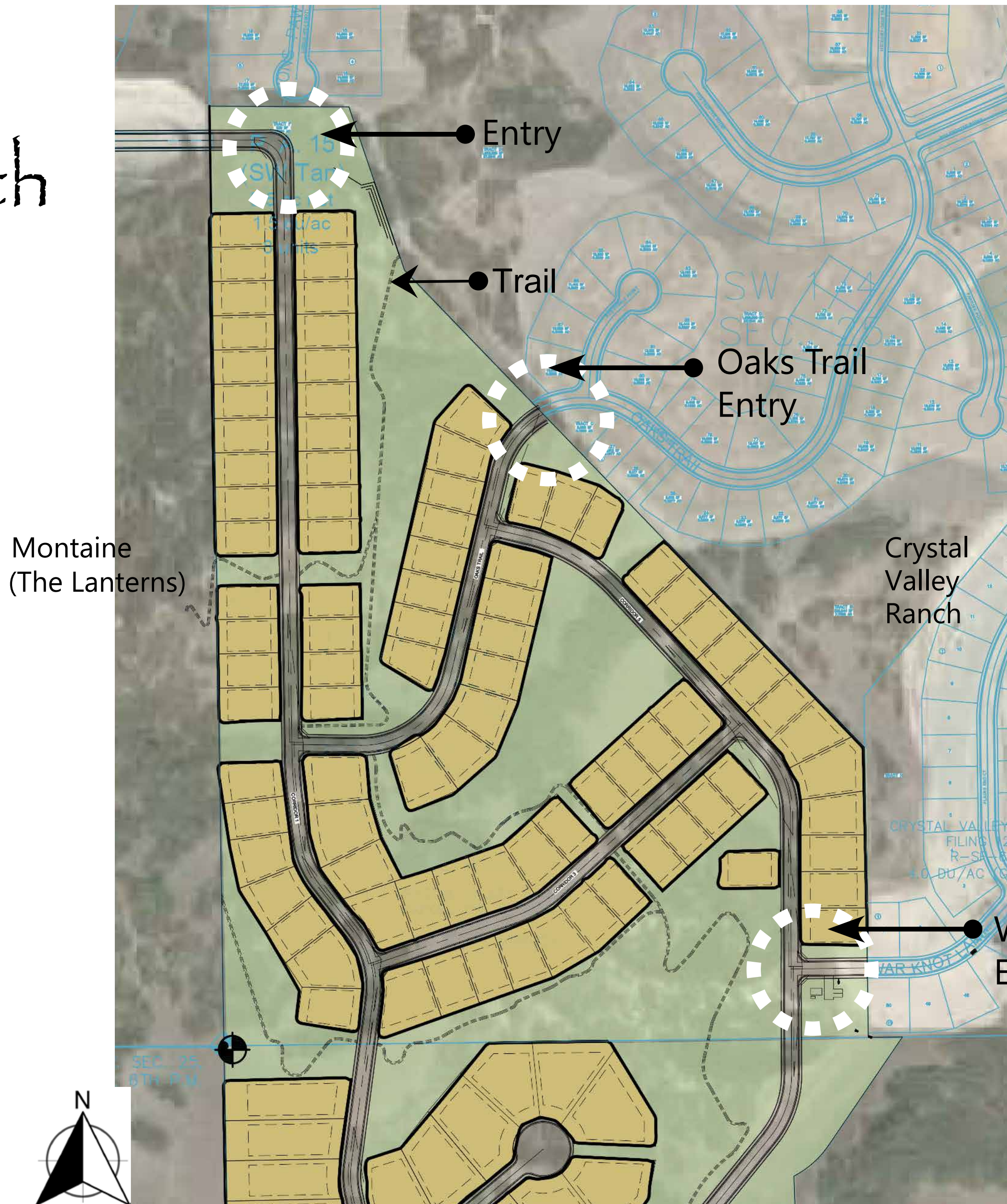
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North



