

Development Activity

FAST FACTS – Alexander Place Annexation

Project# ANX16-0002

Description: Martinez Real Estate, LLC has submitted an annexation petition to bring approximately 8.4 acres, now part of unincorporated Douglas County, into the Town of Castle Rock. The parcel is addressed as 382 Alexander Place and is located east of the Alexander Place and Allen Street intersection. The Annexation Petition has been accepted by the Town as complete. Town Council found the annexation to be in Substantial Compliance with State statutes and in conformance with the State Eligibility criteria. Upon receipt of the application for zoning the Town will begin review of the Annexation Plat and proposed zoning for the property.

Status: Approved by Town Council in meeting State Statute requirements. Waiting for zoning and development agreement application submittal.

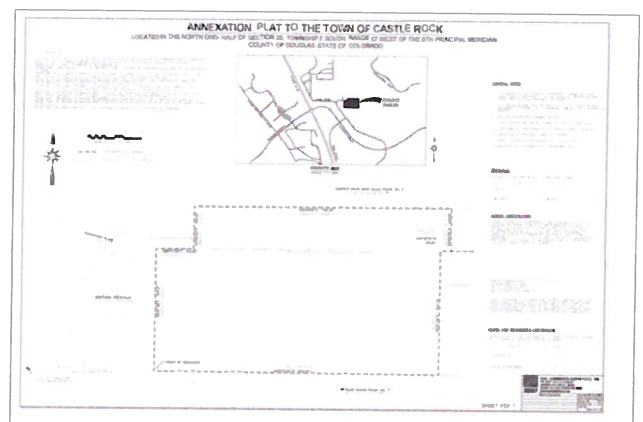
Construction schedule: To be determined

Of note: _____

Contacts: Renae Stavros, R&R Eng.-Surv., Inc. 720-390-5537 or rstavros@rrengineers.com
Kathy Marx, Sr. Planner, TOCR, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Alexander Place Planned Development Plan

Project# PDP17-0001

Description: Martinez Real Estate, LLC has submitted a request for Planned Development Plan (PD) plan review. The proposal is to construct an age restricted senior private housing development consisting of 26 for lease dwelling units (12 duplexes and 2 single family residences) and a 63 unit residential apartment building with below grade garage in phase one. In phase two it is proposed to construct an 18 bed assisted living component and an 18 bed assisted memory care component. The intent of the entire project is to offer an "age in place" residential option for seniors. The 8.37 acre property is proposed as a gated community with access from Alexander Place.

Status: Under review, concurrently but separately, with Annexation (ANX16-0002). Planning Commission and Town Council hearing dates to be determined.

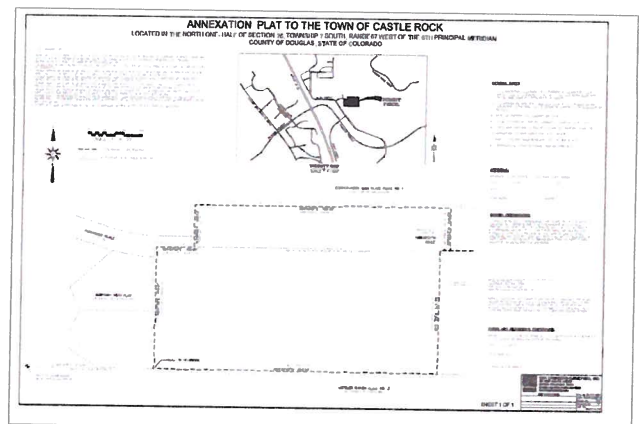
Construction schedule: To be determined

Of note: _____

Contacts: Renae Stavros, R&R Eng.-Surv., Inc. 720-390-5537 or rstavros@rrengineers.com
Kathy Marx, Sr. Planner, TOCR, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Arbors PD Zoning Amendment

Project# PDP16-0002

Description: Paragon Engineering, on behalf of the property owner, has submitted an application to amend the zoning regulations of the Arbors Planned Development (PD).

The amendment proposes to increase the maximum building height for multi-family and assisted care, convalescent or retirement buildings to 55-feet from 40-feet and to decrease the minimum setback requirement for assisted care, convalescent or retirement buildings to 20-feet from 40-feet. The application will require public hearings before the Planning Commission and Town Council.

Status: The project is currently under review

Construction schedule: N/A

Of note:

Contacts: Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Wolfensberger Property Group LLC

Town contact - Donna Ferguson: 720-733-3566, DFerguson@crgov.com



Location Map

Residential Single Family

Maximum lot area 6,000 sq. ft., setbacks not determined until Final Plat. Maximum building height shall be 35 feet.

Multi-Family

Maximum gross density shall be 16 DU/Acre. Set backs not determined until Final Plat. Maximum building height shall be 5540 feet.

Assisted Care, Convalescent Retirement Communities.

Maximum Number of units is 160. Setbacks of 10' for the side lot, 20' for the rear; and 2049' for the front. Maximum building height shall be 5540 feet.

Proposed Zoning Changes

Development Activity

FAST FACTS – Wireless Use by Special Review - AT & T

Citadel Station, F6, Blk 3, Lot 1

Project# USR14-0012

Description: Crown Castle, on behalf of AT&T, has made application for a Wireless Use by Special Review in order to replace an existing monopole cell tower which has an internal antenna with a new and taller monopole cell tower which will have external antenna.

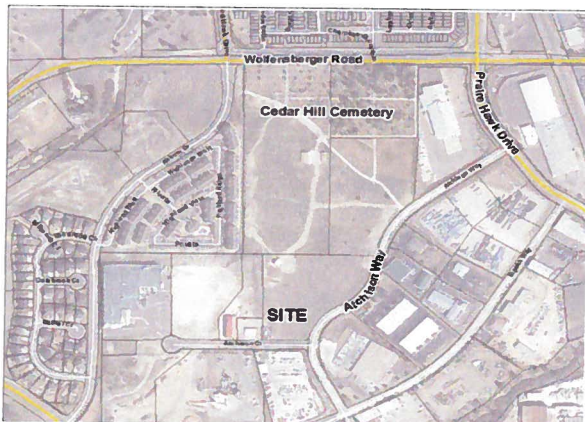
The proposal represents a significant change in the design of the cell tower. The replacement tower is being proposed in order to improve capacity coverage in the area. The application will require public hearings before the Planning Commission and Town Council. The site is generally located at the northwest corner of Atchison Way and Atchison Court.

