



Meeting Date: August 13, 2026

AGENDA MEMORANDUM

To: Planning Commission

From: Brad Boland, AICP, Planning Manager, Development Services Department

Title: **Chateau Valley Site Development Plan**
[112 Acres, generally located east of Memmen Park, north of Baldwin Park, and south of the Southridge Townhomes]

Executive Summary

Highline Engineering & Surveying, on behalf of 113 M, LLC, is requesting approval of the Chateau Valley Site Development Plan (SDP) (Attachment B). The 111.72-acre site is generally located east of Memmen Park, north of the Baldwin Park subdivision and south of the Southridge Townhomes (Figure 1 and Attachment A).

The SDP proposes 402 residential units, consisting of 254 single-family detached homes and 148 single-family attached homes, along with a private clubhouse lot. This is 159 fewer homes than the 561 units permitted by the Young American Planned Development Plan and Zoning Regulations. The plan provides 50.24 acres of public land and private open space, representing approximately 45 percent of the site.

South Valley Drive will be completed through the property, and the plan includes a network of local streets, sidewalks, concrete and natural-surface trails, drainage improvements and public utility extensions. The SDP also depicts connections to the existing street stubs at Ash Avenue, Elm Avenue, Eaton Street and Santana Drive. During neighborhood meetings, some residents expressed concerns on some of these existing road connections, and the developer revised the traffic analysis to model both a connected and a non-connected plan. The traffic analysis results indicate that the roadway network will continue to meet Town standards if selected neighborhood street connections are either open or closed to general traffic.

The proposed SDP meets the applicable requirements of the Young American Planned Development Plan and Zoning Regulations, the associated development agreements and the Town's Site Development Plan review criteria. No outstanding staff or external referral comments remain. Staff recommends that the Planning Commission recommend approval of the Chateau Valley Site Development Plan to Town Council.

Background

Surrounding Zoning and Uses

The property is an infill site within the Town of Castle Rock and is surrounded primarily by established residential development and open space. Memmen Park and the Glover subdivision are located west of the property. The Southridge Townhomes are located north of the site, and the Baldwin Park subdivision is located to the south. The Memmen Young PD is located north and east of the property. Large lot residential properties within unincorporated Douglas County are located directly east of the property.

Existing local streets terminate at several boundaries of the project, reflecting the street network anticipated when the surrounding neighborhoods and the Young American Planned Development were approved in 1983. These streets include South Valley Drive, Santana Drive, Ash Avenue, Elm Avenue and Eaton Street. The proposed SDP completes South Valley Drive through the property and provides the opportunity to connect the local street network, as discussed later in this report.

Surrounding residential lot sizes vary by subdivision. Baldwin Park, located south of Chateau Valley, has a typical lot size of approximately 5,706 square feet, with a few larger lots. The Glover subdivision, located generally west of Chateau Valley, has a typical lot size of approximately 10,890 square feet, although some lots abutting the development are substantially larger at approximately 32,670 square feet. Lots within the Southridge Townhomes, located north of Chateau Valley, range from approximately 4,356 to 9,148 square feet.

Existing Conditions

The Land Suitability Analysis Report, prepared by Highline Engineering and Surveying Co., Inc. evaluates the site's slopes, vegetation, wildlife habitat, geology, soils and skyline/ridgeline conditions. The report concludes that the property is suitable for residential development, with substantial open space provided along the site perimeter and existing drainage corridors.

The steepest terrain is located along the northeastern edge of the property, where slopes exceed 25 percent and include prominent rock and boulder outcroppings. These areas are incorporated into open space, including a no-build area at the base of the cliff. Slopes between 15 and 25 percent occur near the tops and bases of the cliffs, while most of the site contains slopes between 8 and 12 percent. The flattest areas are located within the central and southwestern portions of the property and along the existing tributary to Sellars Gulch. Grading, stepped foundations and walk-out lower levels will be used, as appropriate, to accommodate the site's topography.

Vegetation includes stands of Gambel oak throughout the property, with the densest concentrations in the northern portion of the site. Ponderosa pine and other evergreen trees are located along the southern perimeter and within the northwestern portion of the property. Much of the Gambel oak and some evergreen trees will be removed where grading is necessary. Approximately 100 evergreen trees under 20 feet in height are proposed to be relocated from

the northwestern portion of the property to Tracts AA, D-1 and I. Vegetation retained along the southern perimeter and existing drainageway will provide screening and help maintain wildlife habitat.

The oak brush and surrounding hills provide habitat for birds, raptors and larger mammals commonly found in the area. The LSAR states that no known threatened or endangered species have been observed or are known to occur on the property. Through the referral process, Colorado Parks and Wildlife identified the potential for prairie dogs and associated burrowing owl habitat. This information and the applicable recommendations were incorporated into the LSAR, including completion of a burrowing owl survey if earthwork were to commence between March 15 and October 31. Connected open space within the development and surrounding neighborhoods, together with vegetation retained along the perimeter and drainageway, will continue to support wildlife movement through the area.

The property contains two general soil and subsurface conditions, including rock and boulder outcroppings surrounding lower areas that have accumulated sediment from runoff. The identified soils are generally well drained and consist primarily of sandy loam and sandy clay loam. Geotechnical investigation and laboratory testing will be completed for proposed roads and residential building locations to determine appropriate foundation types and pavement sections.

A portion of the southwestern area of the property is located within a Minor Skyline area. Structures within this area are subject to the Town's Skyline/Ridgeline regulations, including a maximum height of 35 feet, to mitigate potential visual impacts.

Zoning Regulations

The property comprising the Chateau Valley SDP was annexed into the Town on August 16, 1983. Concurrent with the annexation, the property and other previously annexed lands were zoned as part of the Young American Planned Development. The Young American PD consists of two distinct areas: the South Memmen portion and the Baldwin Park portion. The PD permits up to 666 dwelling units within the South Memmen portion and 539 dwelling units within the Baldwin Park portion, for an overall maximum of 1,205 dwelling units.

