

In Your Backyard

FAST FACTS – Auburn Ridge, Lot 2

Site Dev. Plan (SDP) REVISED & RESUBMITTED



Description: The site development plan is for multi-family project which includes 100 attached units with amenities such as covered garages, pool and clubhouse. 27% of the site will be landscaped. 213 parking spaces are required and 213 spaces will be provided. A 25' landscaped buffer will provide screening for single family neighborhood. This revised submittal reduces the building setbacks along the southern property line.

Status: The SDP is under 4th staff review and has been referred for external comments to service providers, surrounding HOAs and neighborhood groups.

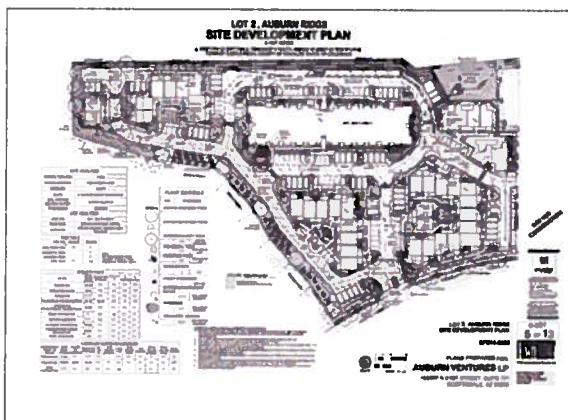
Construction schedule: TBD

Of note: Concurrent with the submittal of this SDP, the property owner has submitted a rezoning application for Lot 2 that would remove the age-restricted condition of the multi-family use.

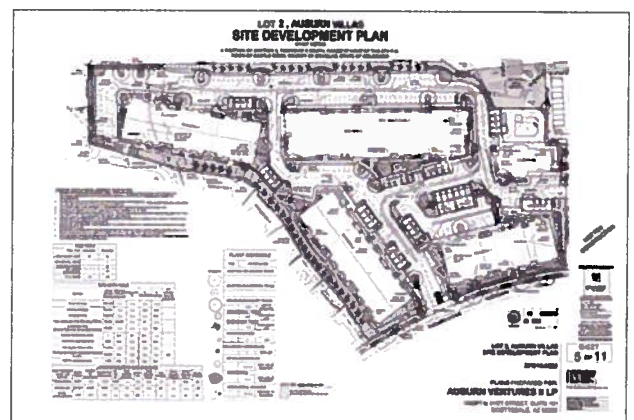
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

John Cichon, Atlantic Development, wcichon@aol.com

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



Original Landscape and Site Plan Proposal

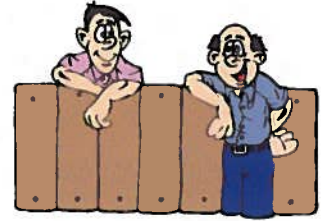


Revised & Current Landscape and Site Plan Proposal

In Your Backyard

FAST FACTS – Auburn Ridge Lot 2

PD Zoning Regulations Text Amd. (Rezoning)



Description: The proposed Planned Development Zoning text amendment would modify the permitted uses by removing the age-restricted (55 years and older) condition from the Auburn Ridge PD Zoning Regulations for Lot 2 only. If approved, the multi-family residential use on Lot 2 would have no age restriction or requirement.

Status: Planning Commission voted to recommend denial to Town Council on July 23, 2015
Town Council approved on 1st reading on August 4, 2nd reading has been delayed

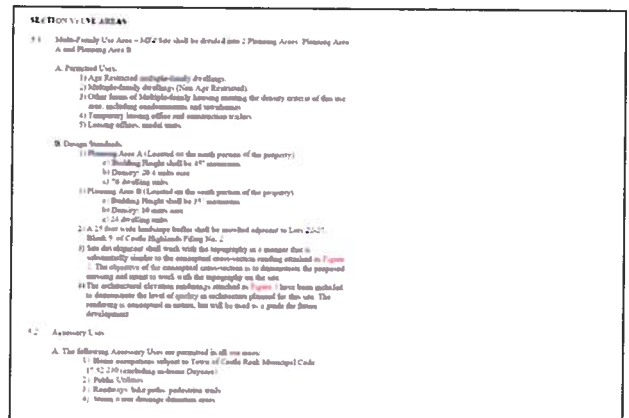
Construction schedule: unknown

Of note: No hearing dates have been set for the Site Development Plan, which is a separate application. The second reading with Town Council is on hold until the Development Agreement can be finalized

Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com
Sandy Vossler, TOCR Planning, 720-733-3556 or svossler@cr.gov
Julie Kirkpatrick, TOCR Planning, 720-733-3516 or jkirkpatrick@cr.gov



Auburn Ridge, Lot 2 Vicinity Map



Auburn Ridge, Lot 2 Proposed PD Text

In Your Backyard

FAST FACTS – Lot 3, Auburn Ridge, Amd. No. 1

Site Development Plan



Description: This lot is located at the SW corner of Wolfensberger Road and Auburn Drive. The property is approximately 4.8 acres. The SDP proposes 96 apartment units in 6 buildings. A private clubhouse and 202 parking spaces also proposed. The proposed density is about 20 du/ac., the maximum height is 45' and lot coverage is 40%.
decorative gable trusses.

Status: Planning Commission Public Hearing: Thursday, January 28, 2016 @ 6:00 PM

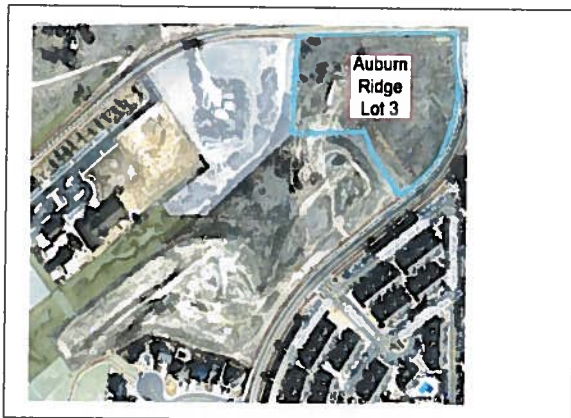
Town Council Public Hearing: Tuesday, February 2, 2016 @ 6:00 PM

Construction schedule: 2016

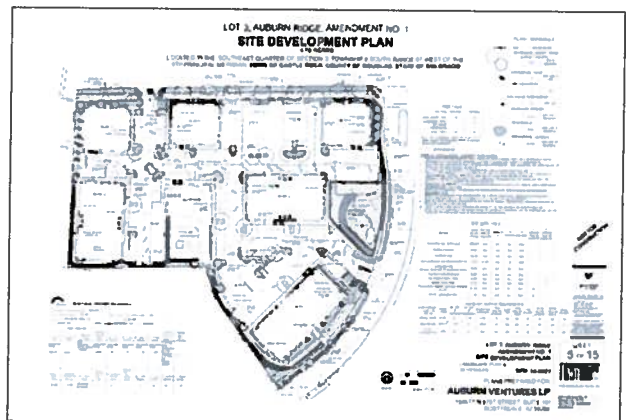
Of note:

Contacts: Jessica Raymond, 480-256-0506 or acquisitions@atlanticdev.com

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



Auburn Ridge Amd. 1, Lot 3 - Vicinity Map



Auburn Ridge Amd. 1, Lot 3 - Site Development Plan

Development Activity

FAST FACTS – Lots 4-9, Castle Pines Commercial Filing 10A, Amd No. 1 Site Development Plan

Description: This Site Development Plan Amendment would create a master sign plan for this site AKA: Block 8 of Promenade at Castle Rock. The amendment proposes 2 wayfinding/identification signs for the property. A 336 s.f. monument sign is proposed on the SE corner of the site and an 80 s.f. wall sign is proposed on the NE corner of the site.

Status: Planning Commission Public Hearing: Thursday, January, 28, 2016 at 6:00 pm.

