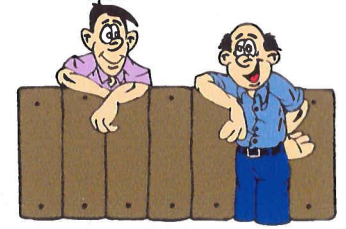


In Your Backyard



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 scheduled for October 6

Construction schedule: possibly Spring 2016

Of note: No hearing dates have been set for the Site Development Plan, which is a separate application.

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

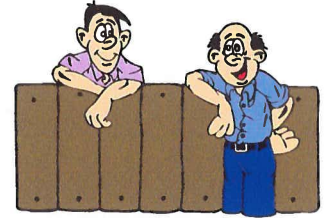
SECTIONS USE AREAS
<p>1.1. Subdivided units: Use Area - 30' x 2' lots shall be divided into 2 Planning Areas- Planning Area A and Planning Area B</p> <p>A. Permitted Uses</p> <ol style="list-style-type: none"> 1) Age Restricted multiple-family dw ellings 2) Multiple-family dwellings (Non Age Restricted) 3) Other forms of Multiple-family housing meeting the density criteria of this use area, including condominiums and townhomes. 4) Temporary housing office and construction trailers 5) Leasing offices, model units. <p>B. Design Standards</p> <ol style="list-style-type: none"> 1) Planning Area A (located on the north portion of the property) <ol style="list-style-type: none"> a) Building Height shall be 40' maximum b) Density - 20.4 units/acre c) 70' dwelling units 2) Planning Area B (located on the south portion of the property) <ol style="list-style-type: none"> a) Building Height shall be 40' maximum b) Density - 33 units/acre c) 24' dwelling units 2.1. A 20' four wide landscape buffer shall be installed adjacent to Lots 21-27. 2.2. Block 4 of 6 on Highway 100 shall be 3) Site development shall work with the topography to a maximum that is substantially similar to the conceptual site-plan marking attached as Figure 1. The objective of the conceptual site-plan is to demonstrate the proposed parking and layout to work with the topography on the site. 4) The architectural elevation renderings attached as Figure 2 have been included to demonstrate the level of quality in architecture planned for this site. The rendering is conceptual in nature, but will be used as a guide for future development. <p>1.2. Accessory Uses</p> <p>A. The following Accessory Uses are permitted in all use areas:</p> <ol style="list-style-type: none"> 1) Home occupations subject to Town of Cr Code Book, Municipal Code 17.22.230 (excluding mobile offices) 2) Public Utilities 3) People's use, bike paths, pedestrian trails 4) Storm water drainage detention areas.

Auburn Ridge, Lot 2 Proposed PD Text

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.

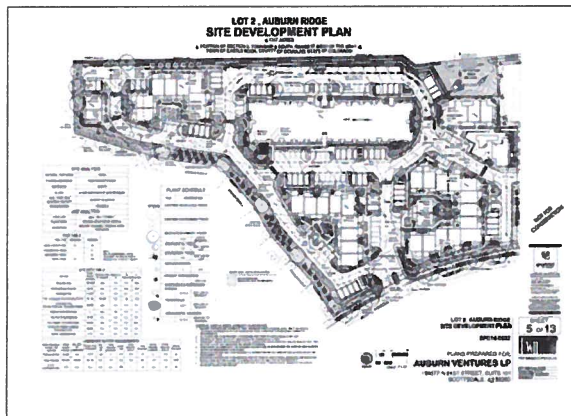
Construction schedule: TBD

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.