The Chateau Valley SDP is located within the South Memmen portion of the PD. Existing development within Planning Areas 2 and 3 includes the 21-unit Castle Country Assisted Living – Valley House, the 29-unit Southridge Townhomes and one single-family home within the Michael's 2nd Addition subdivision. Planning Areas 2 and 3 allow a combined maximum of 105 dwelling units. After accounting for the dwelling units allocated to those planning areas, the remaining planning areas comprising the Chateau Valley SDP permit up to 561 dwelling units. The SDP proposes 402 dwelling units and one clubhouse lot, which is 159 fewer dwelling units, or approximately 28 percent less, than the maximum permitted within the planning areas comprising the Chateau Valley SDP.

The Young American PD identifies 34.74 acres of public land dedication, including 24.57 acres within the South Memmen portion and 10.17 acres within the Baldwin Park portion. Of the South Memmen requirement, 15.57 acres are identified within the Chateau Valley property. The SDP proposes 17.79 acres of public land, exceeding the amount identified for the property in the PD.

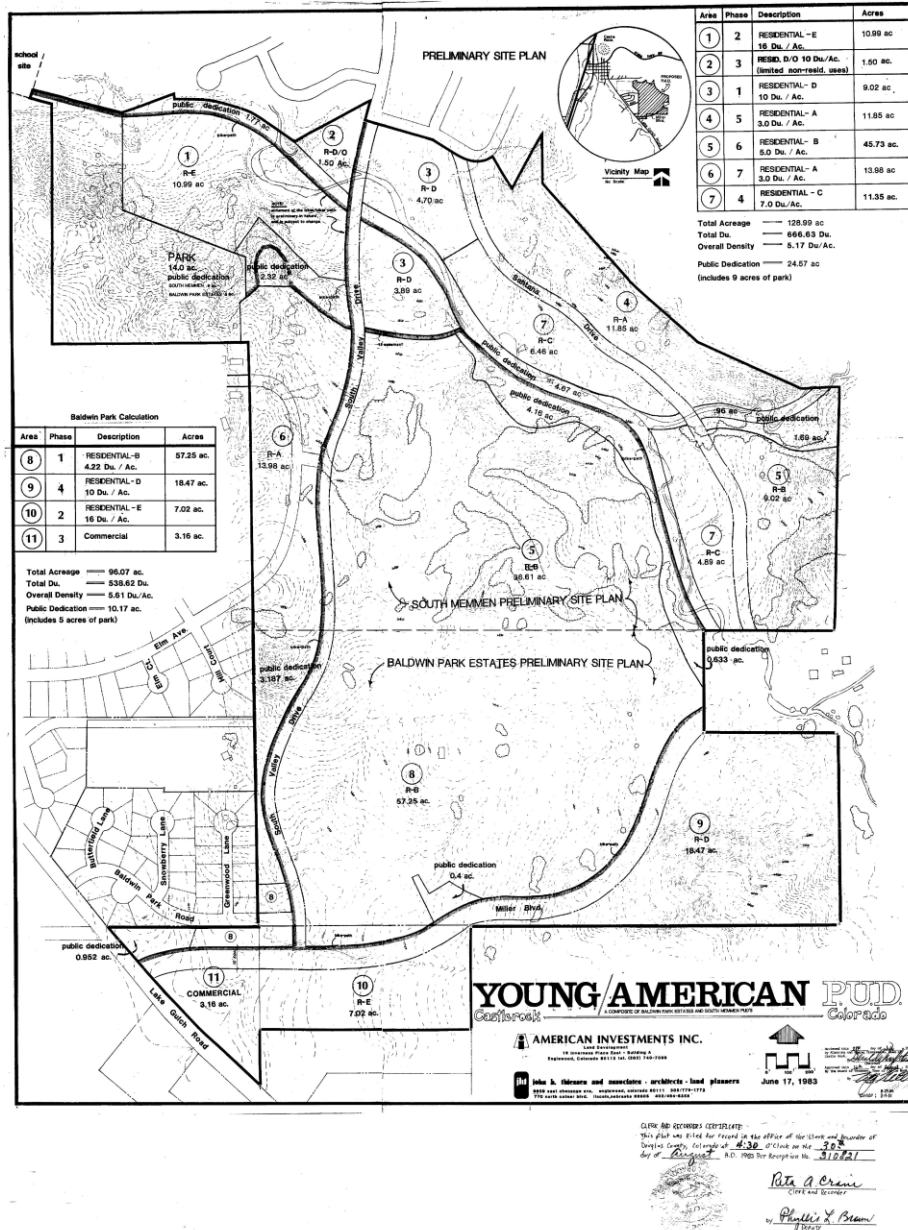


Figure 2: Young American Planned Development Plan

Discussion

Site Design

The proposed SDP includes 402 homes: 148 single-family attached homes and 254 single-family detached homes. A clubhouse and neighborhood amenity area are located near the

north-central portion of the site. Residential lots are organized within seven planning areas established by the Young American PD. The minimum lot sizes set for each planning area range from 2,000 to 3,000 square feet for attached homes and between 4,000 to 4,800 square feet for detached homes. All planning areas have a maximum building height of 35 feet.

Although the SDP establishes minimum lot sizes by planning area, the actual sizes of the 402 residential lots vary. The 148 attached-home lots range from approximately 2,062 to 4,194 square feet, with a median of approximately 2,430 square feet. The 254 detached-home lots range from approximately 4,007 to 12,512 square feet, with a median of approximately 5,125 square feet. Across the development, the median residential lot size is approximately 4,612 square feet.