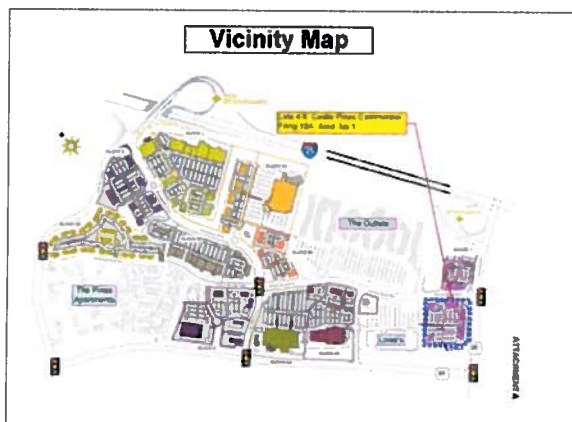
Town Council Public Hearing: Tuesday, February 2, 2016 at 6:00 pm

Construction schedule: 2016

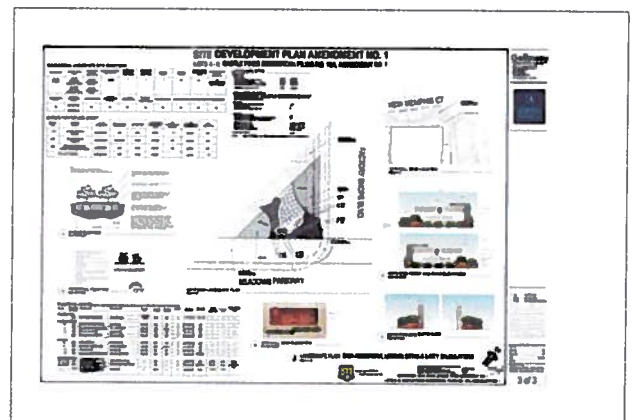
Of note: If approved, the master sign plan will allow both signs to exceed the sign face limitation of 50 square feet.

Contacts: Nicole Haselden, Alberta Development Partners, 303-253-7517 or nicole@albdev.com

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



Vicinity Map



Proposed Site Development Plan

In Your Backyard

FAST FACTS – Castle Rock Industrial Park Proposed Annexation, 2801 US Highway 85



Description: Castle Rock Industrial Park, LLC (Hier & Company) has submitted an annexation petition to bring approximately 4.5 acres now part of unincorporated Douglas County into the Town of Castle Rock. The parcel is located at 2801 US Highway 85. The applicant proposes to zone the property for mixed, industrial uses such as offices, warehouses, flex space, and/or shop space. This is the former Ready Mix site.

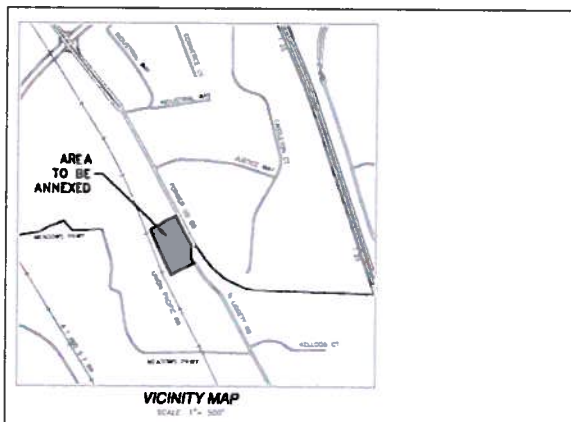
Status: Staff has completed the 1st review and is awaiting the 2nd submittal.

Construction schedule: To be determined.

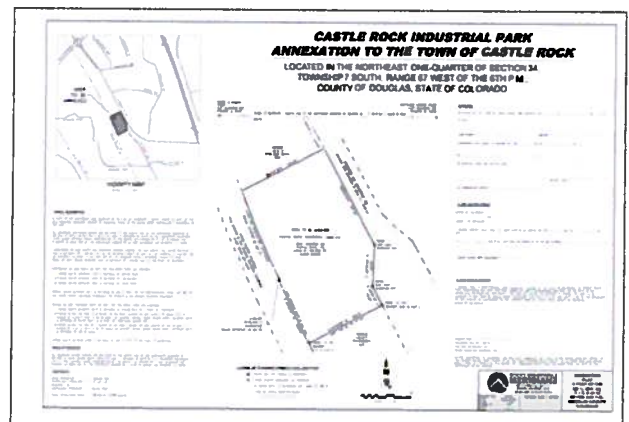
Of note: All annexations follow the Colorado State Statute requirements. The public hearings will be scheduled once the review process is completed.