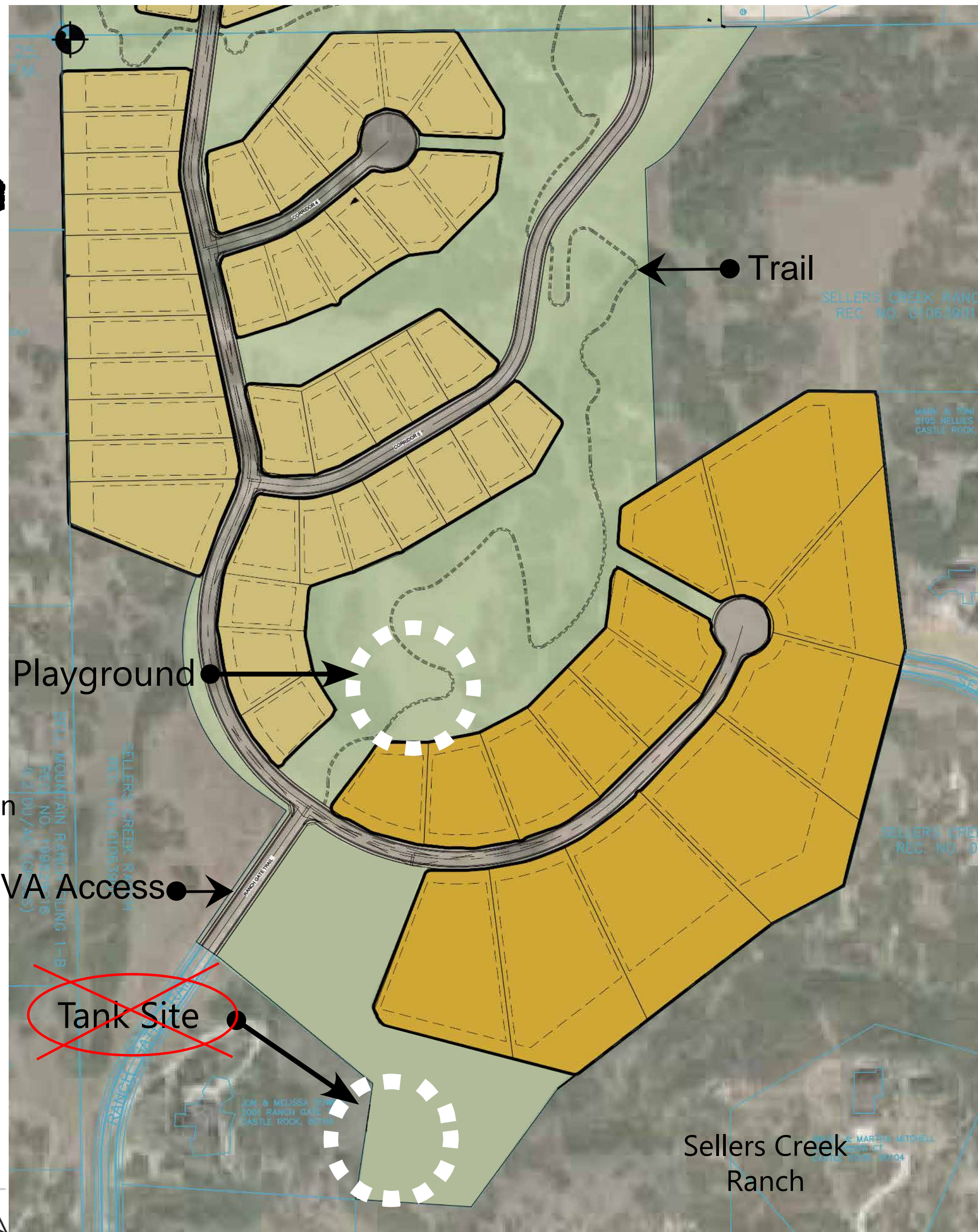
Highlights

- Project Entries (3)
- Engineering sensitivity to minimize retaining walls and preserve existing topography
- Open Space/ Preserved Scrub Oak and Native Landscape connects to adjacent open spaces
- Trail Connectivity

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The Ridge at Crystal Valley



South



Highlights

- Transition in density from Sellers Creek Ranch/ Bell Mountain Ranch zoned Rural Residential in Douglas County to the Suburban densities in CVR to the North
- Neighborhood Playground in a natural setting
- Engineering sensitivity to minimize retaining walls and preserve existing topography
- Open Space/ Preserved Scrub Oak and Native Landscape connects to adjacent open spaces
- The open space combined with the larger lots maintain travel corridors and habitat for wildlife
- Trail Connectivity
- EVA access per Douglas County requirements is only permitted from Sellers Creek Ranch to Ridge Estates via Ranch Gate Trail