Detached homes are located along the project boundaries adjacent to existing residential development. Along the southern boundary near Baldwin Park, where the typical existing lot is approximately 5,706 square feet, the nearest proposed lots generally range from approximately 5,641 to 8,613 square feet, with most, approximately 6,000 square feet. Along the western boundary near the Glover subdivision, the proposed perimeter lots generally range from approximately 6,142 to 12,512 square feet. Existing Glover lots are typically approximately 10,890 square feet, although some lots abutting Chateau Valley are approximately 32,670 square feet. Near the Southridge Townhomes to the north, the nearest proposed lots range from approximately 4,286 to 6,047 square feet. These homes are separated from the existing townhomes by public land, drainage and trail improvements. Southridge Townhome lots range from approximately 4,356 to 9,148 square feet.

The attached homes are located within the interior of the development and do not directly abut existing residential uses surrounding the property. They are served by a combination of public streets and rear alleys. Detached homes are located along the development's perimeter and throughout the central, eastern and northwestern portions of the site. Landscape tracts and open-space areas are distributed throughout the neighborhood and along much of the property perimeter to provide separation from existing residential uses, accommodate drainage and utilities, and preserve portions of the site's natural features.

South Valley Drive is the principal collector street and will be completed between the existing segments north and south of the site. Local streets extend from South Valley Drive to the residential areas and the existing street stubs at Ash Avenue, Elm Avenue, Eaton Street and Santana Drive. The proposed plans show each of these roadway connections.

An existing drainageway tributary to Sellars Gulch extends through the middle of the property and serves as a central organizing feature of the site design. Homes and streets are arranged around the drainageway, which is incorporated into a connected open-space corridor that also accommodates the proposed channel improvements and portions of the stormwater system. South Valley Drive will cross the drainageway on a bridge, allowing the open-space and trail corridor to continue beneath the roadway.

A 12-foot-wide concrete trail generally follows the drainageway and is integrated with a 15-foot-wide maintenance access route. The trail connects to existing pedestrian facilities west of the property and passes beneath South Valley Drive, providing a grade-separated connection between the northern and southern portions of the neighborhood. The trail system also includes

The landscape plan identifies approximately 100 existing evergreen trees under 20 feet in height within the northwestern portion of the property for relocation to landscape and open-space areas within Tracts AA, D-1 and I. The plans include drip irrigation for the relocated trees. Trees identified for relocation that cannot be successfully transplanted will be replaced in accordance with the landscape plan. Other existing vegetation will be retained where feasible, particularly along the drainageway and portions of the property perimeter, to provide screening, support wildlife movement and maintain the natural character of the site.

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Development Standards

The proposed Site Development Plan has been designed in accordance with the development standards established by the Young American Planned Development and applicable Town regulations. The proposed unit counts and densities are below the maximums permitted in each planning area. The SDP establishes the applicable lot configuration, building setbacks, maximum building height, and required utility, drainage, emergency-access and public-access easements.

The attached and detached residential areas are organized as contemplated by the PD. Individual home models and building permit plans will be required to comply with the applicable building, fire, skyline/ridgeline and zoning requirements. Retaining walls greater than four feet in height and walls retaining a surcharge will require separate building permits.

Skyline/Ridgeline Protections

A no-build and moderate skyline/ridgeline area is located along the steep northeastern portion of the site and is contained within open space. A minor skyline area extends through portions of the western and southwestern property. Development within the minor skyline area is limited to a maximum height of 35 feet and must comply with Chapter 17.48 of the Castle Rock Municipal Code. The SDP uses open-space tracts, setbacks and the existing terrain to limit visual impacts.

Interface Regulations

Along the exterior boundaries of the Chateau Valley SDP, proposed lots for detached homes abut existing detached residential properties. Therefore, the Dissimilar Residential Interface Regulations do not apply along the project's exterior boundaries. The Young American Planned Development Plan and Zoning Regulations also intentionally provide for a mix of single-family detached and single-family attached homes; therefore, the regulations do not apply within or between the planning areas comprising the Chateau Valley SDP.

Open Space, Public Land and Trails

The SDP provides 50.25 acres of combined public land and private open space, representing approximately 45 percent of the site. This includes 17.79 acres of public land dedication, exceeding the 15.57 acres required by the Young American PD, and 32.46 acres of private open space within the development. The public land is primarily located along the central drainageway and the northern, eastern and southern portions of the site. Private open-space tracts will be maintained by the Chateau Valley homeowners association or metropolitan district.

The central drainageway serves as the primary open-space and trail corridor through the development. A regional 12-foot-wide concrete trail will extend along the drainageway and eventually connect to the trail system near South Ridge Elementary School to the existing grade-separated trail crossing at Plum Creek Parkway. A grade-separated trail crossing beneath South Valley Drive is also provided, as required by the development agreement, allowing the trail corridor to continue through the neighborhood without an at-grade roadway crossing. Development restrictions require the streambank and trail improvements to be completed before building permits are released for adjacent lots.

Additional natural-surface and gravel trails will extend throughout the development, connecting the regional trail to Memmen Ridge Open Space, potential future development within the Memmen Young PD and the surrounding trail system. Maintenance roads will also serve as trail corridors in certain locations, and pedestrian beacons are provided at identified street crossings. Final natural-surface trail alignments must be coordinated with the Town's trails planner and constructed in accordance with Town standards and guidelines.