Contacts: Applicant: Nicholas Hier, nick.hier@hierandcompany.com or 303-688-3105

Town Project Manager: Sandy Vossler, svossler@crgov.com or 720-733-3556



Castle Rock Industrial Park Vicinity Map



Proposed Annexation Plat

In Your Backyard

FAST FACTS – Emerald Hills SDP Amendment SDP15-0026



Description: John Peters & Associates, on behalf of the property owner, has submitted an application for a Site Development Plan Amendment for a tract of land located adjacent to & north of Emerald Dr. (east of I-25 and south of Plum Creek Parkway). The applicant is proposing to subdivide the tract into 4 residential lots. The tract was previously approved as a 7 lot residential subdivision.

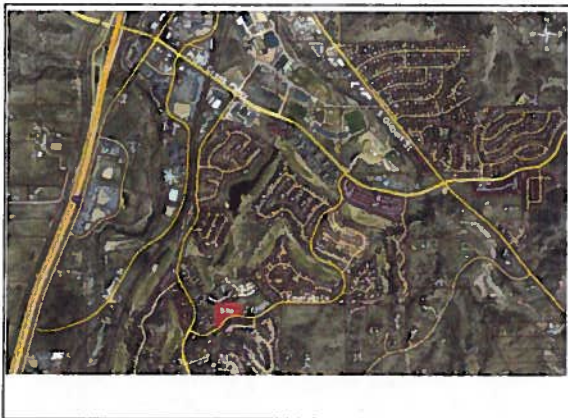
Status: The application is currently under review.

Construction schedule: None at this time.

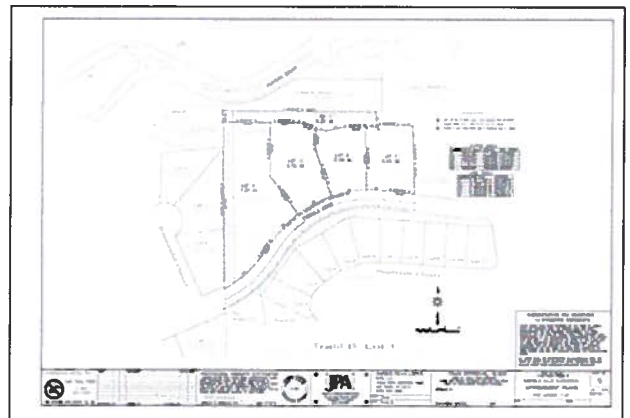
Of note: The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

Contacts: Applicant: John E. Peters, johnp@jpassociates.biz, 970-626-9887

Town Contact: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Location Map



Site Development Plan

Development Activity

FAST FACTS – Hillside Site Development Plan

SDP16-0002

Description: Paragon Engineering, on behalf of the property owner, has submitted an application for a Site Development Plan (SDP) for property located at the northeast corner of Coachline Rd. and Wolfensberger Rd. The applicant is proposing to develop a mixed residential community for seniors 55 and older. The SDP proposes a total of 130 units consisting of single-family & paired homes at a density of 2.57 dwelling units per acre.

Status: This application is currently under review. This application will require public hearings before the Planning Commission and Town Council. Public hearing dates not yet known.

Construction schedule: None at this time.

Of note:

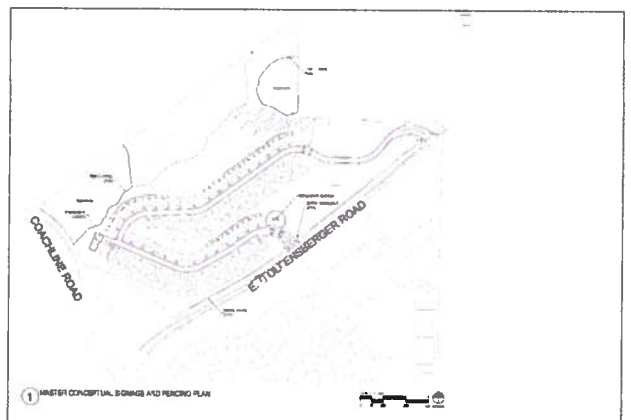
Contacts: Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Wolfensberger Property Group LLC