Status: Town Council approved this Use by Special Review as presented by a vote of 7-0 on January 3, 2017.

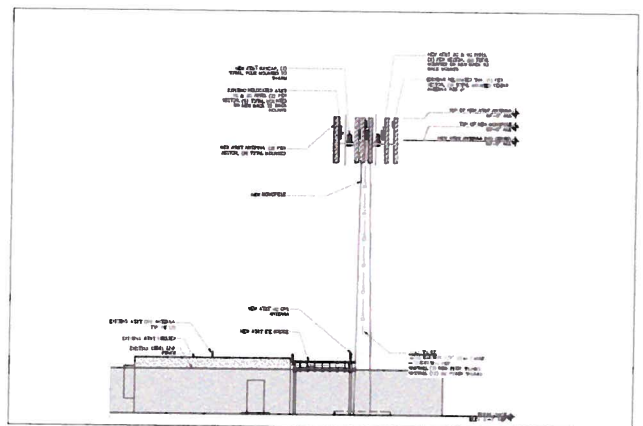
Construction schedule: March 2017

Of note:

Contacts: Applicant: Brian Hess, 720-244-5184, Brian.Hess.Contractor@crowncastle.com
Town: Donna Ferguson, Planner II, 720-733-3566, DFerguson@CRgov.com



Vicinity Map



Proposed Cell Tower

Development Activity

FAST FACTS – Calvary Chapel Castle Rock Annexation Request

Project# ANX16-0001

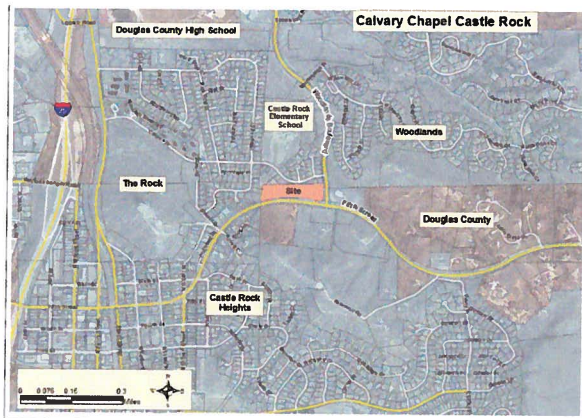
Description: Joey McKee, authorized agent for Calvary Chapel Castle Rock, Inc., submitted a new annexation petition to the Town on February 23, 2016, reviewed and filed with the Town Clerk under the name of Calvary Chapel Castle Rock. The Petition was approved at a Substantial Compliance Hearing by the Town Council on May 3, 2016, and Eligibility on June 21, 2016. The 5.4 acre property is located at the northwest corner of 5th Street and Woodland Boulevard. The vacant property is currently zoned Rural Residential within Douglas County. If annexed into the Town, Calvary Chapel would build a new church on the property.

Status: The Annexation Public Hearing before Planning Commission Oct. 27, 2016, will be tabled indefinitely.

Construction schedule: To be determined

Of note:

Contacts: Jason Alwine, Thomas&Thomas, 710-578-8777, or jalwine@ttplan.net
Kathy Marx, Sr. Planner, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – CALVARY CHAPEL CASTLE ROCK

PLANNED DEVELOPMENT PLAN

Project# PDP16-0004

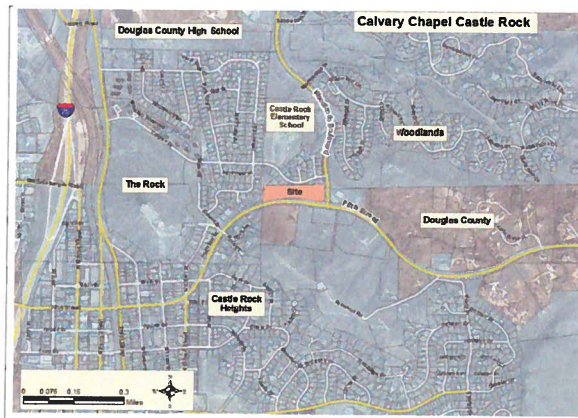
Description: Calvary Chapel Castle Rock, LLC, has submitted a request for Planned Development Plan (PD) plan review. The proposal is to construct a 30,000 sq. ft. church seating 780 people. Access will be gained from two points - one from Fifth St. at the south property boundary and one at the north property boundary from Canyon Drive. Parking will be provided on site with a required 1 space per 3 seats. The use of the site is specific to a church with Wednesday evening and Sunday services only. The church office and full time staff will be housed within the church during the week. There will be no daycare or private grade school offered at the church during the week at this time.

Status: Under review, concurrently but separately, with Annexation (ANX16-0001).
Planning Commission and Town Council hearing dates to be determined.

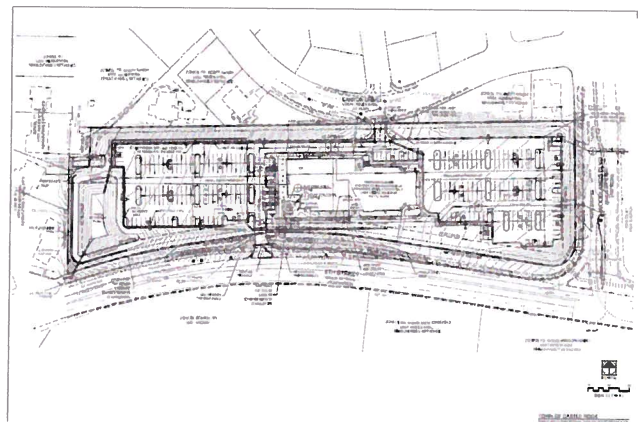
Construction schedule: To be determined

Of note:

Contacts: Jason Alwine, Thomas & Thomas, 710-578-8777 or jalwine@ttplan.net
Kathy Marx, Sr. Planner, 720-733-2205 or kmarx@crgov.com