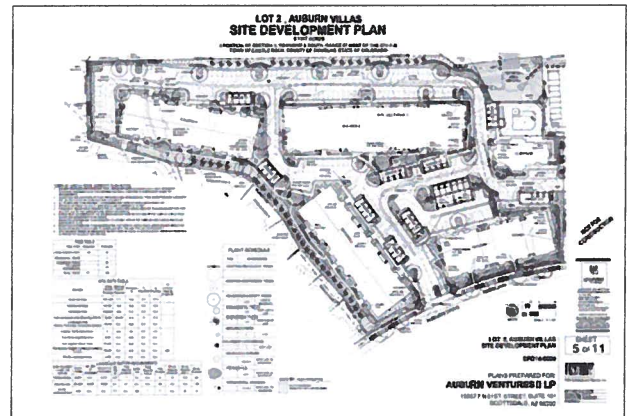
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

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

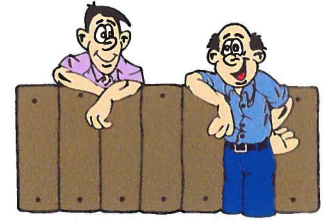


Revised & Current Landscape and Site Plan Proposal

In Your Backyard

FAST FACTS – Auburn Ridge, Phase III

Major Planned Development Amendment



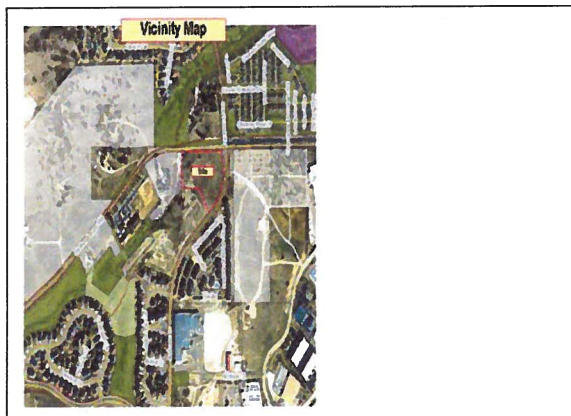
Description: This application proposes to rezone the 4.78 acre lot located at the southwest corner of Auburn Drive and Wolfensberger from commercial to multi-family uses. A max. of 96 units is proposed for a max. density of 20.1 dwelling units per acre. Permitted uses would include apartments, condos, and townhomes without age-restrictions. In addition, the max. building height would be increased to 45 feet.

Status: July 21, 2015: Town Council voted 7-0 to approve on 1st reading.
Town Council will consider the rezoning on 2nd reading on August 4, 2015 @ 6:00 pm.

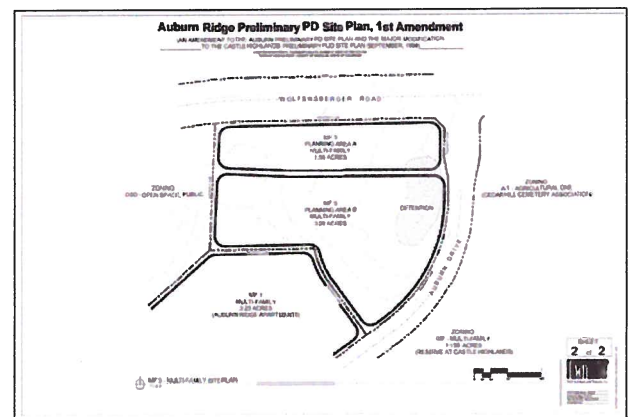
Construction schedule: To be determined.

Of note: June 11, 2015: Planning Commission voted 6-0 to recommend approval.
A Site Development Plan has also been submitted for Auburn Ridge Phase III which is under staff review. Public hearings for the Site Development Plan TBD.

Contacts: Applicant: Jessica Breen, 480-256-0506 or jbreen@atlanticdev.com
Town Project Manager: Sandy Vossler, 720-733-3556 or svossler@crgov.com



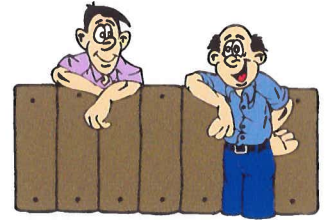
Vicinity Map



Proposed Planned Development Plan

In Your Backyard

FAST FACTS – Auburn Ridge Phase 3 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.