Town Contact: Donna Ferguson, Planner I, 720-733-3566, DFerguson@crgov.com



Location Map



Site Development Plan

In Your Backyard

**FAST FACTS – Meadows F17 Area 4 Am10 Lot 6E
Site Development Plan - Brooklyn Vet Clinic**



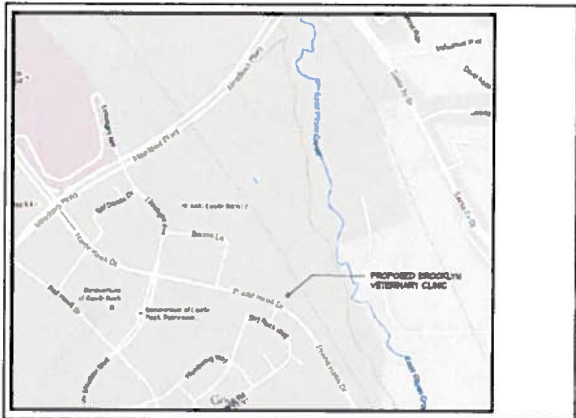
Description: Brooklyn Veterinary Clinic is proposing a new 8,247 square foot general practice animal hospital in the vicinity of Prairie Hawk and Fence Post Drives, on the north side of Prairie Hawk. The 7 exam rooms, treatment center, surgery suite, dental facility, and a boarding/pet daycare facility.

Status: Planning Commission public hearing scheduled for Thursday, January 28, 2016
Town Council public hearing scheduled for Tuesday, February 16, 2016

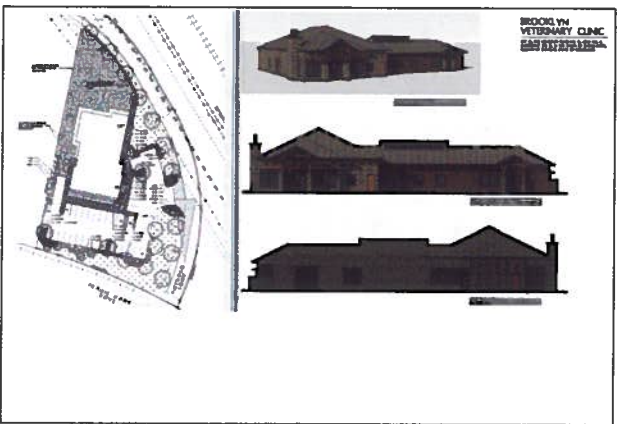
Construction schedule: to be determined

Of note: Because this commercial project would be adjacent to residential homes (south of Prairie Hawk), the Residential/Nonresidential Interface applies. Therefore, this application requires public hearings for approval.

Contacts: Deborah Patterson, applicant ,303-688-9352, drdeb@brooklynvet.com
Jeffrey A Keast, 3LD+Architecture, 303-263-4491, jeff@3ldarch.com
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Location Map-N of Prairie Hawk & Fence Post Drives



Proposed Site Plan and Building Elevations

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.

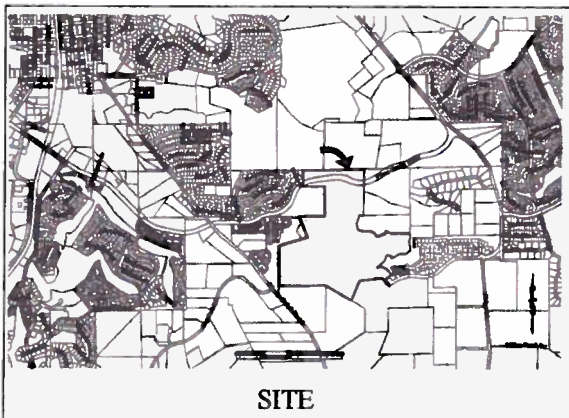
Status: Under Staff Review.