Vicinity Map



Site Plan

Development Activity

FAST FACTS – CALVARY CHAPEL CASTLE ROCK SITE DEVELOPMENT PLAN

Project# SDP16-0031

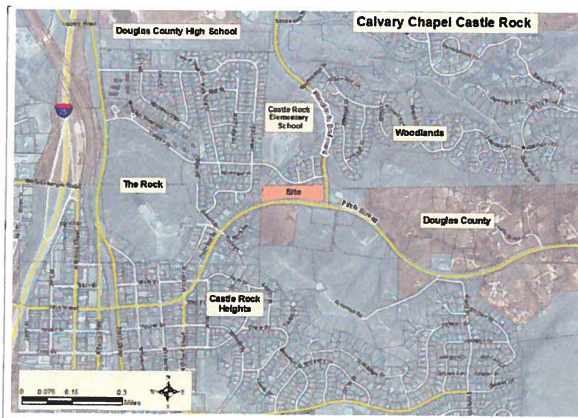
Description: Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north property boundary from Canyon Drive. Parking will be provided on site with a 277 space lot. The use of the site is specific to church services, one on Saturday evening and two on Sunday. Additionally, the church will host a Wednesday night bible study group of approximately 80 participants. The church office and full time staff will be housed within the church during the week; however, there will be no daycare or private grade school offered at the church during the week.

Status: Under review, concurrently but separately, with Annexation (ANX16-0001) and Zoning (PDP16-0004). Will go before Planning Comm. & Town Council after ANX & Zoning.

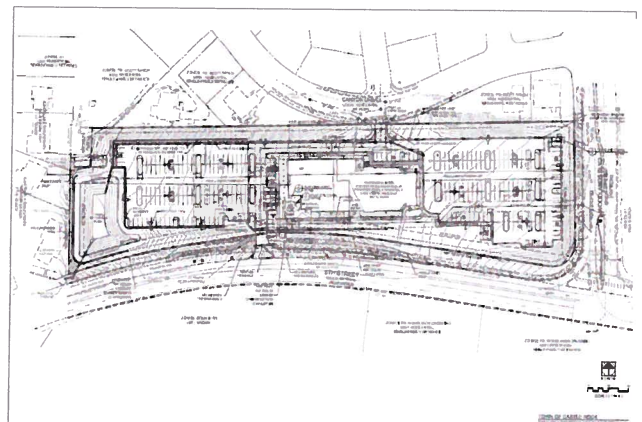
Construction schedule: To be determined

Of note:

Contacts: Jason Alwine, Thomas & Thomas, 710-578-8777 or jalwine@ttplan.net
Kathy Marx, Sr. Planner, 720-733-2205 or kmarx@crgov.com



Vicinity Map



Site Plan

Development Activity

FAST FACTS – Castle Rock Industrial Park

Annexation-Zoning

Project# SZ16-0002

Description: Castle Rock Industrial Park, LLC (Hier & Company) has submitted an Annexation-Zoning application to bring approximately 4.5 acres into the Town of Castle Rock from unincorporated Douglas County. The parcel is located at 2801 US Highway 85 just north of the intersection of Liggett Road. The applicant proposes to zone the property General Industrial (I-2) to permit uses such as warehouse, shop, office or flex space uses. The Annexation-Zoning application will require public hearings before the Planning Commission and Town Council for approval.

Status: The application is currently under review.

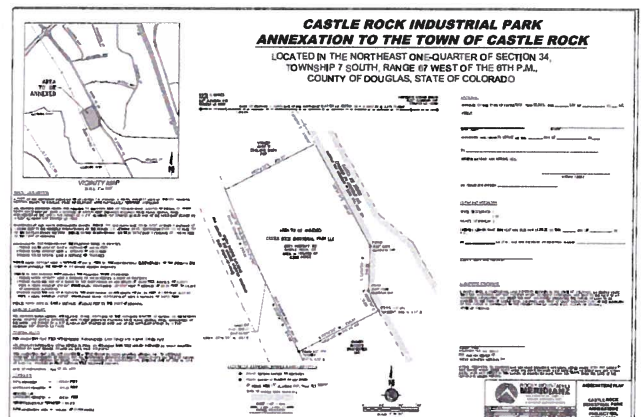
Construction schedule: Not known at this time.

Of note: The statutory Compliance & Eligibility hearings occurred on 10/4/2016 & 11/15/2016. The Annexation-Zoning hearings have not yet been scheduled.

Contacts: Applicant: Nicholas Hier, nick.hier@hierandcompany.com or 303-688-3105
Town Planner: Donna Ferguson, DFerguson@CRgov.com or 720-733-3566



Vicinity Map



Proposed Annexation Plat

Development Activity

FAST FACTS – Crystal Valley Ranch, Filing 17

Site Development Plan

Project# SDP17-0003

Description: The 22 acre site is located southeast of the intersection of West Loop Road Fox Haven Drive, near the Pinnacle recreation center. The property is zoned R-TH-12, which allows 158 townhome units and a density of 7.8 dwelling units per acre (du/ac). This site plan proposes 120 single-family, detached units with a gross density of 5.5 du/ac. The lot sizes will range from 4,538 square feet (s.f.) to 14,804 s.f. Two points of access are proposed; one from Fox Haven Drive and the other from West Loop Road. The homebuilder is Kauffman Homes; the builder in Filing 16, directly north of this site. This neighborhood development will be Phase II of the Kauffman project. Public hearings before the Planning Commission and Town Council will be required.

Status: The site plan is under staff review. External referrals have been sent. Public hearing dates have not yet been established. Notices will be sent to property owners w/in 300' of site.