Crystal Valley Ranch

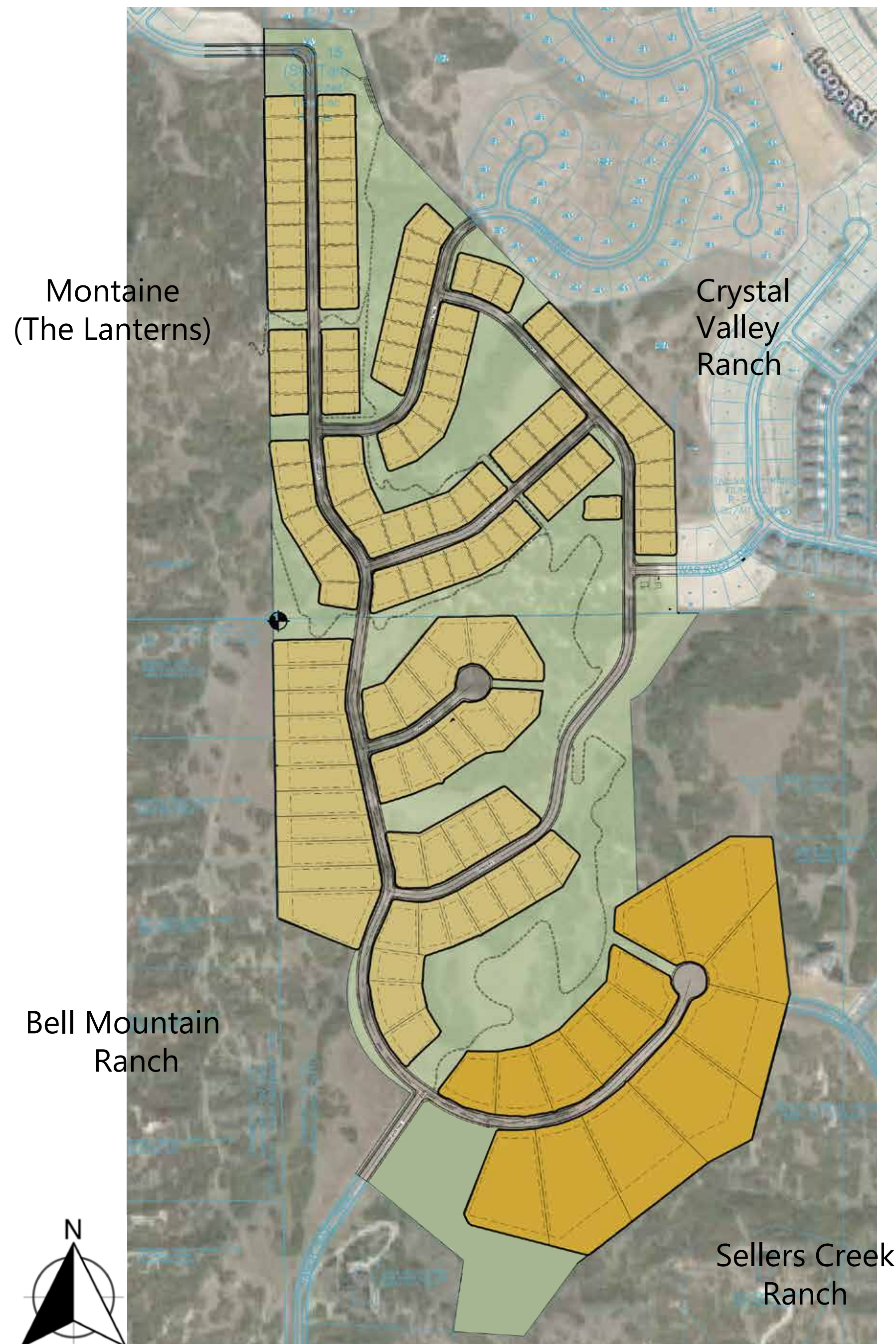
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Outreach & Compliance



- All meetings noticed in accordance with the TOCR Municipal Code
- Changes to the proposal resulting from community outreach
- Originally 100 lots have transitioned to 52 larger lots
- Larger lots are provided on the perimeter of the neighborhood where adjacent to Sellers Creek Ranch and Bell Mountain Ranch
- Greater rear yard setbacks on the perimeter lots are specified in the zoning regulations thereby increasing separation between proposed and existing homes
- Commitment to maintain the existing ranch fence with the installation of "No trespassing" signs.
- Zoning regulation addresses architecture, colors, materials, exterior lighting, landscaping, and fencing to enhance compatibility between neighborhoods.

