

# 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.

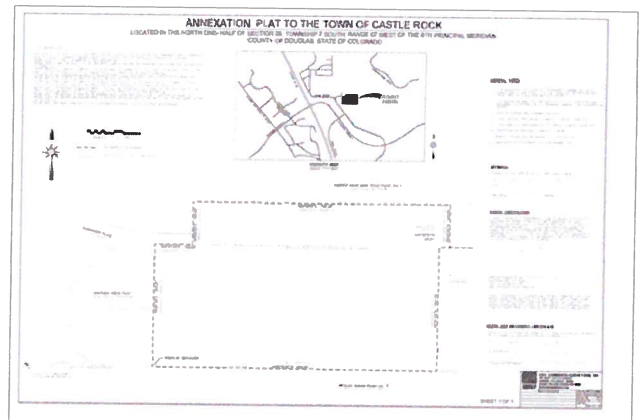
**Construction schedule:** To be determined

**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 – 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 monopole cell tower which will have external antenna. The proposal represents a significant change in the design of the cell tower. 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 Drive.

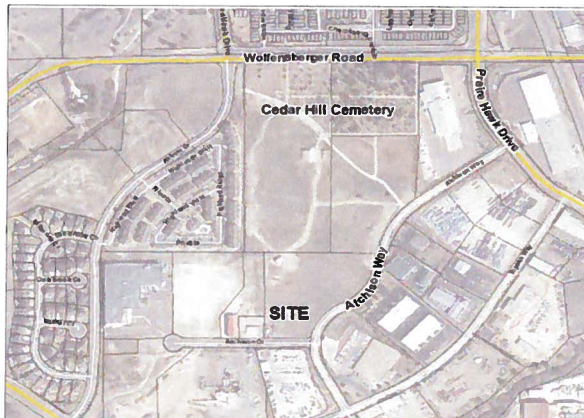
**Status:** The application is currently under staff review.

**Construction schedule:** Unknown at this time.

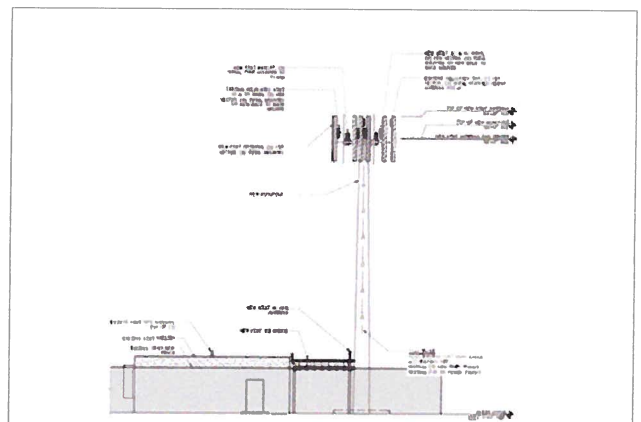
**Of note:** The applicant is not offering a community meeting at this time.

**Contacts:** Applicant: Brian Hess, 720-244-5184, [Brian.Hess.Contractor@crowncastle.com](mailto:Brian.Hess.Contractor@crowncastle.com)

Town: Donna Ferguson, Planner I, 720-733-3566, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com)



Vicinity Map



Proposed Cell Tower



# Development Activity

## FAST FACTS – Auburn Ridge Site Development Plan

For Lot 2 - Revised & Resubmitted

Project# SDP14-0002

**Description:** Auburn Ventures II, LP is proposing a SDP for a residential community for seniors 55 years and older which represents Phase II of the Auburn Ridge Planned Development. A total of 100 apartment units are proposed on this 6.13 acre lot resulting in a gross density of 16.3 units per acre. The apartment units are divided up into one 60-unit building, one 16-unit building and four 6-unit buildings. The SDP also proposes garage buildings and a private clubhouse with pool. The 60-unit apartment building is 3-stories high, the 16-unit and 6-unit apartment buildings are 2-stories high and the garages and clubhouse are 1-story high. The SDP also incorporates a 25-foot wide landscape buffer along the southern portion of the site as well as 360 degree architecture, lighting and landscaping.

**Status:** Town Council approved the SDP on November 15, 2016

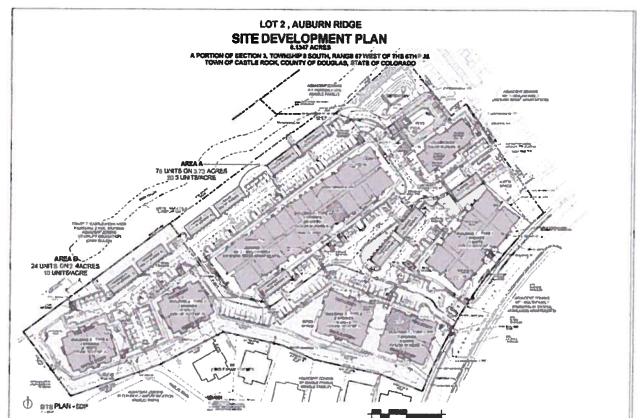
**Construction schedule:** Spring 2017

**Of note:** Rezoning for the property was approved by Town Council on September 20, 2016 which increased permitted heights and decreased maximum densities for portions of the lot.

**Contacts:** Jessica Breen, Atlantic Development, 480-256-0506 or [jbreen@atlanticdev.com](mailto:jbreen@atlanticdev.com);  
John Cichon, Atlantic Development, [wcichon@aol.com](mailto:wcichon@aol.com); Donna Ferguson, Planner  
Town of Castle Rock, 720-733-3566, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com)



Location Map



Site Plan

# Development Activity

## FAST FACTS – Calvary Chapel Castle Rock Annexation Request

Project# ANX16-0001

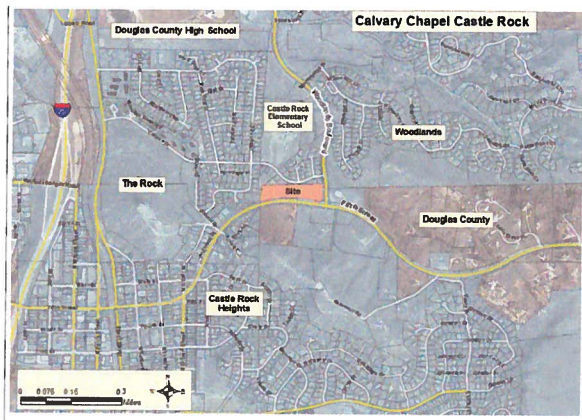
**Description:** Joey McKee, authorized agent for Calvary Chapel Castle Rock, Inc., submitted a new annexation petition to the Town on February 23, 2016, reviewed and filed with the Town Clerk under the name of Calvary Chapel Castle Rock. The Petition was approved at a Substantial Compliance Hearing 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.