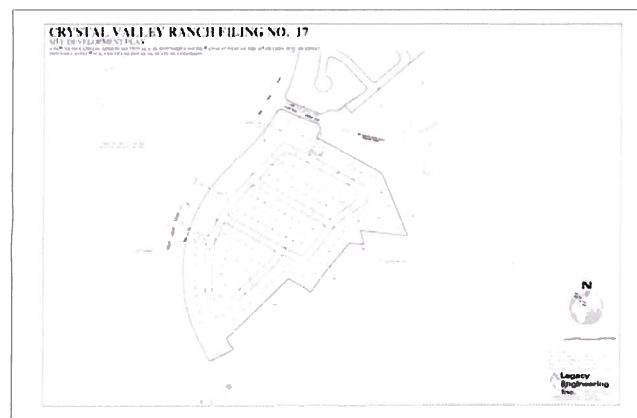
Construction schedule: TBD

Of note: A neighborhood meeting was held on 1-31. Four people attended and asked ?'s about timelines, price points, site grading, and building elevations. Input was positive.

Contacts: Karen Henry, Henry Design Group, 303-446-2368/khenry@henrydesigngroup.com
Sandy Vossler, TOCR Planning, 720-733-3556/svossler@crgov.com



Crystal Valley Ranch F17 Map



Crystal Valley Ranch Site Plan

Development Activity

FAST FACTS – Meadows Filing 18 Tract GG Site Dev.

Plan and Construction Documents Project# SDP16-0012)

Description: The master developer for The Meadows (CRDC) has submitted a site development plan and propose construction plans for Meadows Filing 18 Tract GG, located between Prairie Hawk Drive, Red Hawk Drive, Low Meadow Boulevard, and Sky Rock Way. This new neighborhood will include 98 single family detached homes on 20.15 acres and will include 5.93 acres of open space for the HOA.

Status: The site development plan was approved by Town Council on August 2, 2016. Construction documents are currently under administrative review by Town staff.

Construction schedule: Work has not yet started

Of note: The Residential/Nonresidential Interface standards also apply.

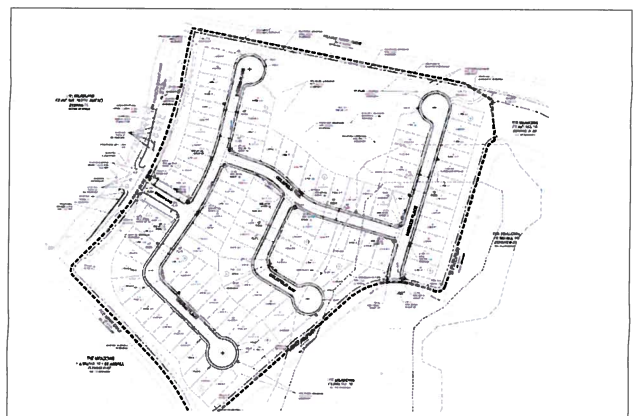
Contacts: Owner: Jim Riley, Castle Rock Development Co., 303-394-5500

Owner's Rep: Martin Metsker, Core Consulting, 303-730-5975

Town of Castle Rock: Dan Roberts, 720-733-2202



Vicinity Map



Site Layout

Development Activity

FAST FACTS – The Oaks at Castle Rock Filing 2A

Site Development Plan Amendment

Description: The Oaks of Castle Rock Filing No. 2A is located two miles southeast of downtown Castle Rock. It is half way between Ridge Road and Lake Gulch Road on Plum Creek Parkway. The site totals 170- acres and is proposed for 112 single-family lots. Filing 2A is being separated out from Filing 2, as an amendment. A Preliminary PD Site Plan was approved in 2003. A Preliminary Plat/Final PD Site Plan was approved in 2009.

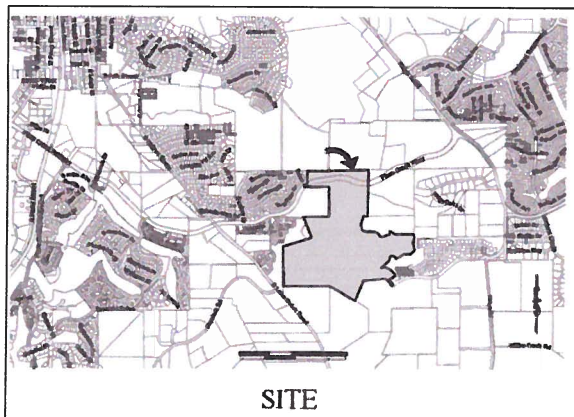
Status: Under Staff Review.

Construction schedule: TBD

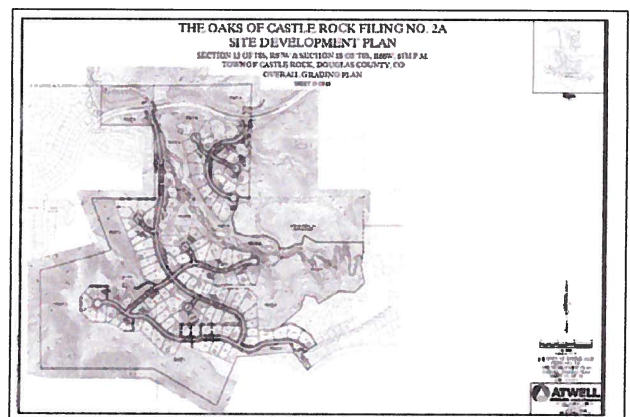
Of note: This project requires public hearings before the Planning Commission and Town Council prior to approval.

Contacts: Applicant: Harvey Alpert, 303-771-3667, hba_inc@msn.com

Town: Donna Ferguson, 720-733-3566, dferguson@crgov.com



Location Map



Proposed Site Development Plan Amendment

Annexation, PD Plan and PD Zoning Regulations

Proposed Planned Development Plan

Development Activity

FAST FACTS – Pinon Manor PDP and DA

B.W. Squared & 498 S. Gilbert St.

Project# PDP15-0004

Description: The property owner proposes to rezone part of the B.W. Squared PD and the adjacent property to the south, 498 S. Gilbert St. (zoned SR-1), to a new PD to be known as Pinon Manor Apartments PD. The rezone would allow for the development of three new multi-family buildings (20 dwelling units) upon the 498 S. Gilbert St. lot which is 1.09 acres in size. The site is subject to the Residential/Nonresidential Interface Regulations and will require public hearings before Planning Commission and Town Council.

Status: Town Council approved this application on May 17th, 2016. The referendum period will end June 16th, 2016.

Construction schedule: Not known at this time.