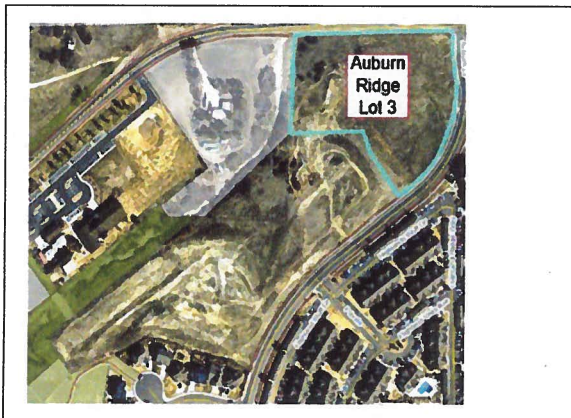
Status: The proposed SDP is currently under staff review. Public hearing dates before Planning Commission and Town Council are expected to be held in September and October.

Construction schedule: 2016

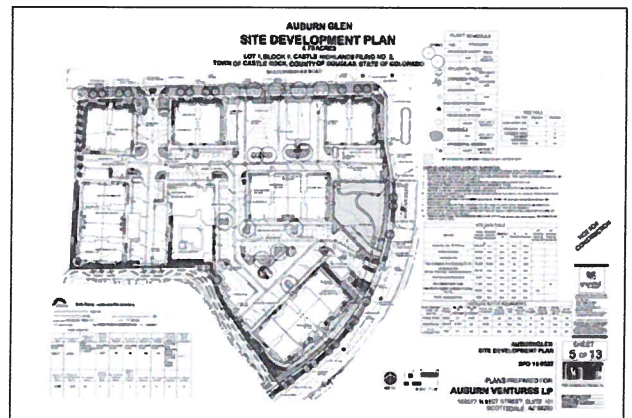
Of note: The SDP was submitted for concurrent review with the Major PD Amendment to rezone the subject property from neighborhood commercial to multi-family. The SDP will not be considered at public hearing until and unless the rezoning has been approved.

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

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



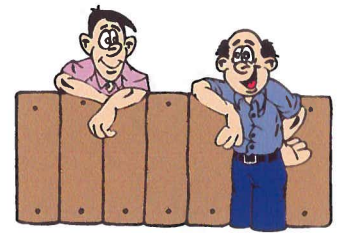
Auburn Ridge Phase 3 - Vicinity Map



Auburn Ridge Phase III-Proposed Site Development Plan

In Your Backyard

FAST FACTS – Canyons South 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 proposal includes 1,506 single family residential homes and a clubhouse.

Status: Under staff first review. The developer has reached out to adjacent HOAs. A meeting was held with Diamond Ridge 10/19/15. External comments have been requested.

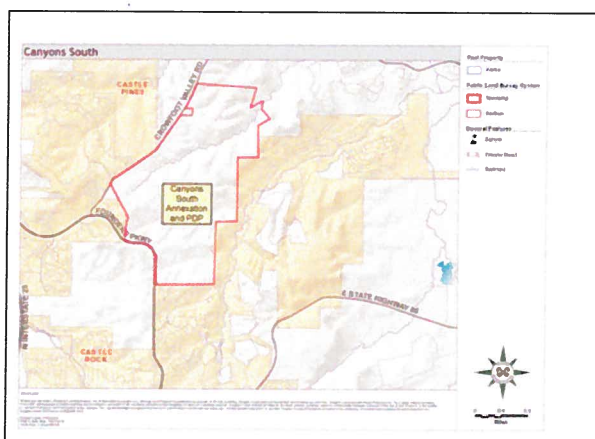
Construction schedule: TBD

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.