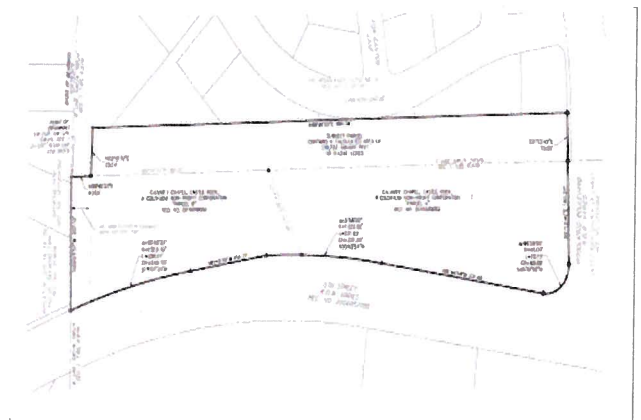
**Construction schedule:** To be determined

**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

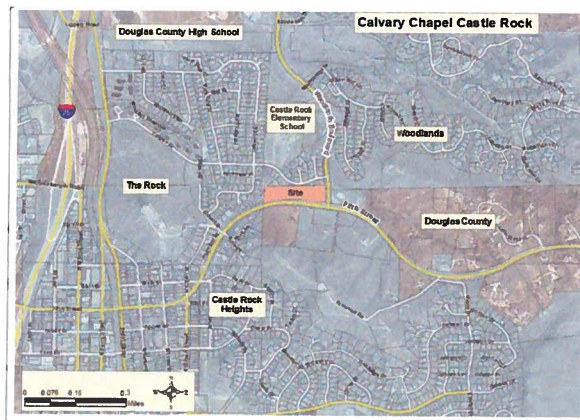
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Planned Development Plan (PD) plan review. The proposal is to construct a 30,000 sq. ft. church seating 780 people. Access will be gained from two points - one from Fifth St. at the south property boundary and one at the north 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.

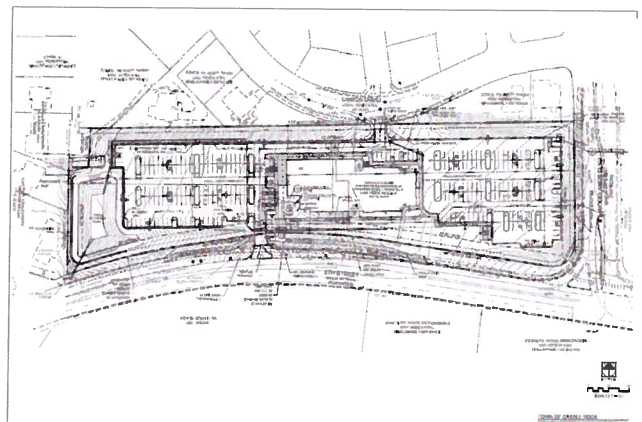
**Construction schedule:** To be determined

**Of note:**

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



Vicinity Map



Site Plan

# Development Activity

## FAST FACTS – CALVARY CHAPEL CASTLE ROCK SITE DEVELOPMENT PLAN

Project# SDP16-0031

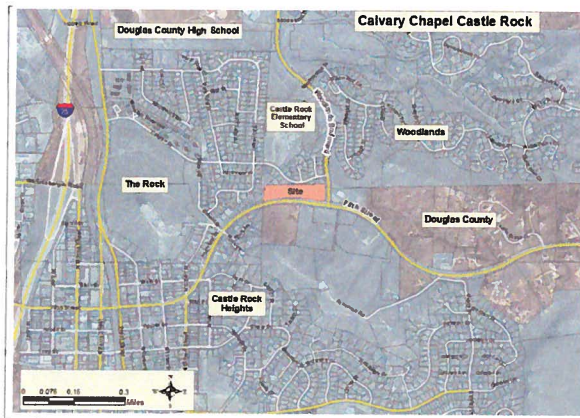
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north 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.

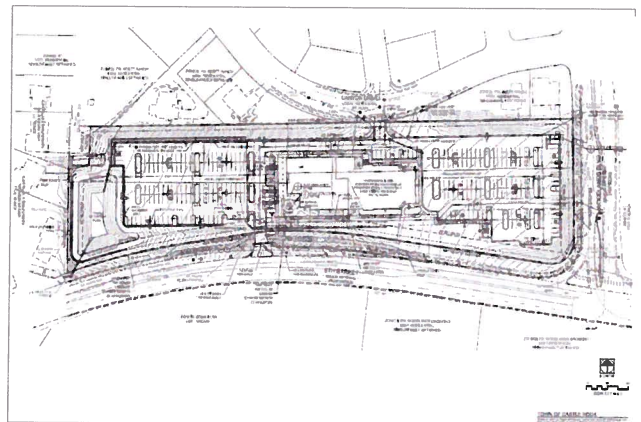
**Construction schedule:** To be determined

**Of note:**

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



Vicinity Map



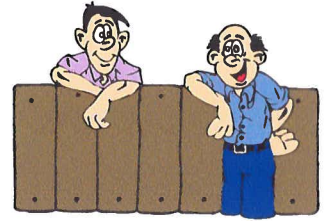
Site Plan



# In Your Backyard

## FAST FACTS – Canyons South

### Proposed Annexation



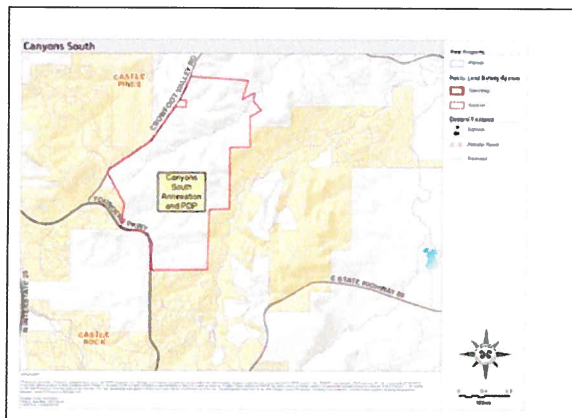
**Description:** Subject property is located south of Crowfoot Valley Road, north and east of Founders Parkway generally. Proposed annexation of approximately 1,564 acres to be zoned Planned Development in the Town of Castle Rock, with a single-family residential use. The property is currently zoned in Douglas County for 968 units.