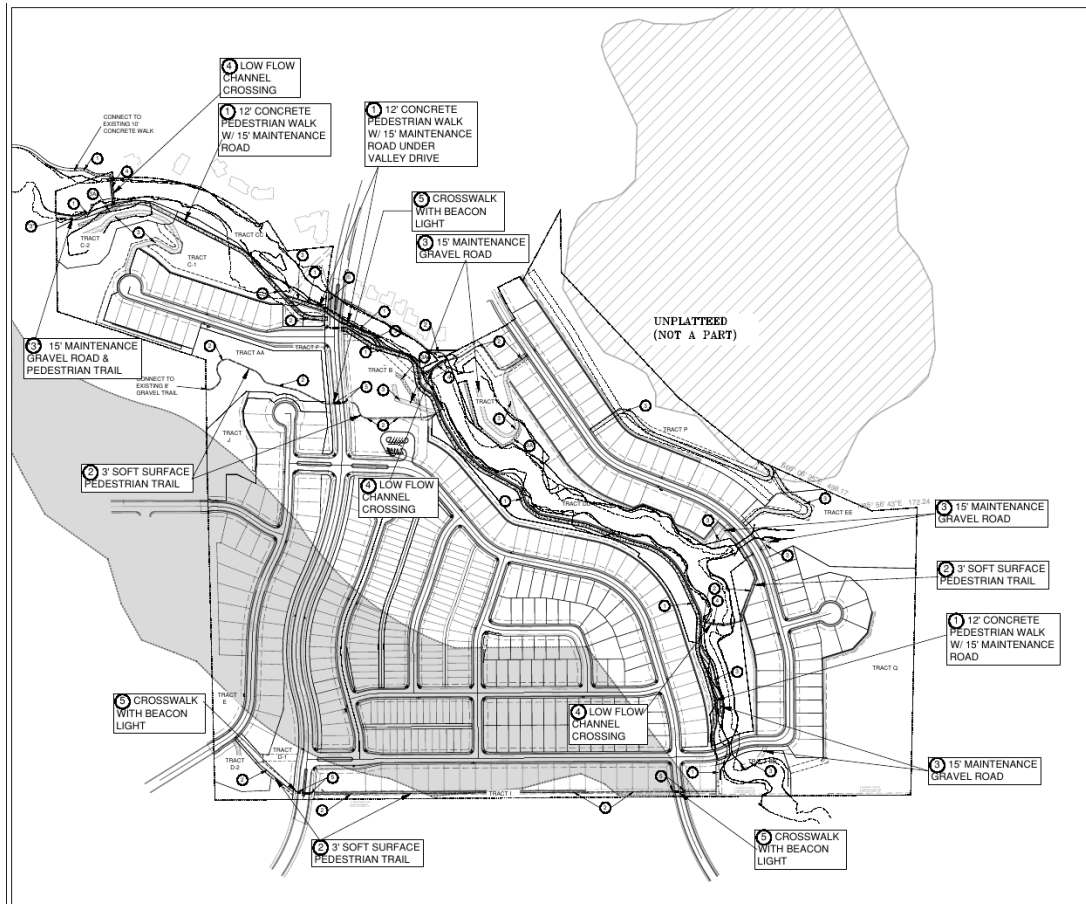


Figure 4: Open Space and Trail Plan

Traffic Impact Analysis and Mitigation

The January 2025 Traffic Impact Study evaluated existing conditions and projected 2027 and 2045 conditions for the intersections along Plum Creek Parkway, Valley Drive, Fifth Street and the surrounding local street network. The study analyzed 415 residential units and estimated approximately 3,488 daily vehicle trips, including 243 trips during the morning peak hour and 322 trips during the afternoon peak hour. Because the final SDP has been reduced to 402 residential units, the traffic study provides a conservative analysis of the final plan.

The analysis identified the existing unsignalized intersection of Valley Drive and Fifth Street as the primary near-term constraint. Under current conditions, northbound traffic on Valley Drive experiences approximately 65.4 seconds of delay during the morning peak hour and 36.0 seconds during the afternoon peak hour. A traffic signal at this intersection is currently being

constructed as part of Phase 1 of the Town's Fifth Street Widening Project. With the signal and planned widening in place, the traffic study projects overall intersection delay of approximately 12.2 seconds in the 2027 morning peak hour and 9.5 seconds in the afternoon peak hour with the development.

By 2045, with the proposed development and the full street network, the signalized Fifth Street and Valley Drive intersection is projected to have approximately 9.7 seconds of overall delay during the morning peak hour and 7.8 seconds during the afternoon peak hour. At the stop-controlled South Valley Drive and Plum Creek Parkway intersection, the greatest projected approach delay is approximately 34.7 seconds during the afternoon peak hour. The study also identifies potential future expansion of the Plum Creek Parkway and South Gilbert Street roundabout, driven primarily by regional background traffic rather than traffic generated by Chateau Valley. Public Works will continue to monitor these intersections as surrounding development occurs.

Potential Neighborhood Street Connections

The SDP depicts connections from the new street network to South Valley Drive at the north and south ends of the property, Santana Drive, Ash Avenue, Elm Avenue and Eaton Street. These connections improve route choice, distribute traffic across the roadway network and provide alternate access for emergency response. During neighborhood meetings, nearby residents expressed concern that the local connections, particularly Eaton Street, could increase cut-through traffic within established neighborhoods.

At Public Works' request, the developer evaluated a more restrictive condition in which Chateau Valley would connect to the surrounding roadway network only through the completed South Valley Drive, with no connections to Eaton Street, Elm Avenue, Ash Avenue or Santana Drive. Under this alternative, the greatest projected approach delay at South Valley Drive and Plum Creek Parkway increases from approximately 34.7 seconds to 41.9 seconds during the 2045 afternoon peak hour. Overall delay at the signalized Fifth Street and South Valley Drive intersection changes from approximately 9.7 to 10.2 seconds in the morning peak hour and from 7.8 to 8.1 seconds in the afternoon peak hour. The remaining study intersections continue to operate within Town standards.

The alternative analysis is more restrictive than the Potential Street Connection Exhibit (Attachment E). That exhibit shows the South Valley Drive connections and Santana Drive remaining open to general traffic, while the Ash Avenue, Elm Avenue and Eaton Street connections would be closed. At the three closed connections, utility, drainage and emergency vehicle access easements would be retained.