Of note: A neighborhood meeting for this project was conducted on February 10th, 2015

Contacts: Owner: Tim Peterson, 310-980-0301; timoakridgepropertiesllc.com

Ownr Rep: Patricia Parish, Opus Planning; 719-660-3604; triciaparish@msn.com

Town Contact: Donna Ferguson; 720-733-3566; dferguson@crgov.com



Development Activity

FAST FACTS – Pioneer Ranch

Proposed Annexation

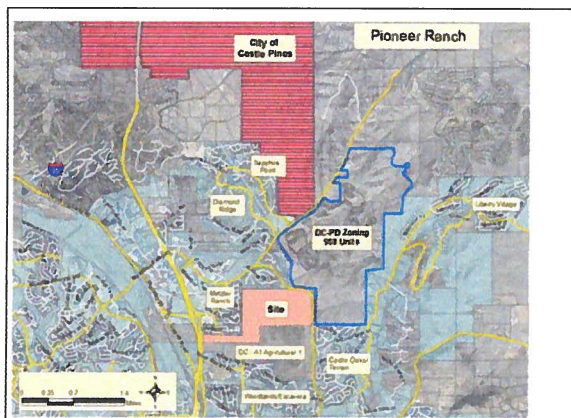
Description: An Annexation Petition was submitted to the Town on December 22, 2015, reviewed and filed with the Town Clerk on January 27, 2016. The subject property is located east of I25, west of Hwy. 86 and south of Founders Pkwy. It is approximately 388 acres and is currently zoned Agriculture One in Douglas County.

Status: February 16, 2016: Town Council found the Petition to be in Substantial Compliance.
April 5, 2016: Town Council found the application to be eligible for annexation.

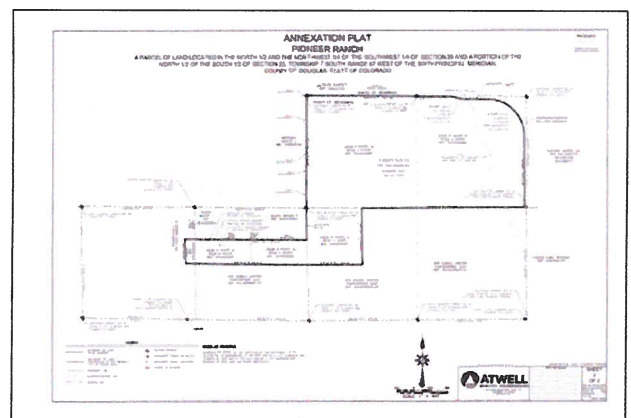
Construction schedule: TBD

Of note: The Public Hearings before the Planning Commission and Town Council have not yet been scheduled.

Contacts: Paul Shoukas, PCS Group, Inc, 303-531-4905 or paul@pcsgroupco.com
Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Annexation Plat

Development Activity

FAST FACTS – Pioneer Ranch

Proposed PD Plan and PD Zoning

Description: The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123 dwelling units, a gross density of 2.89 du/ac. and up to 400,000 s.f. of commercial development. Approx. 78 acres would be set aside as open space and an additional 40 acres as dedicated public land, to include a school site. Woodlands Blvd. is proposed to be extended, and a new east/west road would connect Founders Pkwy. and Front Street.

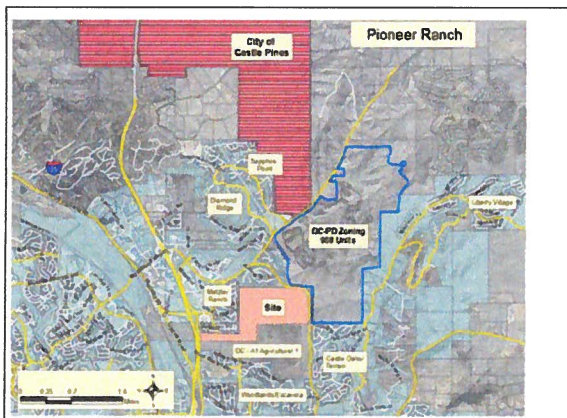
Status: Currently under staff review and external referral requests have been sent. Public Hearings have not yet been scheduled.

Construction schedule: TBD

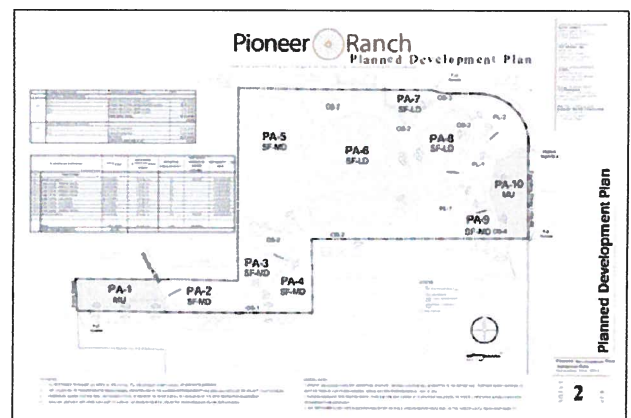
Of note: The Comprehensive Master Plan identifies this area as future residential and mixed use. The Douglas County/ Town of Castle Rock IGA identifies this property as an area of future growth and annexation.

Contacts: Paul Shoukas, PCS Group, Inc, 303-531-4905 or paul@pcsgroupco.com

Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan and Zoning

Development Activity

FAST FACTS – PleasantView Annexation

Request: PleasantView Annexation **Project#** ANX16-0006

Description: James Mill of Legacy Engineering, authorized agent for Douglas and Ruth Wood, owners, filed a new annexation petition to the Town on October 27, 2016, under the name of PleasantView. The Petition was filed with the Town Clerk Nov. 23, 2016. The Annexation is presently being reviewed by Town Staff and external public utilities and resource agencies. A neighborhood meeting was held Nov. 28, 2016, prior to zoning application submittal. The 30 ac. property is located southwest of the intersection of Pleasant View Drive and Castle Oak Drive. The site is currently zoned Rural Residential within Douglas County. If annexed into the Town, 100 single family residences are being proposed for the site.