**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.

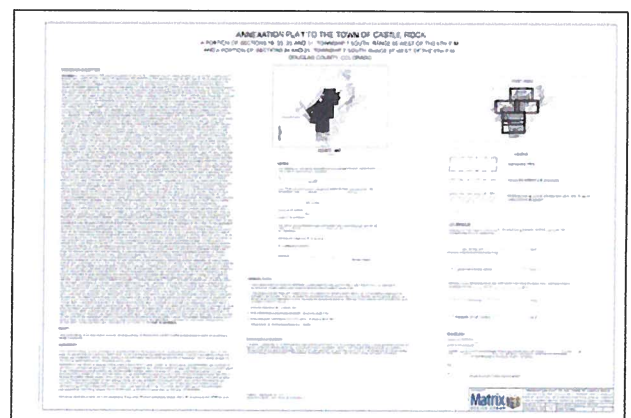
**Construction schedule:** TBD

**Of note:** This process for the Canyons South Annexation with the Town of Castle Rock, CO will run concurrent with the IGA process, in concert with Douglas County, CO.  
Public Hearings have not yet been scheduled.

**Contacts:** Erik Clore, Lowe Enterprises, [eclore@loweenterprises.com](mailto:eclore@loweenterprises.com), 303-850-2406  
Sandy Vossler, Town of Castle Rock, [svossler@crgov.com](mailto:svossler@crgov.com), 720-733-3556



**Vicinity Map**



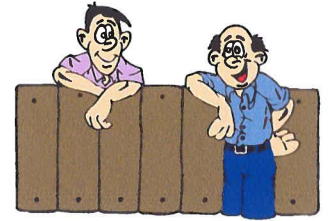
**Canyons South Annexation Plat Cover Sheet**



# In Your Backyard

## FAST FACTS – Canyons South

### Planned Development Plan (PDP)



**Description:** Subject property is located south of Crowfoot Valley Road, north and east of Founders Parkway generally. The Proposed Planned Development Plan (PDP) includes 1,584 acres, currently zoned as 968 single-family detached homes with a private golf course in Douglas County. The proposed PD Plan includes approximately 1,506 units, a clubhouse, 620 acres open space, and the omission of the golf course.

**Status:** Town Council has found that the petition for annexation meets the statutory requirements for annexation. Public Hearings have not yet been scheduled.

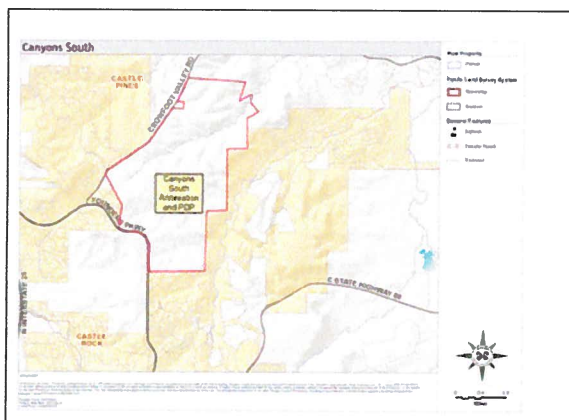
**Construction schedule:** TBD

**Of note:** The Planned Development Plan (PDP) will be reviewed and approved in concert with the Canyons South Annexation proposal with the Town of Castle Rock, CO.

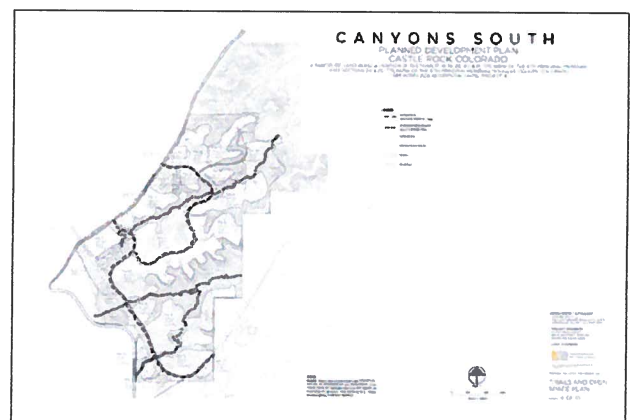
**Contacts:** Erik Clore, Lowe Enterprises, [eclore@loweenterprises.com](mailto:eclore@loweenterprises.com), 303-850-2406

-Tara Vargish, Town of Castle Rock, [tvargish@crgov.com](mailto:tvargish@crgov.com), 720-733-3582

Sandy Vossler, Town of Castle Rock, [svossler@crgov.com](mailto:svossler@crgov.com), 720-733-3556



**Vicinity Map**



**Canyons South Phasing 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.

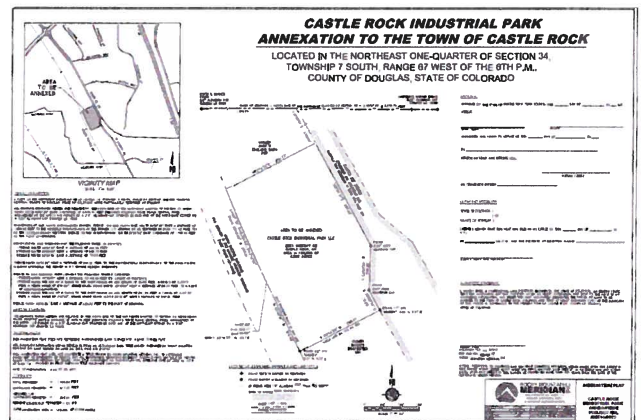
**Construction schedule:** Not known at this time.