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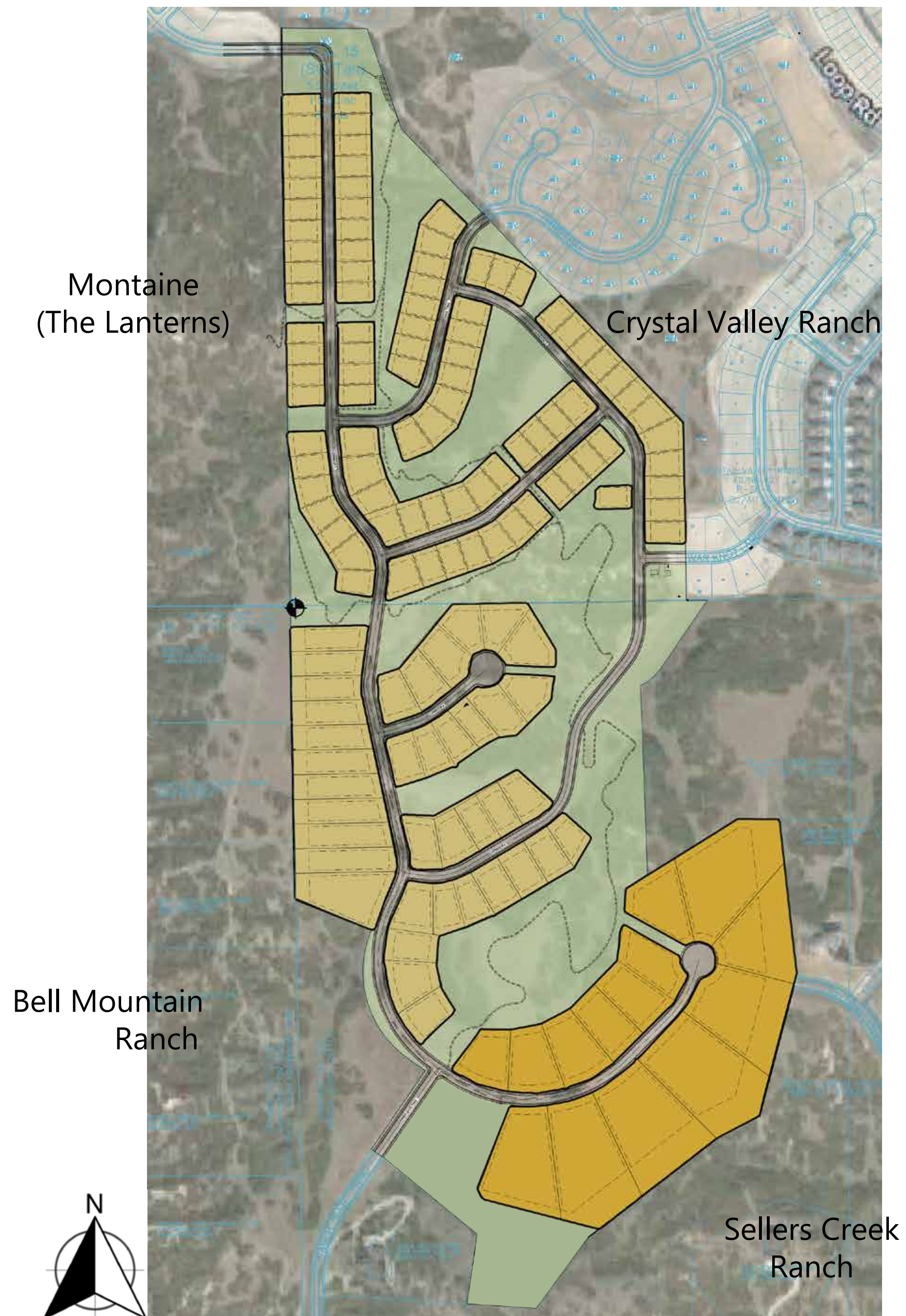
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Outreach & Compliance

As outlined in the PD, the SDP provides mitigating measures protecting the adjacent neighborhoods.

- Increased lot sizes
- Increased separation between neighborhoods. A minimum 100' buffer is proposed for lots adjacent to Sellers Creek Ranch and a minimum of 50' buffer is proposed for lots adjacent to Bell Mountain Ranch
- Limitations on pedestrian and vehicular access
- Increased open space on the southern and eastern neighborhood edges
- Preservation of significant stands of native vegetation where possible
- Homes designed to work with the topography
- 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.
- The rear and side lot lines bordering on open space where adjacent to Sellers Creek Ranch and Bell Mountain Ranch will be fenced with wire fencing or existing fence will be maintained to discourage trespassing into the adjacent private neighborhoods