The traffic analysis demonstrates that selected neighborhood connections may be closed without causing the surrounding intersections to fall below Town standards. It also shows that limiting connectivity concentrates additional traffic on South Valley Drive, increases delay at Plum Creek Parkway and reduces route options for the public and emergency response. Public Works believes the technical analysis shows that both connected and limited connected options work for this developments proposed street network.

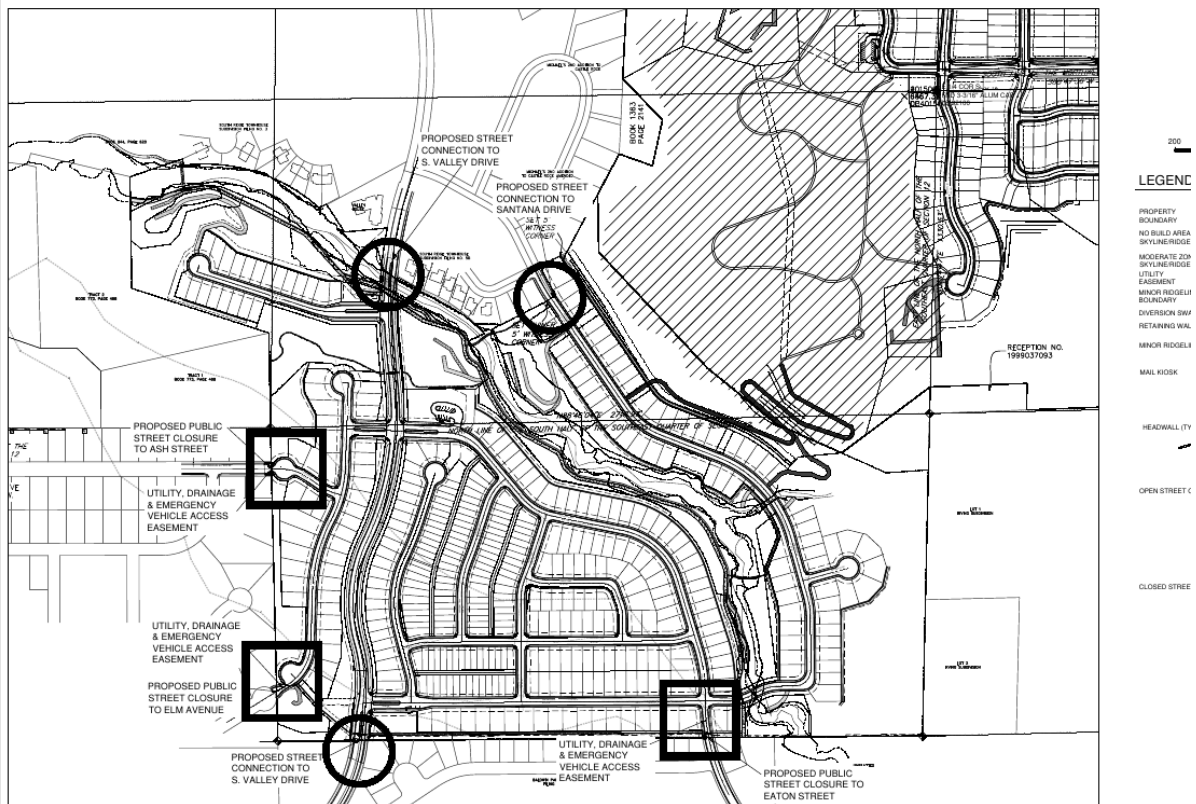


Figure 5: Potential Neighborhood Street Connections

Water Resources

The property is located within the Town's "Implied Consent" area. In 1997, the Town acquired the groundwater rights associated with properties in this area and, in exchange, agreed to provide water service to existing and future development. Since that time, the Town's long-term water-supply planning has accounted for development of the property at the full 561 dwelling units permitted by the Young American PD. The SDP proposes 402 homes, which is 159 fewer than the permitted maximum.

The required quitclaim deed has been received, and the SDP meets the Town's applicable water-resource and conveyance requirements.

Drainage

The property drains to Sellars Gulch and ultimately to Plum Creek. Two existing drainageways extend through the site, including portions within the FEMA-regulated floodplain and floodway. All proposed homes will be located outside the modified floodplain, with finished floors at least two feet above the anticipated elevation of a 100-year flood.

Stormwater runoff from the development will be conveyed through streets, swales, storm sewer and four detention ponds. The ponds will temporarily hold and treat runoff before releasing it at rates consistent with historic conditions, reducing downstream impacts. Additional swales and

erosion-control measures will manage runoff entering the property and protect storm sewer discharge points.

The principal drainageway currently shows signs of erosion and instability. Proposed improvements include a naturalized low-flow channel and grade-control structures that will slow runoff, stabilize the channel and reduce future erosion. The drainageway will also serve as the central open-space and trail corridor through the neighborhood.

Three roadway crossings are proposed. South Valley Drive will cross the principal drainageway on a clear-span bridge, while two local street crossings will use box culverts. The crossings are designed to convey a 100-year storm without overtopping the roadways.

The improvements will be completed in two stages. The first stage includes the roadway crossings and localized channel improvements needed with the initial phase of development. These improvements are designed so they will not increase the 100-year flood elevation within the regulated floodplain. The second stage includes the final channel and floodplain improvements and may proceed only after FEMA issues a Conditional Letter of Map Revision and the Town approves the required drainage and construction documents. Following construction, FEMA approval will also be required to formally update the mapped floodplain. All improvements must comply with the Town's Stormwater Criteria Manual and applicable state and federal requirements.

Utilities

The SDP provides a conceptual water and wastewater network, including the easements and connections necessary to serve the development, that meets applicable Town requirements at the SDP stage. Final water and wastewater plans will be reviewed with the construction documents and must comply with the Town's Water and Wastewater Criteria Manuals.