**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](mailto:nick.hier@hierandcompany.com) or 303-688-3105  
Town Planner: Donna Ferguson, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com) or 720-733-3566



Vicinity Map



Proposed Annexation Plat



# Development Activity

**FAST FACTS – (SDP16-0002)-Approved 9/20/16**

## Hillside/Arbors Site Development Plan

**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 120 units consisting of single-family & paired homes.

**Status:** Town Council approved the Site Development Plan by a vote of 7-0 on Sept. 20, 2016.

**Construction schedule:** Not yet known.

**Of note:** A community meeting to share & discuss the site development plan was held on June 23, 2016.

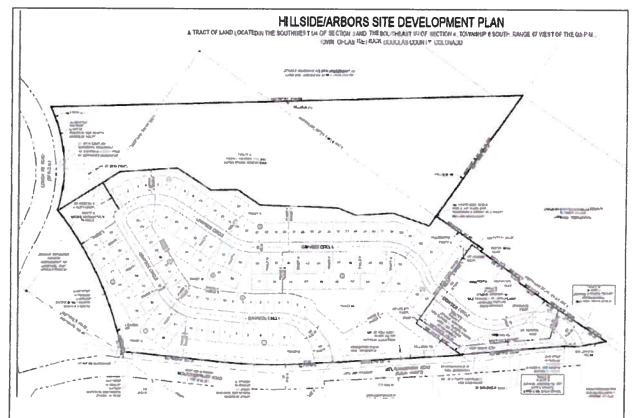
**Contacts:** Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Miles Grant, Wolfensberger Property Group LLC, 303-979-9858

Town Contact: Donna Ferguson, Planner II, 720-733-3566, [DFerguson@crgov.com](mailto:DFerguson@crgov.com)



**Location Map**



**Site Development 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.

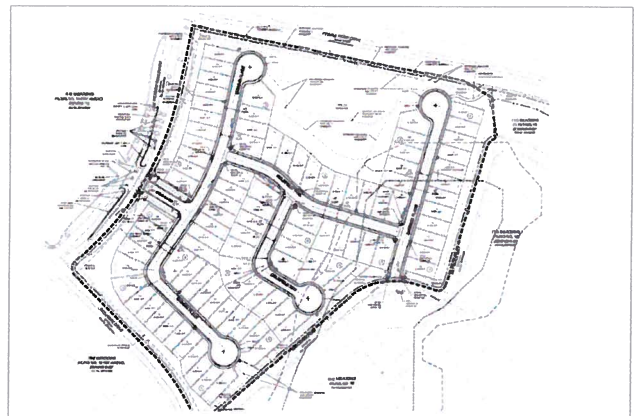
**Contacts:** Owner: Jim Riley, Castle Rock Development Co., 303-394-5500

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 – Miller's Landing Interchange Overlay

Planned Development Plan/Zoning Project# PDP16-0003

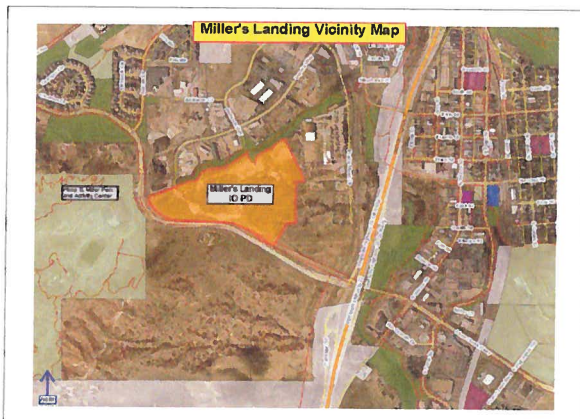
**Description:** This property is located generally north and east of Plum Creek Parkway and west of I-25. It is approximately 48 acres and is currently zoned General Industrial (I-2) in the Citadel Station subdivision. A portion of the vacant site was once an active landfill for Castle Rock. Development of the site will include State supervised remediation of the landfill. An IO PD allows a mix of uses. The Miller's Landing development plan proposes office, commercial, restaurant and entertainment uses. Key infrastructure improvements will include public parking for the P.S. Miller Park and Activity Center, a trail connection from the Park to Downtown and the extension of Prairie Hawk Drive, linking Wolfensberger Road and Plum Creek Parkway.

**Status:** Currently under staff review. A request for external comments has been sent to service providers, Douglas County and the Castle Highlands HOA.

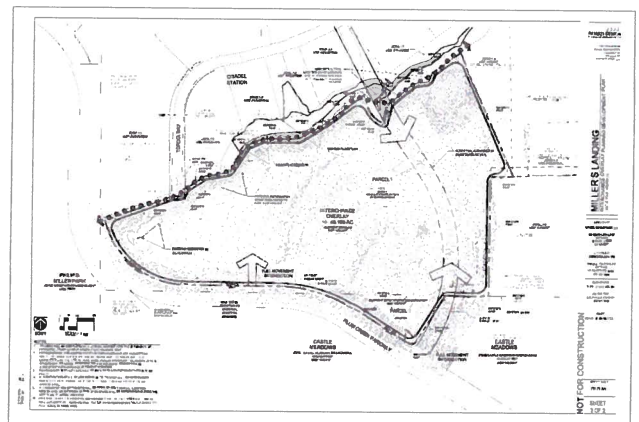
**Construction schedule:** To be determined.

**Of note:** \_\_\_\_\_

**Contacts:** Mitch Black, Norris Design Group, 303-892-1166 or [mblack@norris-design.com](mailto:mblack@norris-design.com)  
Sandy Vossler, Town of Castle Rock, 720-733-3556, or [svossler@crgov.com](mailto:svossler@crgov.com)



Vicinity Map



Proposed Planned Development Plan

# 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.

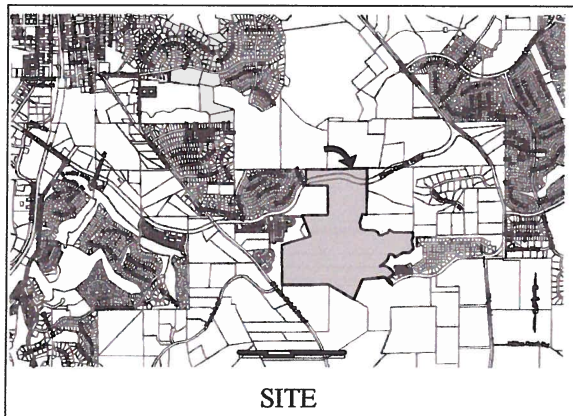
**Status:** Under Staff Review.