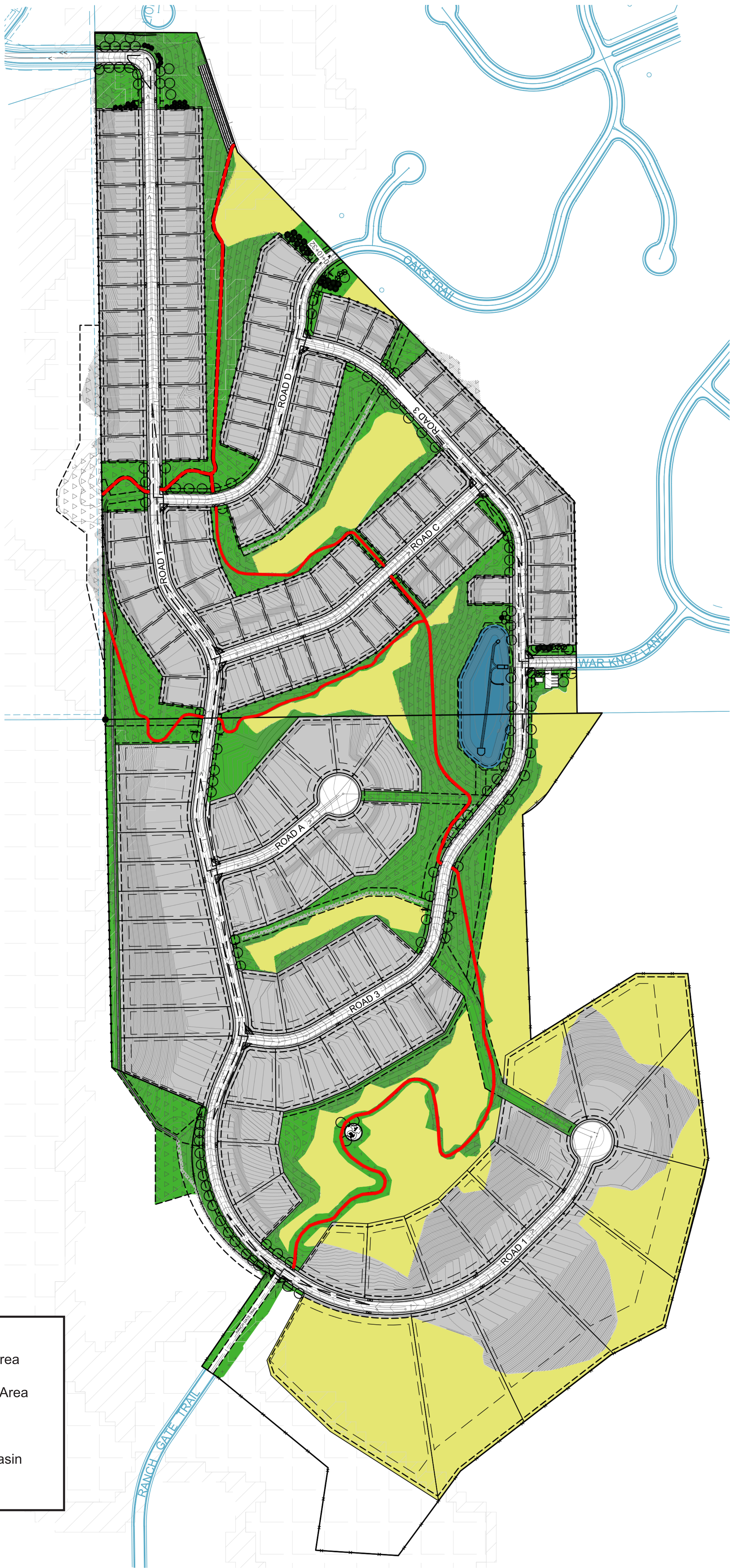
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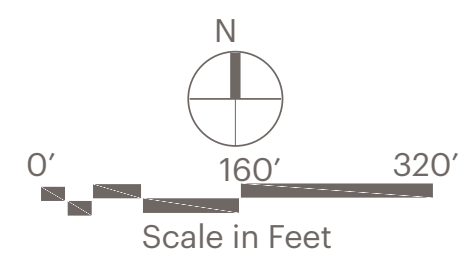
LEGEND:

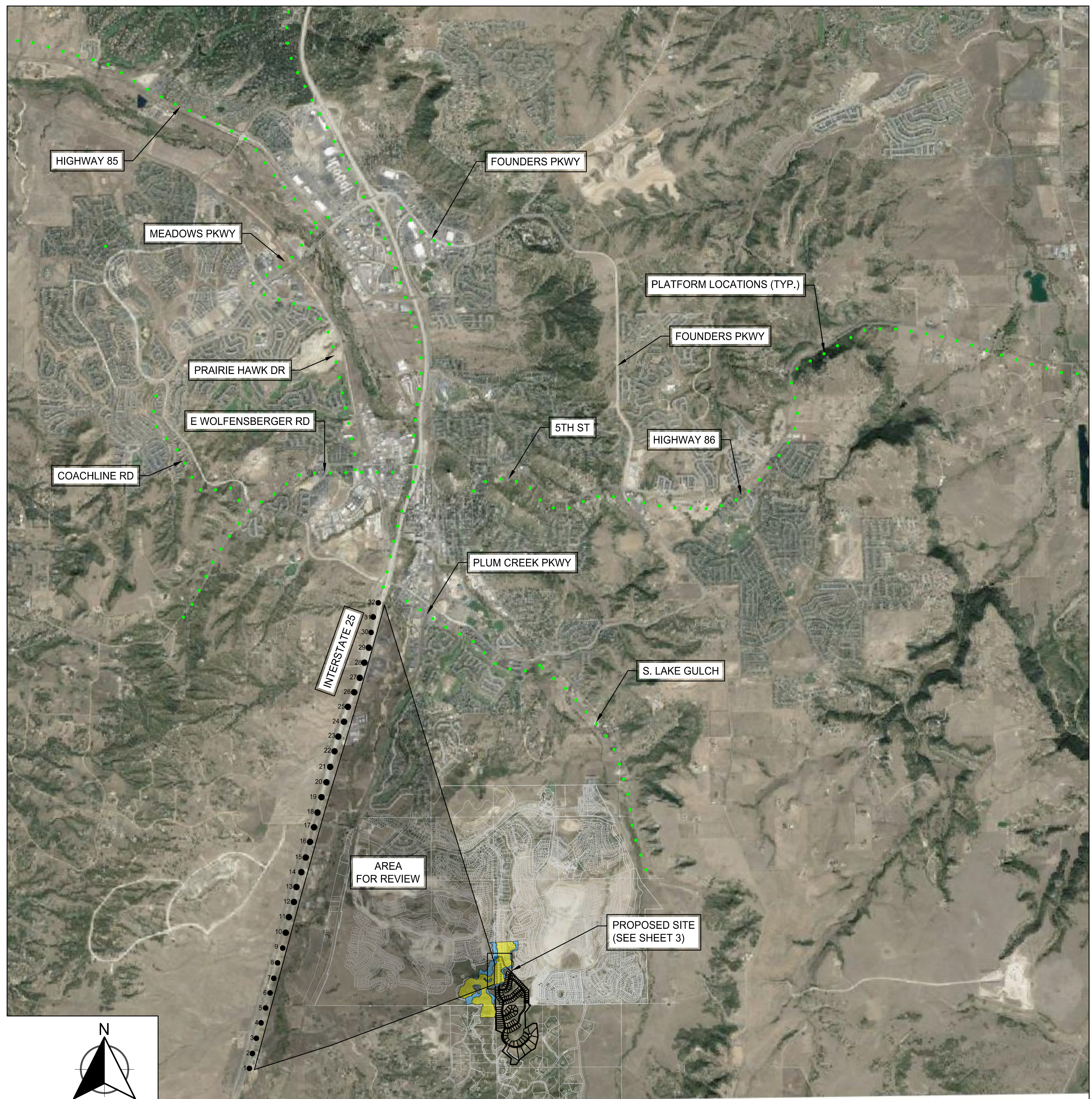
- Undisturbed Area
- Re-vegetated Area
- Lots
- Stormwater Basin
- Trail