Construction schedule: TBD

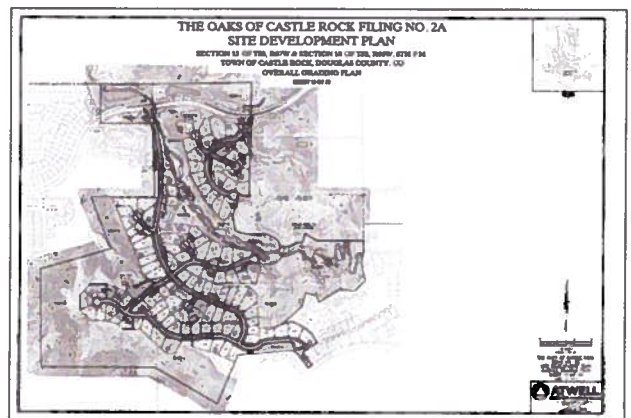
Of note: This project requires public hearings before the Planning Commission and Town Council prior to approval.

Contacts: Bob Kelsey, Atwell, LLC, 303-462-1100 or bkelsey@atwell-group.com

Julie Kirkpatrick, TOCR Planning, 720-733-3516 or jkirkpatrick@crgov.com



Location Map

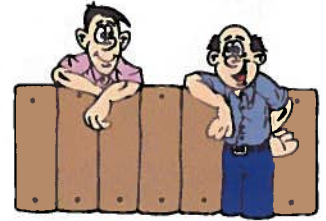


Proposed Site Development Plan Amendment

In Your Backyard

FAST FACTS – Pine Canyon Ranch

Annexation, PD Plan and PD Zoning Regulations



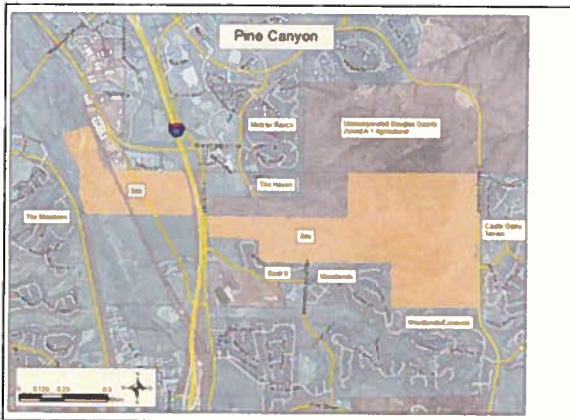
Description: Proposed annexation and zoning of 535 acres located north of Woodlands from Founders Parkway/Highway 86 on the east to Plum Creek west of I-25. Proposed zoning would allow up to 515 single-family homes and up to 805 multi-family units. The applicant estimates 900,000 s.f. of office, 130,000 s.f. of retail, 208,000 s.f. of light industrial, and lodging/resort uses.

Status: The proposal is under staff review. Public hearings before Planning Commission and Town Council to be determined.

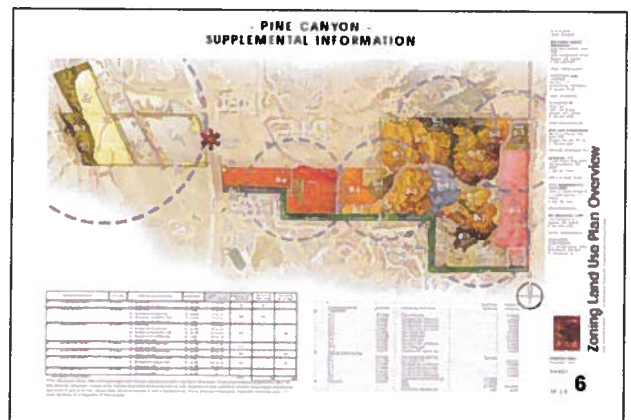
Construction schedule: To be determined

Of note:

Contacts: Applicant: John Prestwich, PCS Group, Inc. 303-531-4905, john@pcsgroupco.com
Town Project Manager: Sandy Vossler, 720-733-3556, svossler@crgov.com



Pine Canyon Ranch Vicinity Map



Color Rendering of Proposed PD Plan

In Your Backyard



FAST FACTS – Pinon Manor PDP and DA

498, 488 & 472 S Gilbert St & 481 & 495 Oman Rd

Description: The property owner is proposing to rezone what is currently zoned SR-1 Single-Family Residence District (498 S Gilbert St) and the adjacent properties to the north (488 & 472 S Gilbert St and 481 & 495 Oman Rd) currently zoned Planned Development into a new Planned Development to be known as Pinon Manor PDP. This rezone would allow for the development of 3 new multi-family dwellings upon the 498 S Gilbert site.