Fire

The Town's fire and life safety requirements apply to the development. Throughout the SDP review, Castle Rock Fire and Rescue evaluated the street system and emergency access using the Town's 105-foot Quint Auto Turn template to verify that fire apparatus can maneuver through the neighborhood. The review also addressed Fire Code requirements for developments with more than 30 dwelling units served by a single access road, dead-end roadways exceeding 600 feet and aerial apparatus access where building heights require ladder operations.

As the subdivision design evolved, evaluating the proposal with certain local roadway connections closed triggered Fire Code provisions requiring residential fire sprinkler protection in some areas. With the required sprinkler protection and emergency-access provisions, the development complies with the adopted Fire Code while maintaining firefighter access and emergency response capabilities.

Public streets, emergency access easements, fire-lane restrictions and water-system improvements must be constructed and made serviceable in accordance with Fire and Life Safety requirements before vertical construction. If selected neighborhood streets are closed to general traffic, the closure design should preserve the emergency vehicle access shown on the

Potential Street Connection Exhibit. Any closure design would be subject to final review and approval by Castle Rock Fire and Rescue.

Water Conservation and Landscaping

The landscape plan uses ColoradoScape principles, native seed, drought-tolerant trees and shrubs and limited irrigated planting areas. Approximately 55 percent of the gross open space is identified as undisturbed, and most disturbed open-space areas will be restored with non-irrigated native grass. Street trees, screening, entrance features and relocated evergreen trees are incorporated throughout the development. Final landscape quantities must meet or exceed the approved SDP.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property. Written notices were sent to property owners within 1,500 feet and notice was provided to homeowner associations within one-half mile of the property at least 15 days before the public hearings. The Town published notice of the Planning Commission and Town Council hearings on the Town's website and provided project information on the Development Activity interactive map.

Neighborhood Meetings

The applicant has conducted three neighborhood meetings and scheduled a final neighborhood meeting for the Chateau Valley Site Development Plan.

The first neighborhood meeting was held on November 9, 2021, at Mesa Middle School with a virtual participation option. Approximately 57 people attended in person and 25 attended virtually. At that time, the applicant presented a 423-unit plan. Questions and comments focused on traffic volumes, speed and safety on Valley Drive; the proposed Ash Avenue connection; conditions at Fifth Street and Valley Drive; public versus private open space; trail connections to Memmen Park and the surrounding trail system; removal of mature trees; drainage and flooding; wildlife; school impacts; transitions to adjacent neighborhoods; and perimeter fencing. The applicant agreed to evaluate traffic-calming options, the need for the Ash Avenue connection, tree and neighborhood-transition mitigation, and coordination with the Town regarding open space, trails, drainage, wildlife and schools.

The second neighborhood meeting was held on January 9, 2024, at Mesa Middle School with a virtual participation option. Approximately 42 people attended in person and 39 attended online or by telephone. The applicant presented a revised 415-unit plan. Questions and comments focused on roadway capacity and the traffic-study methodology; traffic calming on Elm Avenue and Ash Avenue; conditions at Fifth Street and Valley Drive and at the Plum Creek Parkway and South Gilbert Street roundabout; emergency access; lot size and density; the continued validity of the 1983 zoning; the 30-foot buffer along the southern boundary; preservation of the northwestern ridge and mature trees; wildlife; drainage near Elm Avenue; school capacity; and construction timing. The applicant explained that the traffic, drainage and wildlife analyses remained under Town review, identified the proposed South Valley Drive medians and narrowed

street sections, and described the planned buffer, tree relocation and school-district coordination.

The third neighborhood meeting was held on December 5, 2024, at Town Hall with a virtual participation option. Approximately 39 people attended in person and 34 attended online or by telephone. The applicant again presented a 415-unit plan. Questions and comments focused primarily on whether the traffic study accounted for other approved or proposed development, the age of the traffic counts, school traffic, traffic mitigation and calming, the connections to Elm Avenue, Ash Avenue and Santana Drive, bicycle facilities on South Valley Drive, conditions at the Plum Creek Parkway and South Gilbert Street roundabout, lot sizes and density, neighborhood compatibility, drainage near Elm Avenue, wildlife, schools, water supply, buffers and preservation of mature vegetation on Memmen Hill. The applicant identified proposed medians, pedestrian beacons and speed humps; stated that updated traffic counts and additional analysis would be coordinated with the Town; and explained that any decision to eliminate street connections would require Town direction and evaluation of the resulting traffic impacts.

The fourth and final neighborhood meeting is scheduled for August 10, 2026, at Town Hall. The applicant will present the final 402-unit plan and the materials scheduled for the Planning Commission and Town Council public hearings. Staff will provide an update on this meeting at the Planning Commission meeting.

In addition to the comments received during the neighborhood meetings, the Town has received a substantial volume of emails expressing concerns about the project. The issues raised in these emails are generally consistent with those discussed at the neighborhood meetings, including traffic and street connectivity, water supply, density and lot size, drainage, mature vegetation and wildlife, open space and trails, schools and neighborhood compatibility. The emails have been included in the public record for consideration by the Planning Commission and Town Council.

At all of the meetings, traffic and neighborhood street connectivity were the most consistent concerns. Residents also repeatedly raised concerns regarding the availability of sufficient water supplies to serve the development. As discussed in the Water Resources section of this report, the property is within the Implied Consent area, and the Town's long-term water-supply planning has accounted for development of the property at the full 561 dwelling units permitted by the Young American PD. The proposed SDP includes 402 homes, which is 159 fewer than the permitted maximum. Other recurring concerns included density and lot size, drainage, mature vegetation and wildlife, open space and trails, schools and neighborhood compatibility.

During the review process, the applicant has worked with staff in an attempt to address concerns raised by residents through modifications to the site design where the applicant determined such modifications were feasible. The final SDP provides approximately 45 percent of the site as public land and private open space and includes traffic-calming measures, perimeter buffers, drainage improvements and a connected trail system. The landscape plan also provides for an attempt to relocate approximately 100 existing evergreen trees from the northwestern portion of the property to landscape and open-space tracts within the development. The applicant also updated the Traffic Impact Study and prepared an alternative street-connectivity analysis to

provide additional information regarding traffic and the potential closure of selected neighborhood street connections.