The Ridge

Castle Rock, Colorado

September 30, 2021 | WSB Project number: 013343-000





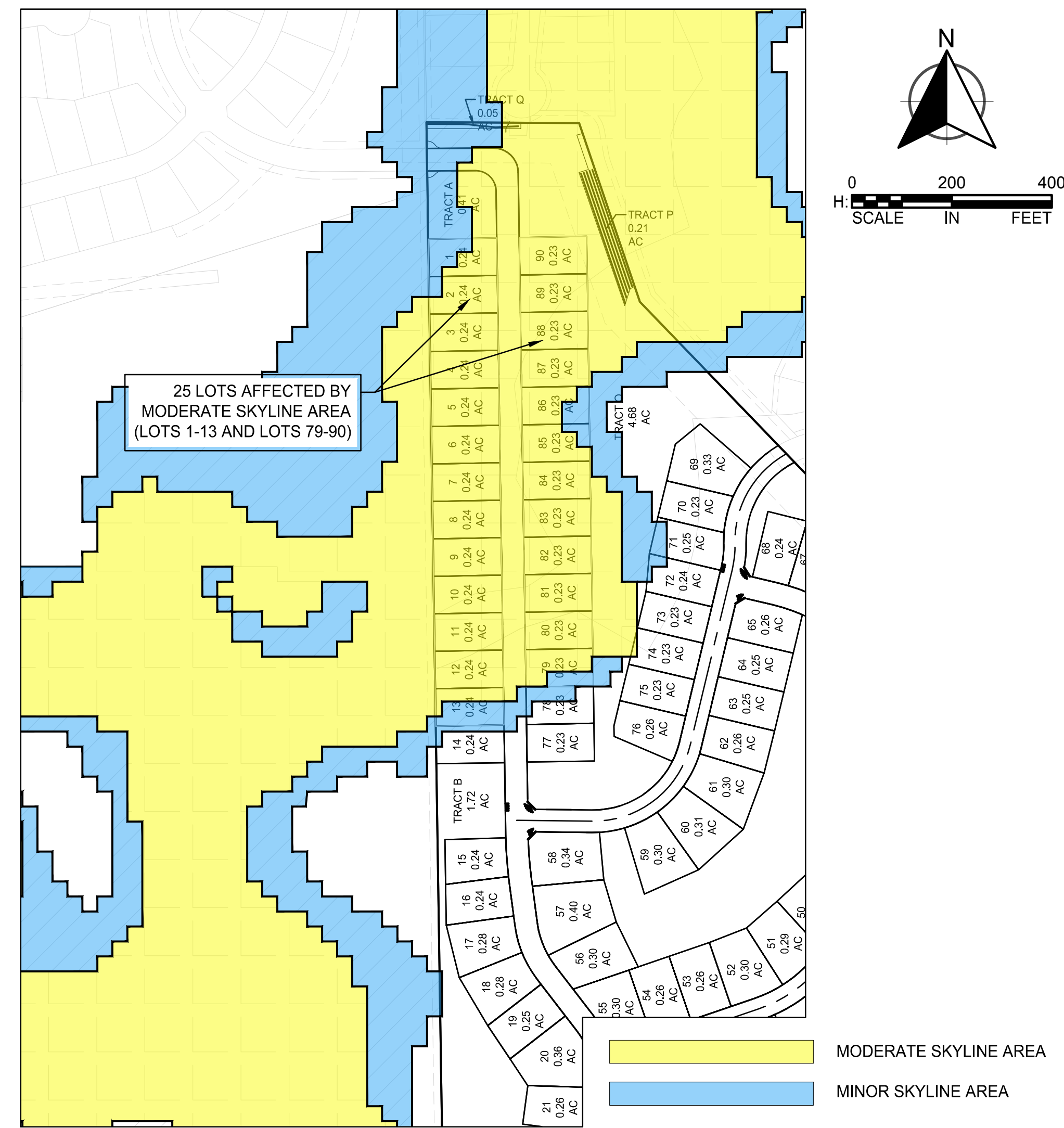
LEGEND

- VIEWING PLATFORMS SUBJECT TO THIS STUDY.
- VIEWING PLATFORMS WITH NO VISIBILITY OF LOTS DUE TO EXISTING TOPOGRAPHY OR BUILT ENVIRONMENT. NOT PART OF THIS STUDY