Status: Under review, Eligibility Hearing - Town Council, Feb. 21, 2017

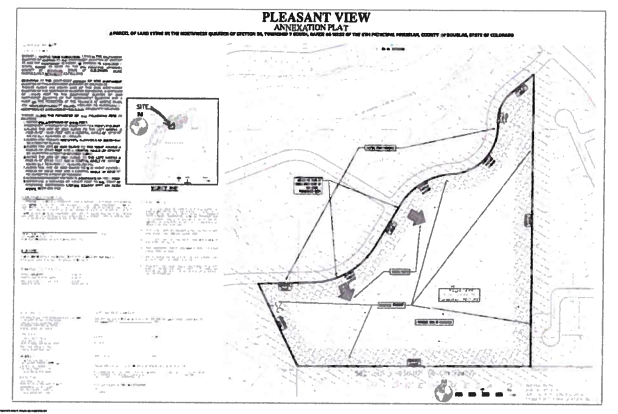
Construction schedule: To be determined

Of note:

Contacts: Gregg Brown, Crystal Valley Ranch Dev.Co. 303-814-6882, gregg@cvranch.com
Kathy Marx, Sr. Planner, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Plum Creek Ridge - townhomes

Site Development Plan Major Amendment

Description: This 3.34 acre site is located northwest of the Plum Creek Parkway/S. Gilbert Street intersection. The SDP amendment proposes 45 townhomes to the northwest of the intersection of Plum Creek Parkway and Emerald Drive. The first phase of this project was approved last year for 65 single family detached homes, which are currently under construction.

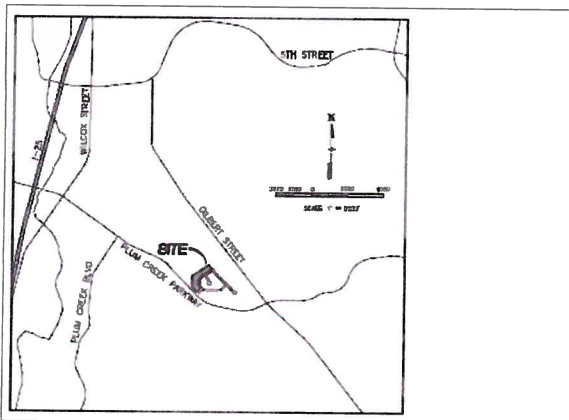
Status: The SDP Amendment was approved by Town Council on August 2, 2016

Construction schedule: unknown at this time

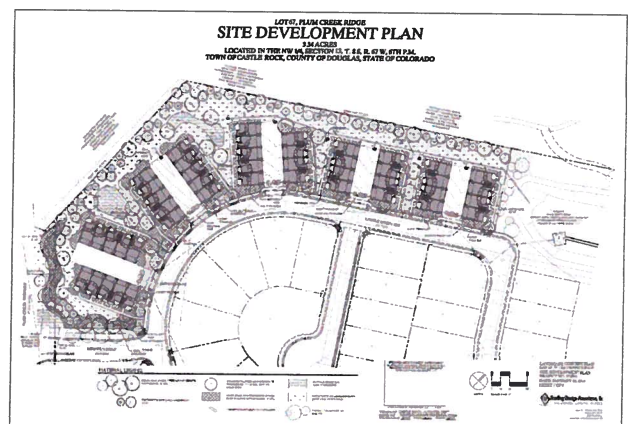
Of note: A community meeting to share and obtain feedback on the design of the townhomes took place on 1/23/ 2014.

Contacts: Eric Helwig, Owner/Developer, 720-937-1437, firstwesternre@live.com

Donna Ferguson, Town of Castle Rock, 720-733-3566, dferguson@crgov.com



Location Map, Plum Creek Parkway and Emerald Dr.



Proposed SDP Amendment for Townhomes

Development Activity

FAST FACTS – Ridge Estates Proposed Annexation (Sellers Creek Ranch Estates)

Project# ANX06-0006

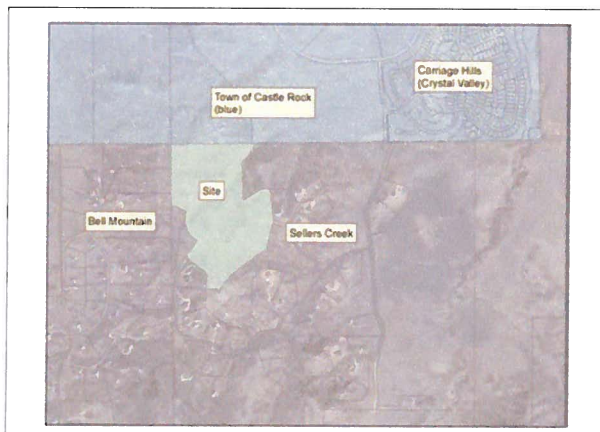
Description: The annexation petition formerly known as Sellers Creek Ranch Estates has expired. The property owner has submitted a new annexation petition to Town on February 18, 2016, reviewed and filed with the Town Clerk on March 10, 2016, under the new name of Ridge Estates. The approximately 70-acre property is located east of Bell Mountain Ranch, south of Crystal Valley Ranch, and north and west of Sellers Creek Ranch. The site is currently zoned Agricultural One in Douglas County.

Status: On May 3, 2016 Town Council found the petition to be in substantial compliance with state statutes. On June 21, 2016 Council found the property to be eligible for annexation.