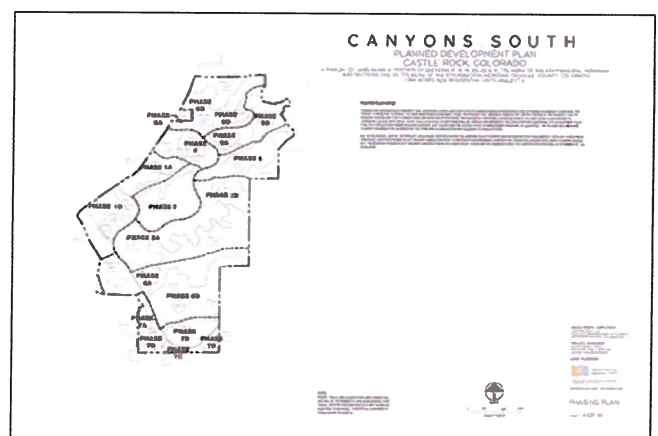
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

Teri Whitmore, Town of Castle Rock, twhitmore@crgov.com, 720-733-3537

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



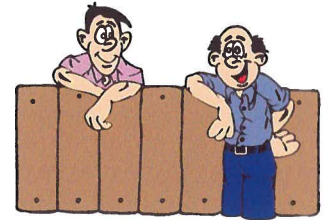
Vicinity Map



Canyons South Phasing Plan

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: Under staff first review. No public hearings or neighborhood mtgs. have been scheduled, to date. Requests for external comments have been distributed, including area HOAs.

Construction schedule: TBD

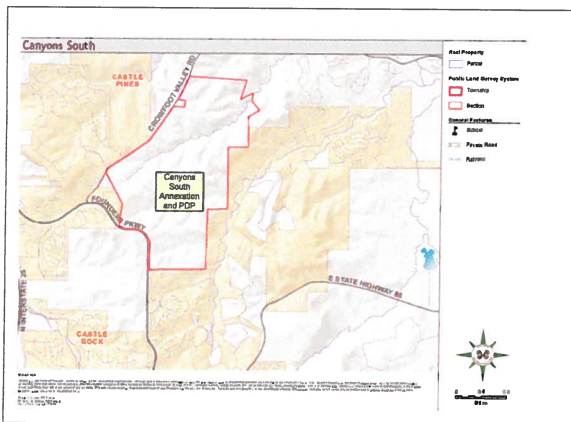
Of note: The Planned Development Plan (PDP) will be reviewed and approved in concert with the Canyons South Annexation proposal with the Town of Castle Rock, CO.

The Annexation and PDP reviews, will also run concurrent with the County IGA process.

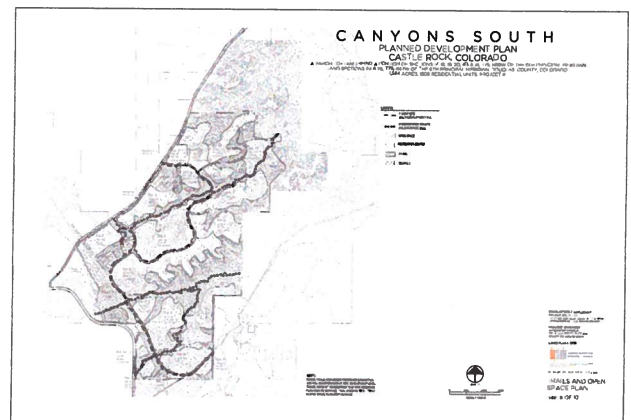
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