SKYLINE AREA CATEGORY BY STRUCTURE HEIGHT VISIBILITY *

| # of Viewing Platforms | 25' visible? | 35' visible? |
|------------------------|--------------|--------------|
| 16 or less | Not shown | Not shown |
| 17 to 64 | Moderate | Minor |
| 65 or more | Major | Major |

* See Technical Methodology and Field Observation Report Page 4



Skyline Variance request.

The applicant has performed a study of the Skyline/Ridgeline Protection Regulations as they relate to the proposed Site Development Plan for The Ridge at Crystal Valley project. As currently mapped there are 25 lots located within the Moderate Skyline area. Structures located within the Moderate Skyline area have a maximum height requirement of 25-feet.

The applicants study used definitions and procedures found within the Technical Methodology and Field Observation Report, Town of Castle Rock, Ridgeline Regulations, dated February 25, 1999 (1999 Report), along with information within the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Based upon the 1999 Report and Skyline Ridgeline Regulations, a skyline is the highest point visible from a Viewing Platform. Viewing Platforms are a single point or series of points where an observation of the skyline is taken. The Town identified 232 Viewing Platforms in the 1999 Report. These Viewing Platforms run along major roadways within the Town and are typically spaced at 1/8-mile intervals along these major roadways.

The 1999 Report differentiates skyline areas into three (3) categories: Minor Skylines, Moderate Skylines and Major Skylines. In the 1999 Report, these categories are defined by the height of a 25' and 35' structure and the number of points that a structure would skyline or break the view plane at an observation point:

- 16 or less
- 17 to 64
- 65 or more

Per the 1999 Report, regions where structures (25' or 35') skyline from 16 or less points are not mapped; regions where 35' structures skyline from 17 to 64 points are mapped as Minor Skyline Areas. Areas where 25' structures skyline from 17 to 64 points are mapped as Moderate Skyline Areas. Regions where 25' structures skyline from 65 or more points are mapped as Major Skyline Areas.

In the adopted regulations, the Minor Skyline Area is defined as, "...skyline areas where a 25-foot-high structure would not be visible, but a 35-foot-high structure would be visible from several points along the Viewing Platforms." The Moderate Skyline Areas is defined as, "...skyline areas where a 25-foot-high structure would be visible from several points along the Viewing Platforms. The ordinance does not define "several points" to an exact number.

The applicant performed a skyline study to further understand the impacts of structures to the skyline within the Moderate Skyline area, which encompasses 25 lots (lots 1-13 & lots 79-90). The applicant's skyline study analyzed all 232 Viewing Platforms to determine from which Viewing Platforms a 25-foot-high or 35-foot-high structure on the 25 lots would be visible and break the view plane. Considering existing topography and the future grades of the 25 lots, it was determined that a 25-foot-high or 35-foot-high structure was not visible from 200 of 232 Viewing Platforms but potentially visible from 32 Viewing Platforms.