**Construction schedule:** TBD

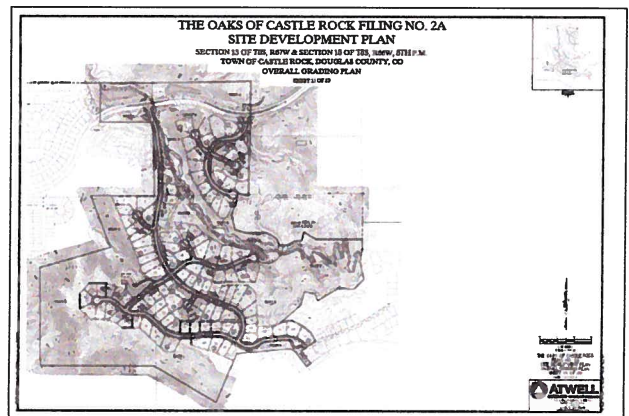
**Of note:** This project requires public hearings before the Planning Commission and Town Council prior to approval.

**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**



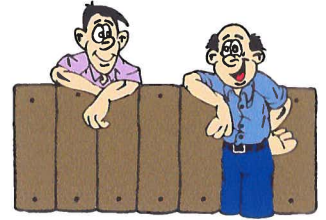
**Proposed Site Development Plan Amendment**



# In Your Backyard

## FAST FACTS – Pine Canyon Ranch

### Annexation, PD Plan and PD Zoning Regulations



**Description:** The proposed Pine Canyon Ranch property consists of approximately 539 acres.

The proposed zoning would allow up to 515 single-family dwelling units and up to 805 multi-family dwelling units. In addition, approximately 1,327,055 square feet of commercial, office, retail space is proposed, with the majority of that use area located west of I-25 and east of the Union Pacific RR.

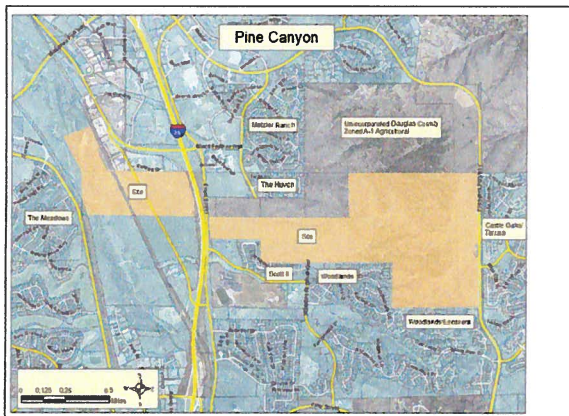
**Status:** Town Council has found that the petition for annexation compliances with state statutes for annexation. The proposed zoning is currently under staff review.

**Construction schedule:** To be determined

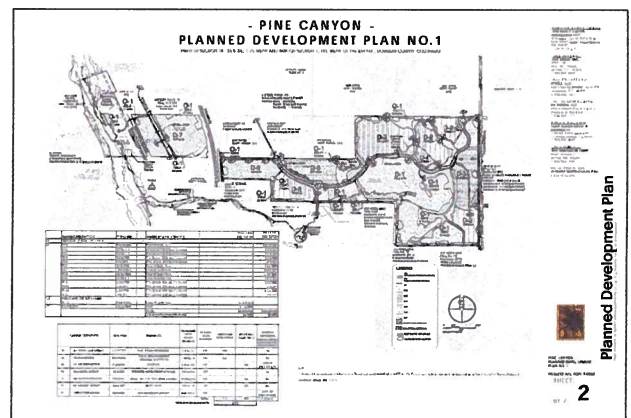
**Of note:** Public Hearings before the Planning Commission and Town Council have not yet been scheduled.

**Contacts:** Applicant: John Prestwich, PCS Group, Inc. 303-531-4905, [john@pcsgroupco.com](mailto:john@pcsgroupco.com)

Town Project Manager: Sandy Vossler, 720-733-3556, [svossler@crgov.com](mailto:svossler@crgov.com)



**Pine Canyon Ranch Vicinity Map**



**Proposed Planned Development Plan**

**Project# PDP15-0004**

## Zoning Regulations



# Development Activity

## FAST FACTS – Pioneer Ranch

### Proposed Annexation

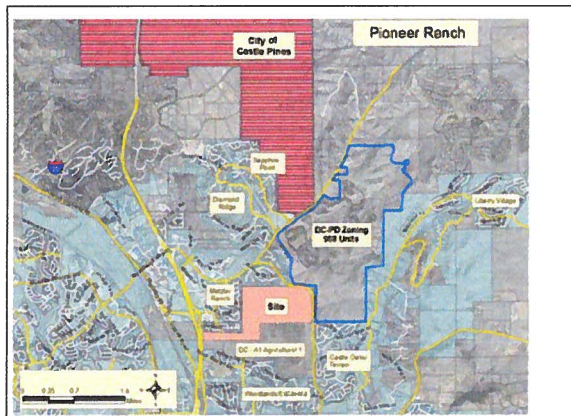
**Description:** An Annexation Petition was submitted to the Town on December 22, 2015, reviewed and filed with the Town Clerk on January 27, 2016. The subject property is located east of I25, west of Hwy. 86 and south of Founders Pkwy. It is approximately 388 acres and is currently zoned Agriculture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

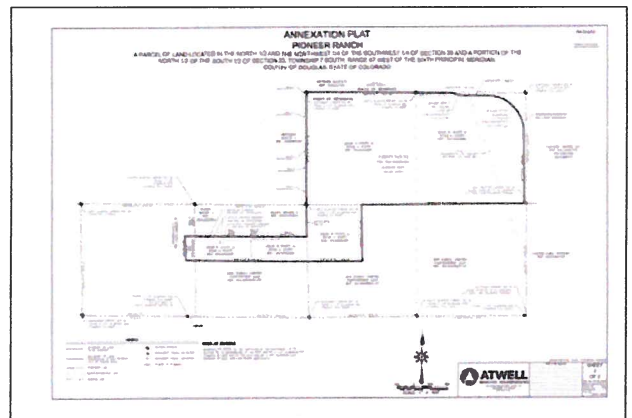
**Construction schedule:** TBD

**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

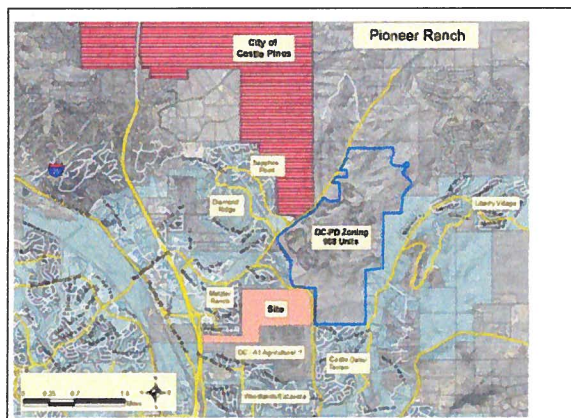
**Description:** The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123 dwelling units, a gross density of 2.89 du/ac. and up to 400,000 s.f. of commercial development. Approx. 78 acres would be set aside as open space and an additional 40 acres as dedicated public land, to include a 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.