Status: This project is currently under review

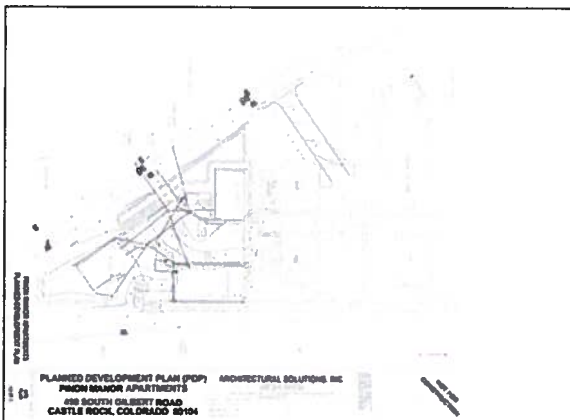
Construction schedule: None at this time

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

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

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

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



Planned Development Plan



Location Map

In Your Backyard

FAST FACTS – Sellers Creek Ranch Estates Proposed Annexation and PD Zoning



Description: Located south of Crystal Valley Ranch between Bell Mountain and Sellers Creek neighborhoods.

Applicant proposes zoning to allow up to 100 houses on 70 acres.

Status: Awaiting resubmittal. In 2012, the applicant revised their original application from a proposal for up to 20 homes to the current proposal of up to 100 homes.

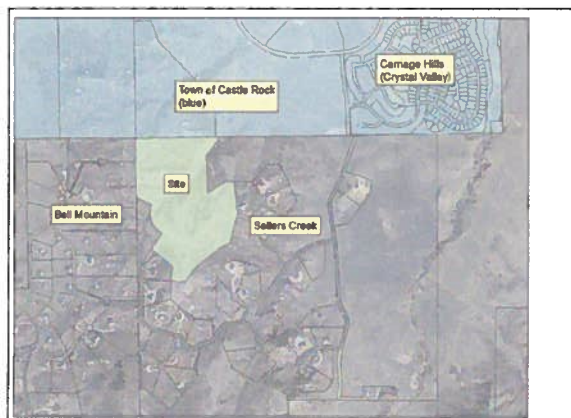
Construction schedule: Unknown

Of note: The property is identified as part of the Town's growth and annexation area.

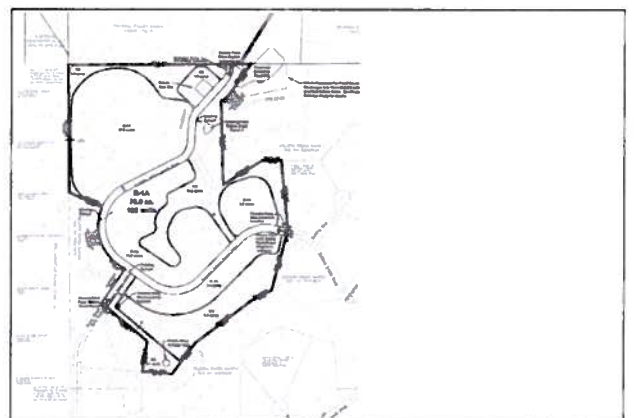
Annexation and zoning are the first steps in the Town development process.

Contacts: Applicant: Jim Mill - Legacy Engineering - 720-200-4577

Town of Castle Rock - 303-660-1393 (planner of the day) or Planning@crgov.com



Sellers Creek Ranch Estates Vicinity



Proposed PD Plan

Development Activity

FAST FACTS – PS Miller House (210 Front St.)