External Referrals

External referrals were sent to local service providers, Douglas County agencies, the Douglas County School District, Colorado Parks and Wildlife and other jurisdictional partners. No outstanding external referral comments remain. Written public comments, if received before the hearing, will be included with the agenda materials.

Analysis

This staff analysis takes into account the representations made in the Site Development Plan application, technical reports and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements.

1. Generally conforms to the Town's guiding documents, including the Town Vision, Comprehensive Master Plan, subarea plans, design guidelines, corridor plans and other applicable guiding documents, provided such documents do not restrict the project's entitled uses or density.
2. Complies with existing intergovernmental agreements applicable to the proposed development.
3. Complies with applicable zoning overlay regulations and, if applicable, skyline/ridgeline regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by providing high-quality, varied and complete building design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code.

Analysis: *The proposed SDP meets this criterion. The plan provides 402 homes within an entitled infill site, 159 fewer than the 561 dwelling units permitted by the Young American PD. The proposed density, land uses, lot sizes, setbacks, building heights and public land dedication comply with the PD. The Town's long-term water-supply planning has accounted for development of the property at its full entitlement, and the required water-resource and conveyance requirements have been met.*

The site layout responds to surrounding development by locating attached homes within the interior of the neighborhood and detached homes along the perimeter adjacent to existing detached residential uses. Approximately 50.24 acres, or 45 percent of the property, will be retained as public land and private open space. These areas include the central drainageway, steep northeastern slopes, the designated no-build area and portions of the site perimeter. The proposed 35-foot maximum building height also complies with the requirements applicable to the Minor Skyline area.

The central drainageway serves as both a stormwater facility and a major open-space and trail corridor. Proposed improvements will stabilize the drainageway, manage runoff and provide a regional concrete trail with a grade-separated crossing beneath South Valley Drive. Additional natural-surface and gravel trails will connect the neighborhood to existing and potential future development and the surrounding open-space system. The landscape plan also provides for the attempted relocation of approximately 100 existing evergreen trees to landscape and open-space tracts within the development.

The SDP completes South Valley Drive through the property and depicts connections to the existing street stubs at Ash Avenue, Elm Avenue, Eaton Street and Santana Drive. The ultimate configuration of selected local street connections could change based on Town Council's policy direction. The plan also includes sidewalks, alleys, emergency access, traffic-calming measures, drainage facilities and the utility infrastructure necessary to serve the development. Final roadway, drainage, utility, landscaping and trail improvements will be reviewed through the construction-document process for compliance with applicable Town criteria. Individual residential building plans will be reviewed separately for compliance with applicable design, building, fire and life-safety requirements.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the Castle Rock Municipal Code.
2. Maintains pedestrian and vehicle safety, provides adequate fire access and mitigates impacts to adjacent properties by meeting applicable vehicular, fire and technical criteria.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening or enclosure of outdoor storage, loading, trash, mechanical equipment and utilities.
5. Protects major environmental characteristics, including unique topographic features and significant vegetation, where possible.

Analysis: *The proposed SDP meets this criterion. The site layout minimizes impacts on surrounding properties by locating attached homes within the interior of the development and detached homes along the perimeter adjacent to existing detached residential uses. Streets, landscape areas, open-space tracts and drainage corridors provide additional separation between the proposed homes and surrounding neighborhoods.*

Within the development, the attached and detached homes are organized in accordance with the Young American PD and connected by a network of public streets, rear alleys, sidewalks and trails. South Valley Drive will be completed through the property, and the proposed plans depict connections to the existing street stubs at Ash Avenue, Elm Avenue, Eaton Street and Santana Drive. Fire apparatus access and emergency access easements are also provided in accordance with applicable Town requirements.

The central drainageway serves as both an open-space corridor and a major component of the pedestrian network, including a regional concrete trail and a grade-separated crossing beneath South Valley Drive. The site design also preserves the steep northeastern slopes and designated no-build area as open space. The landscape plan provides for the attempted

relocation of approximately 100 existing evergreen trees to landscape and open-space tracts within the development.

C. Circulation and Connectivity.

1. Complies with all Castle Rock Municipal Code and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides a high level of pedestrian connectivity between neighborhoods, schools, trails, open space and community amenities.

Analysis: *The proposed SDP meets this criterion. South Valley Drive will be completed through the property, providing a continuous collector-street connection between Fifth Street and Plum Creek Parkway. The plan also provides an interconnected system of public streets, alleys, sidewalks and trails, including connections to the existing neighborhood street stubs. Traffic-calming measures, including medians, narrowed street sections, pedestrian beacons and speed humps, are incorporated throughout the neighborhood.*

The traffic signal currently under construction at Fifth Street and Valley Drive is necessary to mitigate the development's traffic impacts and reduce existing peak-hour delays. Under the current stop-controlled configuration, northbound motorists experience an average delay of approximately 65 seconds during the morning peak hour and 36 seconds during the afternoon peak hour. With the signal and full development of the property, the Traffic Impact Study projects an overall intersection delay of approximately 8 to 10 seconds per vehicle during peak hours.

At the Town's request, the developer also analyzed a more restrictive scenario in which the development connects to the surrounding roadway network only through South Valley Drive, without general traffic connections at Ash Avenue, Elm Avenue, Eaton Street or Santana Drive. Although this scenario would concentrate additional traffic on South Valley Drive, the study intersections are projected to continue meeting Town standards. The analysis therefore demonstrates that selected neighborhood street connections could be closed while maintaining an acceptable roadway network. Any closure should preserve emergency access and may require additional long-term mitigation at South Valley Drive and Plum Creek Parkway.