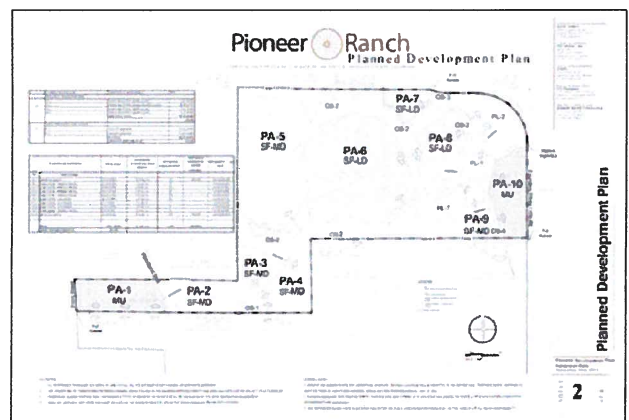
**Construction schedule:** TBD

**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. Upon completion of review the Petition will be filed with the Town Clerk. After that time the Annexation will be reviewed by Town Staff and external public utilities and resource agencies. The 30 acre property is located south of Pleasant View Dr., southwest of the intersection of Castle Oak Drive and Pleasant View Drive. The site is surrounded by zoned property within the Town boundary and determined to be an enclave. It is currently zoned Rural Residential within Douglas County. If annexed into the Town, 100 single family residences are proposed for the site.

**Status:** Under review, public hearings schedule not determined.

**Construction schedule:** To be determined

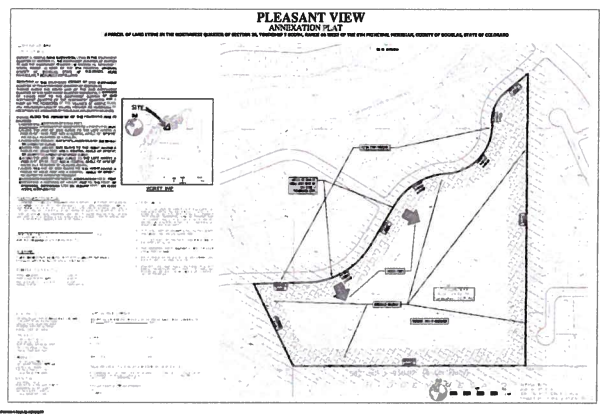
**Of note:**

**Contacts:** James Mill, 720-200-4577 or [jmill@legacyengineering.com](mailto:jmill@legacyengineering.com)

Kathy Marx, Sr. Planner, 720-733-2205, or [kmarx@crgov.com](mailto: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.

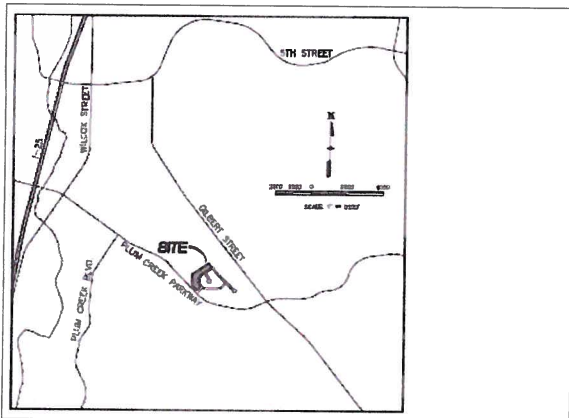
**Status:** The SDP Amendment was approved by Town Council on August 2, 2016

**Construction schedule:** unknown at this time

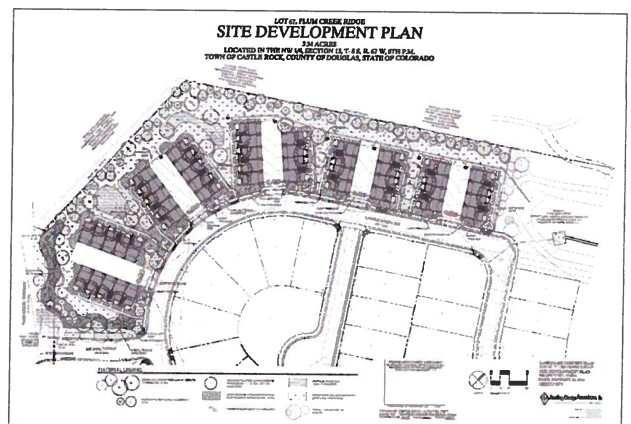
**Of note:** A community meeting to share and obtain feedback on the design of the townhomes took place on 1/23/ 2014.

**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

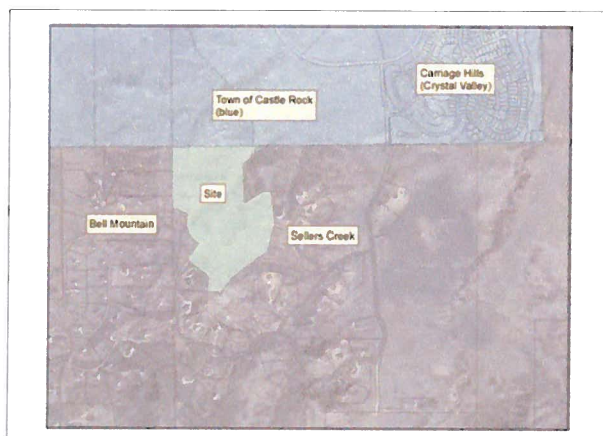
**Description:** The annexation petition formerly known as Sellers Creek Ranch Estates has expired. The property owner has submitted a new annexation petition to Town on February 18, 2016, reviewed and filed with the Town Clerk on March 10, 2016, under the new name of Ridge Estates. The approximately 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.