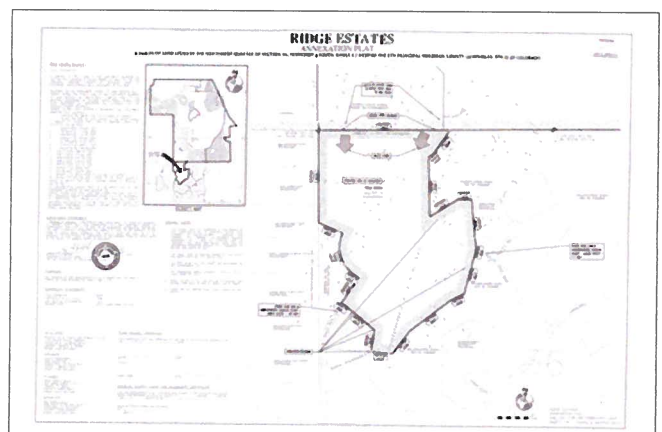
Construction schedule: unknown

Of note:

Contacts: Gregg Brown, Crystal Valley Development Company, 303-814-6862
James Mill, Legacy Engineering, Inc, 720-200-4577, jmill@legacyengineering.com
Sandy Vossler, Town of Castle Rock, 720-733-3556, svossler@crgov.com



Location Map, west of Ditmars Ln



Ridge Estates - Annexation Plat

Development Activity

FAST FACTS – Ridge Estates Proposed

Planned Development Plan

Project# PPD06-004

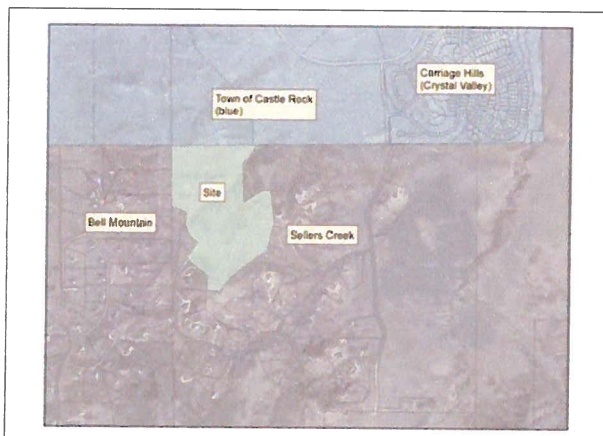
Description: The proposed Planned Development Zoning for Ridge Estates would allow 100 single-family dwelling units on approximately 70 acres. Approximately 28.3 acres, or 40% of the property would be reserved for private open space. Two points of access are proposed; both through Crystal Valley Ranch Planned Development. The applicant is proposing emergency vehicle access through Sellers Creek Ranch from Sellers Creek Road and Ranch Gate Trail.

Status: Town Council found the petition to be in substantial compliance on May 3, 2016. On June 21, 2016 Town Council found the property to be eligible for annexation consideration.

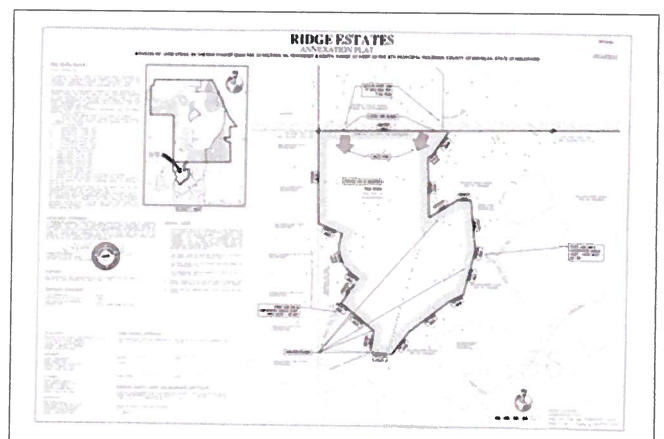
Construction schedule: unknown

Of note: Public hearings before the Planning Commission and Town Council have not yet been scheduled.

Contacts: Gregg Brown, Crystal Valley Development Company, 303-814-6862
James Mill, Legacy Engineering, Inc, 720-200-4577, jmill@legacyengineering.com
Sandy Vossler, Town of Castle Rock, 720-733-3556, svossler@crgov.com



Location Map - west of Ditmars Ln



Ridge Estates - Annexation Plat

Development Activity

FAST FACTS – Riverwalk Site Development Plan

Downtown - south parking added

Project# SDP16-0020

Description: This Downtown Site Development Plan was originally approved on September 14, 2016. The applicant has added two new lots to the project, along the southern boundary of the Riverwalk South portion of the project. With the addition of these lots, the applicant will be removing the garage entrance from the front of the building off Wilcox Street to one entrance to the building's garage on the south side of the building. Additionally, a surface parking lot is being proposed on the new lots that would bring the total number of parking spaces for the Riverwalk South portion to 169 spaces. The Riverwalk North portion will still provide 158 parking spaces.

Status: under staff review

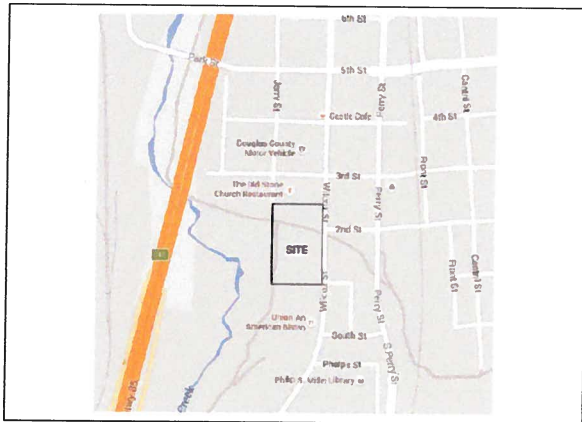
Construction schedule: possibly early to mid 2017

Of note: The previously-approved plan and variances still apply. Only the new proposed design changes will be reviewed by the Design Review Board for approval.

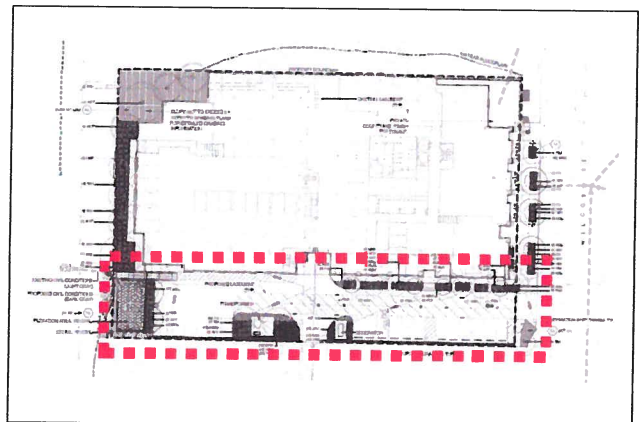
Contacts: Kieran McGuire, Craine Architecture, 720-457-2012, kieran@crainearch.com

Anthony DeSimone, Bates Leasing Co, 720-253-4234, tony@confluenceco.com

Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Located west side of Wilcox



Proposed Parking Lot shown in red

Development Activity

FAST FACTS – 3950 Butterfield Crossing Drive Use by Special Review for Wireless Facility Project# USR16-0009

Description: Verizon has submitted a Wireless Use by Special Review application to install a wireless facility at 3950 Butterfield Crossing Drive. The new facility, located within the parking lot of Butterfield Crossing Park, will consist of a new light pole with a stealth antenna array on top. An equipment cabinet will be placed adjacent to the light pole. The site will service Butterfield Cross Park and part of the Meadows Neighborhood.