The proposed SDP depicts all neighborhood street connections.

D. Services Phasing and Off-site Impact.

1. Complies with phasing requirements associated with the approved zoning and provides improvements in a logical and efficient manner.
2. Provides adequate water resources and water and wastewater systems to support the proposed development pattern, uses and density.
3. Provides stormwater systems that can support the development and comply with applicable regulations.
4. Provides adequate consideration for future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements needed to mitigate traffic impacts.

Analysis: *The proposed SDP meets this criterion. The plan identifies the phased roadway, bridge, drainage, water, wastewater and utility improvements necessary to serve the development. The conceptual utility network, including the required connections and easements, meets applicable Town requirements at the SDP stage. Final water and wastewater plans must comply with the Town's criteria manuals, and applicable Castle Rock Water requirements must be satisfied before plat recordation and issuance of construction permits.*

Transportation improvements include completion of South Valley Drive through the property, construction of a bridge over the central drainageway and connections to the surrounding street network. The Fifth Street widening and signal project currently under construction, together with the South Valley Drive connection and potential future roundabout improvements at South Valley Drive and Plum Creek Parkway, will address the transportation impacts identified in the Traffic Impact Study.

Drainage improvements include detention ponds, storm sewer, channel stabilization and floodplain modifications. The initial South Valley Drive crossing and associated channel improvements will be completed with the first phase of development. Final channel and floodplain improvements may proceed only after the required FEMA and Town approvals are obtained. Final roadway, drainage, floodplain and utility construction documents must comply with applicable Town criteria and technical requirements.

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trail systems for internal circulation and appropriate external connections needed to achieve Town connectivity goals.
2. Ensures functional and accessible open space consistent with the overall open-space plan and preserves significant natural features.
3. Provides appropriate buffering through open space and setbacks to lessen identified negative impacts.

Analysis: *The proposed SDP meets this criterion. The plan provides 50.24 acres of combined public land and private open space, representing approximately 45 percent of the property. This includes 17.79 acres of public land, exceeding the 15.57 acres required by the Young American PD, and 32.46 acres of private open space. These areas preserve the steep northeastern slopes and designated no-build areas, incorporate the principal drainageway into the open-space system and provide buffers along much of the property perimeter.*

The central drainageway serves as the primary open-space and trail corridor through the development. A regional 12-foot-wide concrete trail will extend along the drainageway and pass beneath South Valley Drive through a grade-separated crossing. Additional natural-surface and gravel trails will connect the regional trail to Memmen Ridge Open Space, the surrounding neighborhoods and potential future development within the Memmen Young PD.

Landscape tracts, retained vegetation and open-space areas provide separation between the proposed homes and surrounding residential properties. The landscape plan also provides for the attempted relocation of approximately 100 existing evergreen trees to landscape and open-space tracts within the development. Private open-space tracts will be maintained by the Chateau Valley homeowners association or metropolitan district.

Budget Impact

Development of the property will generate development-review fees, development impact fees, system development fees, permit and inspection fees, and building use tax typical of a residential development.

The SDP proposes 402 homes, consisting of 254 single-family detached homes and 148 single-family attached homes. For estimating purposes, staff applied the Town's average single-family home size of 2,500 square feet to both housing types. Based on the Town's adopted 2026 fee schedules effective July 1, 2026, staff estimates that the residential development will generate the following fees:

Impact Fees	
Parks and Recreation	\$ 4,382,202
Municipal Facilities	\$ 230,346
Fire	\$ 651,642
Police	\$ 352,956
Transportation	\$ 6,858,120
Total Impact Fees	\$ 12,475,266
Water System Development Fees	
Water	\$ 3,251,183
Water Resources	\$ 11,729,600
Wastewater	\$ 2,006,824
Stormwater (Plum Creek)	\$ 1,001,714
Total System Development Fees	\$ 17,989,321

In addition to the fees estimated above, the project will generate applicable land-use, subdivision, engineering, permit, inspection, utility and meter fees, as well as use tax based on the value of permitted improvements.

The developer will also be responsible for constructing the public and private infrastructure required to serve the development, including roadways, the South Valley Drive bridge, drainage and streambank improvements, water and wastewater facilities, utilities, sidewalks, trails, landscaping and traffic-calming improvements. Required financial assurances or surety must be provided for applicable public improvements. These construction obligations and financial assurances are separate from the fees estimated above.

Development impact fees, stormwater impact fees and system development fees are generally collected when individual building permits are issued and are based on the fee schedule in effect at that time. Actual fees will depend on the size and characteristics of each home, the timing of permit issuance and future adjustments to the Town's fee schedules. Because buildout will occur over multiple years and fees are typically adjusted annually, the development may ultimately generate fees exceeding these estimates.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Chateau Valley Site Development Plan:

- Conforms to and advances the objectives of the Town Vision and Comprehensive Master Plan;
- Meets the requirements of Chapter 17.38 of the Castle Rock Municipal Code; and
- Meets the requirements of the Young American Planned Development Plan and Zoning Regulations and associated development agreements.

Recommendation

Based on the analysis detailed in this staff report and the findings noted above, staff recommends that the Planning Commission recommend approval of the Chateau Valley Site Development Plan to Town Council.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Chateau Valley Site Development Plan to Town Council, as proposed."

Option 2: Approval with Conditions

"I move to recommend approval of the Chateau Valley Site Development Plan to Town Council, subject to the following conditions:" [Identify any conditions of approval.]

Option 3: Continue Item to a Future Hearing

"I move to continue the Chateau Valley Site Development Plan to the Planning Commission meeting on [date], at [time], to allow for additional information regarding [identify information needed]."

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan

Attachment C: Young American Planned Development Plan and Zoning Regulations

Attachment D: Traffic Impact Study

Attachment E: Potential Street Connection Exhibit

Attachment F: Public Comment

Attachment G: Neighborhood Meeting Summaries