Teri Whitmore, Town of Castle Rock, twhitmore@crgov.com, 720-733-3537

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



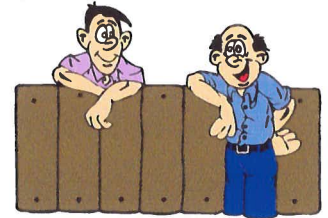
Vicinity Map



Canyons South Phasing Plan

In Your Backyard

FAST FACTS – Castle Meadows Interchange Overlay PD



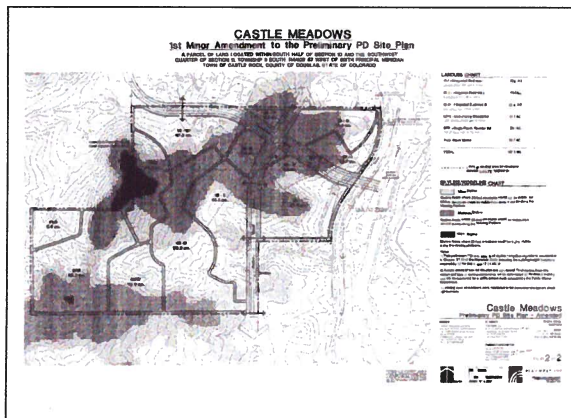
Description: Proposed Interchange Overlay Planned Development west of the Plum Creek and Interchange 25 interchange. The Town created the Interchange Overlay Designation to encourage high density development around the Town's interchanges with I-25. Potential development could include a mix of industrial, commercial, office, and residential.

Status: Planning Commission hearing scheduled for December 10, 2015
Town Council hearings scheduled for December 15, 2015 and January 5, 2016

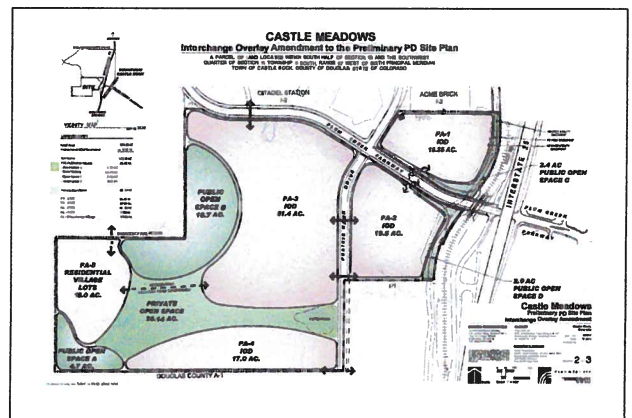
Construction schedule: TBD

Of note: If approved, the Interchange Overlay would remove skyline/ridgeline restrictions from the Castle Meadows site (shown as grey on the existing Planned Development below).

Contacts: Applicant: David Brehm, Plan West - 303-741-1411
Town: Teri Whitmore, Planning Manager, 720-733-3537, TWhitmore@crgov.com

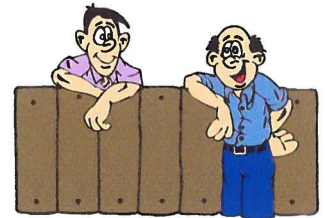


Existing Zoning



Proposed Zoning

In Your Backyard



FAST FACTS – Castle Oaks Filing 5 Am 1 Site Development Plan within Terrain

Description: SLV Castle Oaks, LLC, has submitted a Site Development Plan for the proposed "Flat Rock Village" area of the Terrain, located on the west side of Autumn Sage Street, adjacent to SH 86. The plan proposes 154 single family detached homes over the approximately 60 acres, with proposed private open space equaling approximately 33 acres.

Status: under staff review

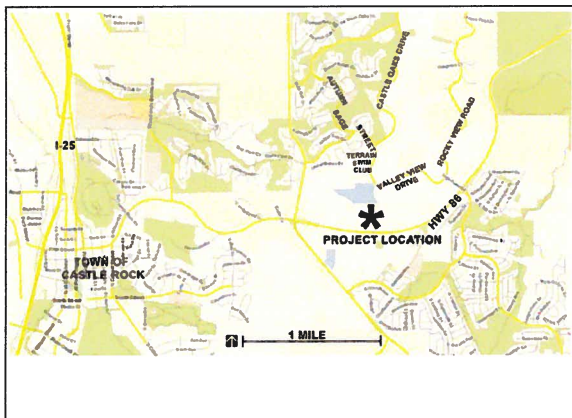
Construction schedule: unknown

Of note: This Site Development Plan will go to public hearings before the Planning Commission for recommendation and before Town Council for approval or denial.