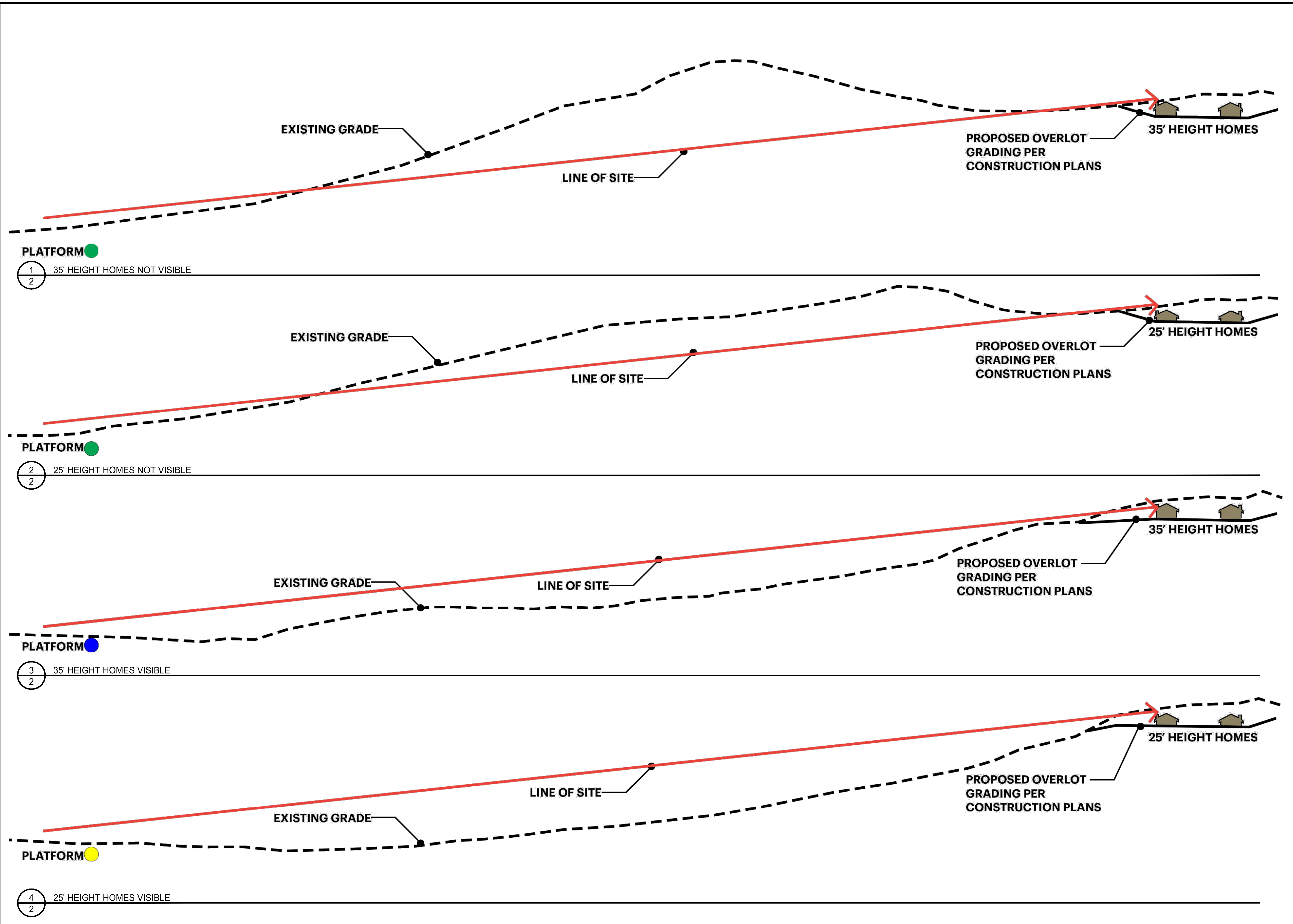
The applicant's study further reviewed these 32 Viewing Platforms, which are located along I-25 at 1/8-mile intervals. The distances of the 32 Viewing Platforms to the 25 lots located within the moderate skyline area of The Ridge at Crystal Valley project range from approximately 9,000 linear ft. to 15,000 linear ft.

The applicant assessed the impact of both a 25-foot-tall home and a 35-foot-tall home on all 25 lots located within the Moderate Skyline area. The study found that homes 25' in height would be visible from, at most, 16 Viewing Platforms (points) and that homes 35' in height would be visible from, at most, 17 Viewing Platforms and only for two lots (lot 2 and lot 3). A home 35' in height on all other lots are visible from 16 Viewing Platforms or less. These findings indicate, when compared to the technical methodology, that the 25 lots, should not be mapped as a Major Skyline area. Instead, 2 of the 25 lots should be mapped as Minor Skyline area and the other 23 lots should not be mapped at all.

The applicant is requesting a variance under standard 17.48.090 - Variances, which allows a variance under the grounds that "a proposed 25-foot-high structure in a Moderate Skyline Area will not be visible in the Skyline from several points along the Viewing Platforms in which event the restriction of the Minor Skyline Area shall apply". The applicant's study has determined that for the 25 lots within the Moderate Skyline Area of the Ridge at Crystal Valley project, a 25' high structure will not be visible from most Viewing Platforms. Specifically, a 25' high structure within the Moderate Skyline Area will not be visible from 216 of 232 Viewing Platforms. Based upon the Skyline Area Breakdowns in the 1999 Report, the 25 lots would not fall within the Moderate Skyline category and only two lots would fall into the Minor Skyline category. Therefore, the applicant is requesting that the restriction of the Minor Skyline Area apply to all 25 lots, rather than the Moderate Skyline Area restrictions, and have a maximum height requirement of 35-feet, rather than 25-feet.

| REVISIONS | |
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| NO. | DESCRIPTION |
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THE RIDGE AT CRYSTAL VALLEY RANCH
CASTLE ROCK, COLORADO
SKYLINE EXHIBIT



PLATFORM ●
1 35' HEIGHT HOMES NOT VISIBLE
2

PLATFORM ●
2 25' HEIGHT HOMES NOT VISIBLE
2

PLATFORM ●
3 35' HEIGHT HOMES VISIBLE
2

PLATFORM ●
4 25' HEIGHT HOMES VISIBLE
2

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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THE RIDGE AT CRYSTAL VALLEY RANCH
CASTLE ROCK, COLORADO
SKYLINE EXHIBIT

We hereby request approval of the Site
Development Plan for the Ridge at Crystal Valley.

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Questions?

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Thank You!



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