Status: This project is under review

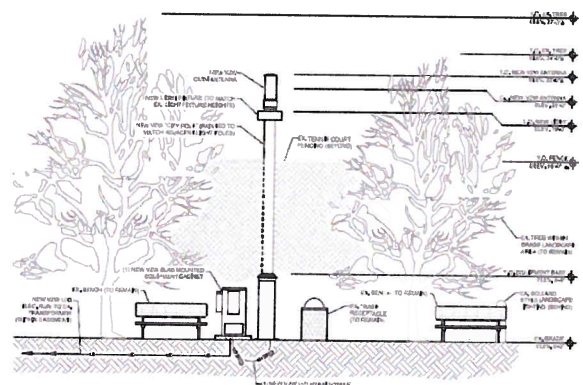
Construction schedule: None at this time

Of note: The application will require public hearings before Planning Commission and Town Council for approval

Contacts: Verizon Contact: Garrett Kendall, Centerline Solutions, 720-365-7012, gkendall@centerlinesolutions.com
Town Contact: Brad Boland, 720-733-3538, BBoland@crgov.com



Location Map



Project Elevation

Development Activity

FAST FACTS – 1375 W. Plum Creek Parkway Use by Special Review for Wireless Facility Project# USR16-0008

Description: Verizon has submitted a Wireless Use by Special Review application to install three wireless facilities at the 1375 W. Plum Creek Parkway. Each facility, located within the parking lots of Phillip S. Miller park, will consist of a new light pole with a stealth antenna array. No equipment cabinets will be needed as all equipment will be within the poles. The site will service Philip S. Miller Park.

Status: This project is under review

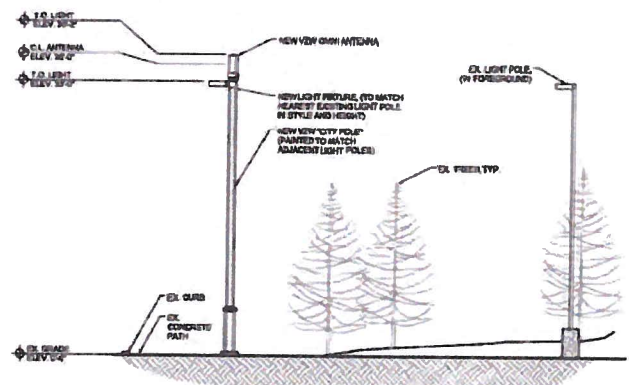
Construction schedule: None at this time

Of note: The application will require public hearings before Planning Commission and Town Council for approval

Contacts: Verizon Contact: Garrett Kendall, Centerline Solutions, 720-365-7012,
gkendall@centerlinesolutions.com
Town Contact: Brad Boland, 720-733-3538, BBoland@crgov.com



Location Map



Project Elevation

Development Activity

FAST FACTS – Use by Special Review Indoor Amusement
520 Topeka Way Unit D **Project# USR16-0007**

Description: The applicant, Ninja Intensity, LLC, is proposing to establish an indoor obstacle course business. The business would offer classes to adults and children with class sizes ranging from 8-12. The business would operate Monday through Friday 4PM to 9PM and on the weekends. A commercial amusement indoor use is a use permitted in the I-2 zone district only after review and approval by the Planning Commission.

Status: The Use by Special is currently under review.

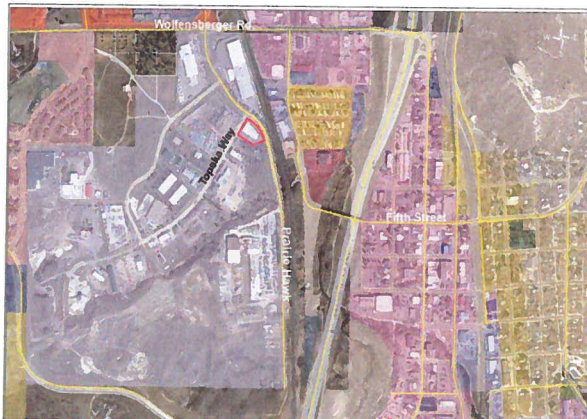
Construction schedule: None at this time

Of note:

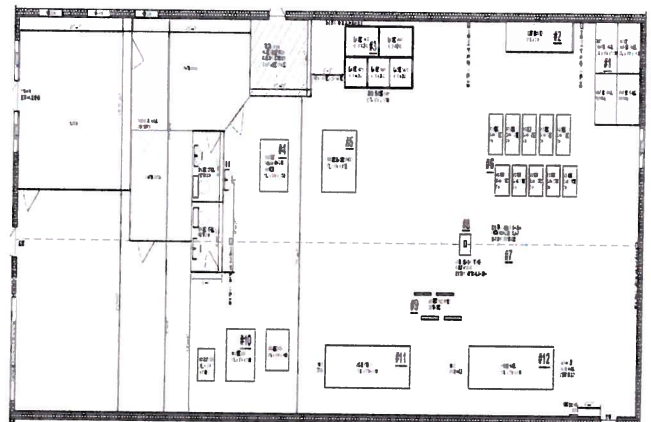
Contacts:

Ryan Lebsack, Ninja Intensity, 720-201-4395, ryan@rclmapping.com

Donna Ferguson, Town of Castle Rock, 720-733-3566, DFerguson@crgov.com



520 Topeka Way (Unit D only)



Indoor Obstacle Course