Site Development Plan Amendment No. 1

Description: This property is located at 210 Front Street and is zoned Planned Development (PD) within the PS Miller PD. This proposed SDP amendment would allow the construction of a loft style office space above an attached garage. Access to the offices would be from the alley parallel to Front and Cantril Streets. This development is subject to the Residential/Non-Residential Interface regulations.

Status: Under staff review.

Dates of the Planning Commission and Town Council hearings to be determined.

Construction schedule:

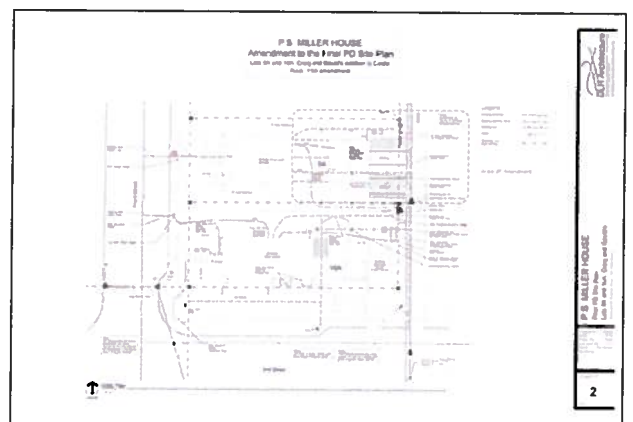
Of note: A neighborhood meeting was held on Tuesday, October 6, 2015 at 6:00 p.m. One neighbor attended.

Contacts: Dave Hieronymus, Owner, dhieronymus@dlharchitecture.com or 303-688-5273

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



Vicinity Map of 210 Front Street



Proposed Site Development Plan

Development Activity

FAST FACTS – 3 N Wilcox St-Lot 5A TOCR 23 Am

Union Bistro, Downtown SDP amendment

Description: Union Bistro is proposing to add new canopies over their outdoor seating area on the east side of the restaurant, beside Wilcox Street. The project includes adding steel deck and patio canopies as well as a small storage shed on the north side of the building.

Union Bistro is located at 3 N. Wilcox Street in downtown Castle Rock.

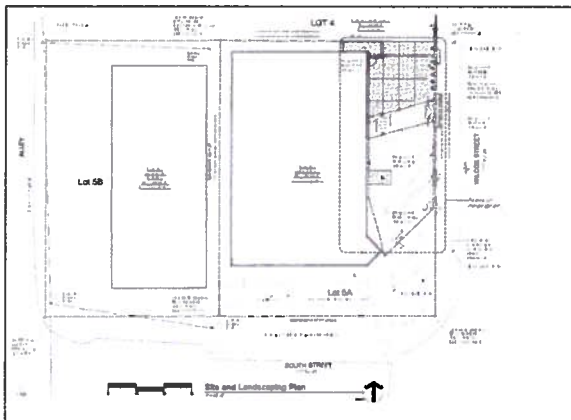
Status: under staff review

Construction schedule: TBD

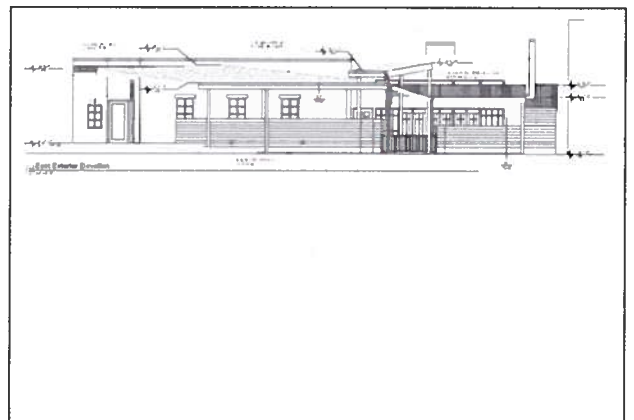
Of note: This Site Development Plan Amendment is within the Downtown Overlay District. The Design Review Board will review this project for possible approval.

Contacts: Rashell Butler, DLH Architecture, 303-688-5273, rbutler@dlharchitecture.com

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



Proposed Canopies and Shed, N and E of building



Proposed Elevation, View from Wilcox Street