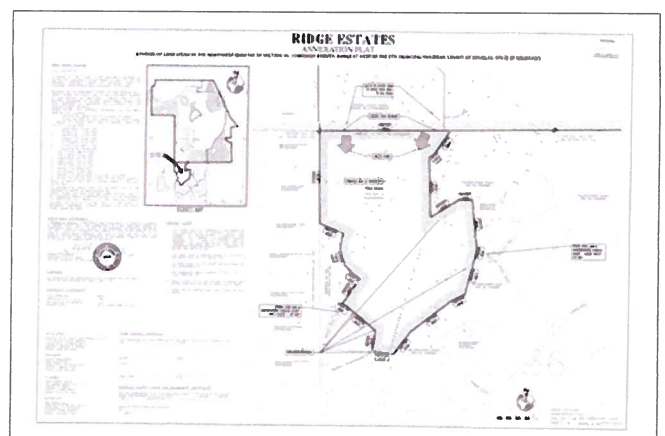
**Construction schedule:** unknown

**Of note:**

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

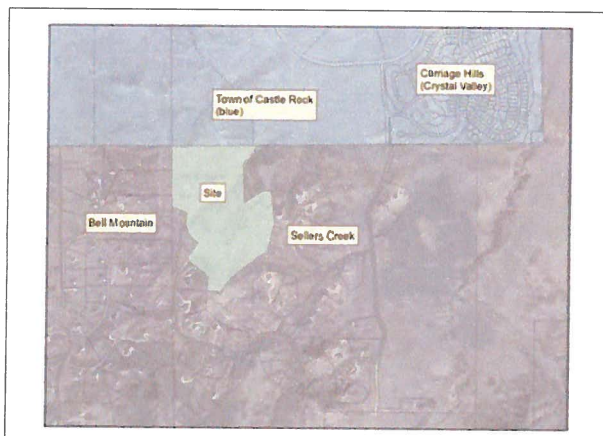
**Description:** The proposed Planned Development Zoning for Ridge Estates would allow 100 single-family dwelling units on approximately 70 acres. Approximately 28.3 acres, or 40% of the property would be reserved for private open space. Two points of access are proposed; both through Crystal Valley 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.

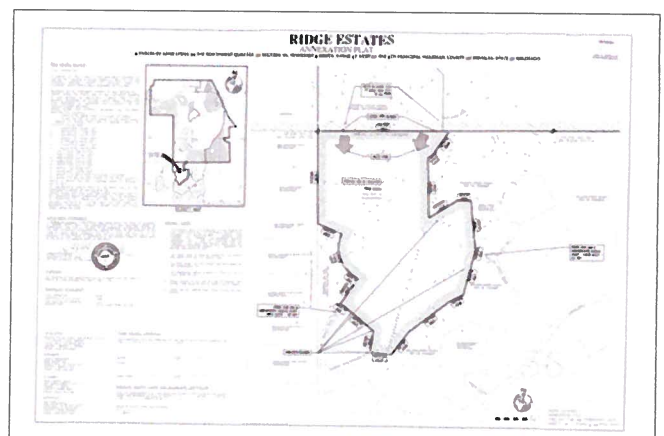
**Construction schedule:** unknown

**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](mailto:jmill@legacyengineering.com)  
Sandy Vossler, Town of Castle Rock, 720-733-3556, [svossler@crgov.com](mailto:svossler@crgov.com)



Location Map - west of Ditmars Ln



Ridge Estates - Annexation Plat



# Development Activity

## FAST FACTS – Riverwalk Site Development Plan

Downtown - APPROVED

Project# SDP16-0020

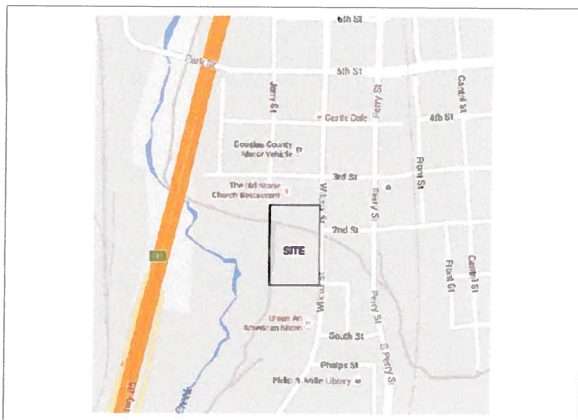
**Description:** This Downtown Site Development Plan proposes to re-develop the land at 111-133 Wilcox Street and 215 Wilcox Street in downtown Castle Rock. The existing buildings would be demolished and replaced with two, new buildings: Riverwalk North and Riverwalk South. Riverwalk North would be a 5-story building w/approx 9,000 sf of retail space on the ground floor and 114 residential apartments above with 153 parking spaces provided. The Riverwalk South building would be 6 stories with 2,000 sf of retail space on the ground floor, 20,000 sf of office space on level 2, and 114 residential apartments above with 175 parking spaces provided.

**Status:** Design Review Board APPROVED the SDP, 1 extra story on the north building, and a landscape variance at their public hearing on September 14, 2016.

**Construction schedule:** possibly mid to late 2016

**Of note:** This project must be approved by the Design Review Board since it is located within the zoning of Downtown Overlay District and Business/Commercial.

**Contacts:** Kieran McGuire, Craine Architecture, 720-457-2012, [kieran@crainearch.com](mailto:kieran@crainearch.com)  
Anthony DeSimone, Bates Leasing Co, 720-253-4234, [tony@confluenceco.com](mailto:tony@confluenceco.com)  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



Located west side of Wilcox



Proposed Buildings

# 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

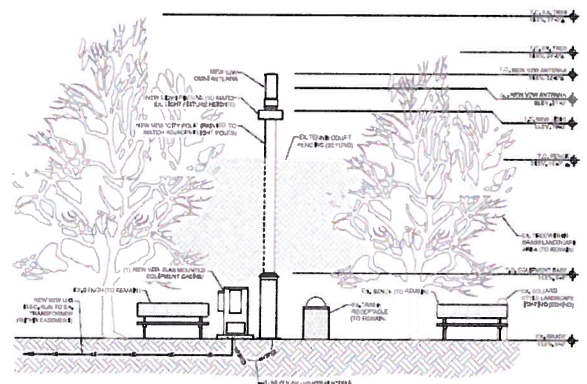
**Construction schedule:** None at this time

**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



**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

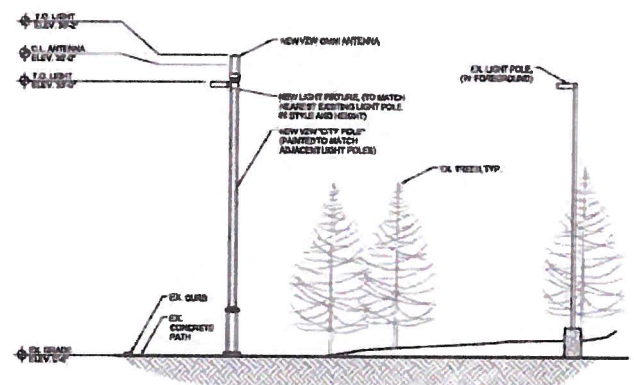
**Construction schedule:** None at this time

**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 – 3990 Limelight Ave Use by Special Review for Wireless Facility

Project# USR16-0006

**Description:** Verizon has submitted a Use by Special Review application to install a wireless facility at 3990 Limelight Ave. The antennas will be located upon the roof of the building behind stealth screens and the equipment will be located inside the building. The site was selected by Verizon Wireless to provide capacity coverage to the existing network in Castle Rock and Douglas County.

**Status:** Town Council approved this Use by Special Review as presented by a vote of 6-0 on Tuesday, October 4.

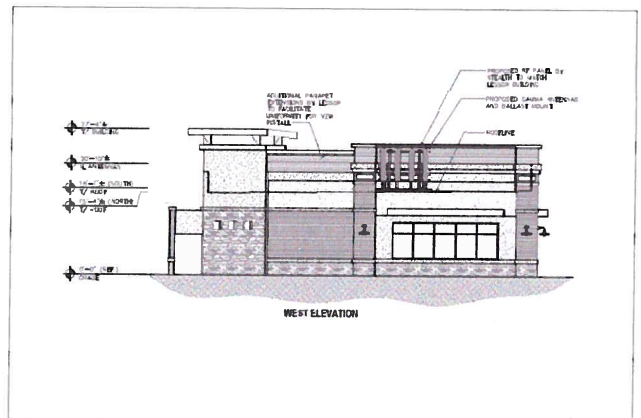
**Construction schedule:** October 2016

**Of note:**

**Contacts:** Verizon Contact: Herb Quintana, Q3 Consulting, 303-915-4556,  
Herb@q3consulting.com  
Town Contact: Donna Ferguson, 720-733-3566, DFerguson@crgov.com



Location Map



Antenna Elevation



# Development Activity

514 N. Perry Street, proposed patio

Downtown Site Development Plan

Project# SDP16-0028

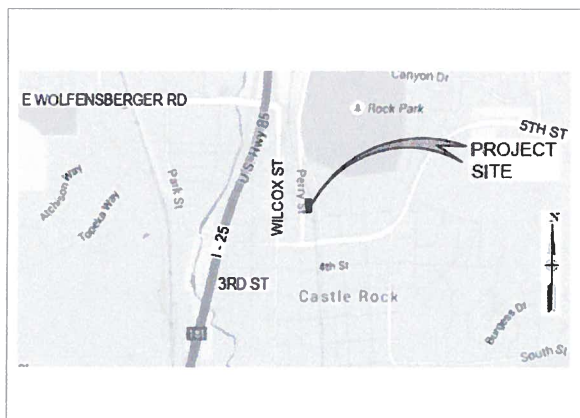
**Description:** Mark Quinnell, Castle Rock Beer Company, has submitted a Site Development Plan amendment that proposes a new patio on the north side of his business at 514 N. Perry Street. The gravel patio would be located on private property and within Town right-of-way. If the Design Review Board approves this application, the applicant will need to get a right-of-way encroachment permit from the Public Works Department.

**Status:** under staff review

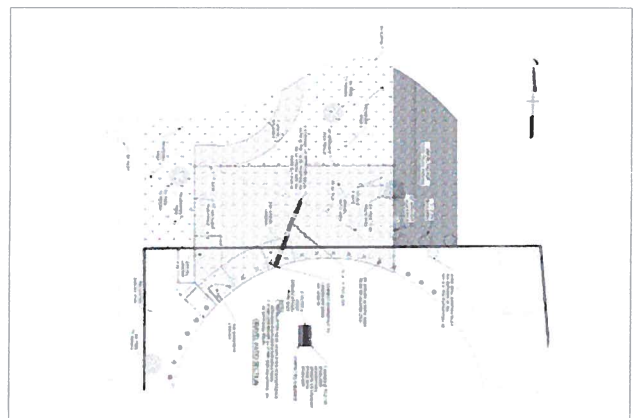
**Construction schedule:** possibly mid 2016

**Of note:** This project must be approved by the Design Review Board since it is located within the zoning of Downtown Overlay District and Business/Commercial.

**Contacts:** Applicant: Mark Quinnell, Castle Rock Beer Co, [markq@castlerockbeerco.com](mailto:markq@castlerockbeerco.com)  
Consultant: Kevin Roth, Roth Engineering, [kroth@rothengineering.com](mailto:kroth@rothengineering.com)  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



514 N Perry Street



Proposed Patio

# 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:**

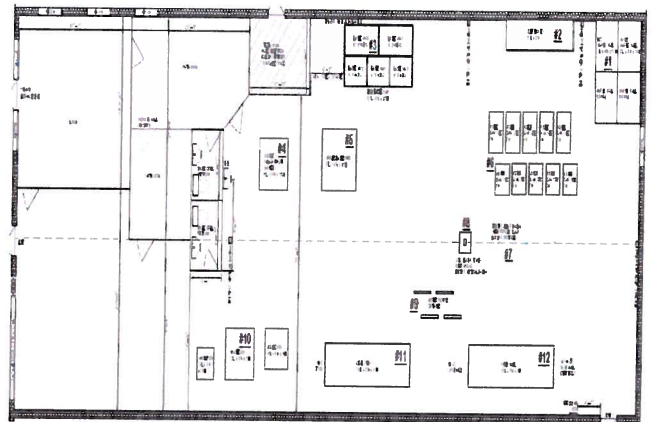
**Contacts:**

Ryan Lebsack, Ninja Intensity, 720-201-4395, [ryan@rclmapping.com](mailto:ryan@rclmapping.com)

Donna Ferguson, Town of Castle Rock, 720-733-3566, [DFerguson@crgov.com](mailto:DFerguson@crgov.com)



520 Topeka Way (Unit D only)



Indoor Obstacle Course