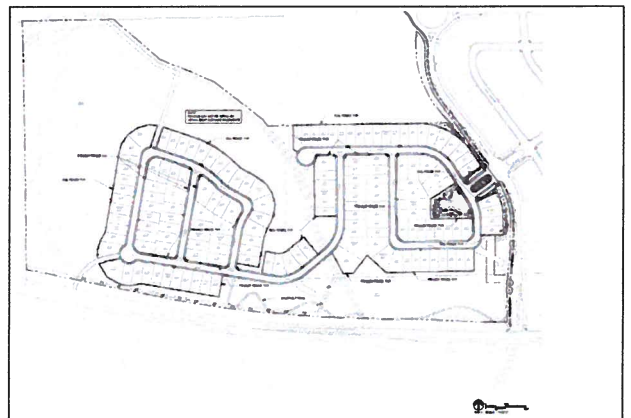
Contacts: Kurt Jones, SLV Castle Oaks, LLC, 720-346-2800, kauaijones@gmail.com

Phil Dalrymple, CORE Consultants, 303-703-4444, dalrymple@corecivil.com

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



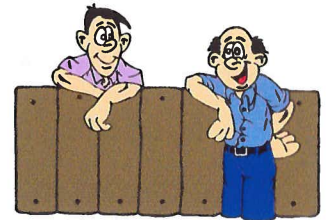
Vicinity Map, located in the Terrain community



Proposed Site Development Plan

In Your Backyard

FAST FACTS – Terrain Filing 1 formerly Castle Oaks Filing 6, SDP



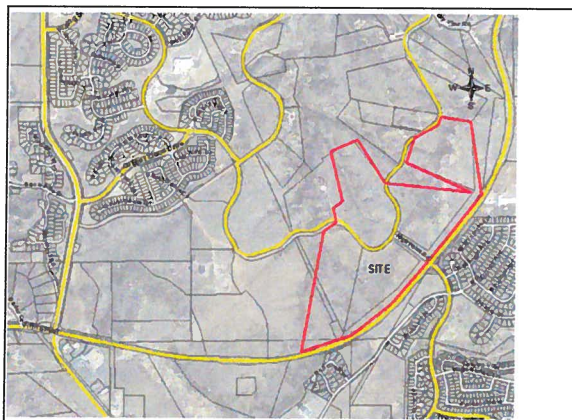
Description: The applicant proposes 367 new, single family detached homes within the Terrain community. In addition to single family detached lots averaging in size of approximately 6,500 sf, the plan includes almost 46 acres of open space, including a small neighborhood park. The project is located along State Highway 86 in the vicinity of High Point Road

Status: Planning Commission scheduled for December 10, 2015
Town Council scheduled for January 5, 2016

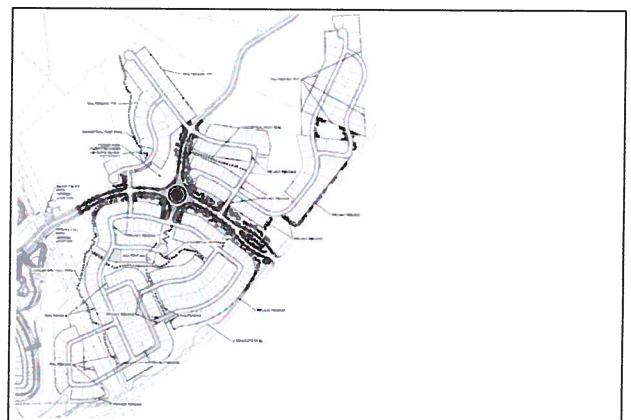
Construction schedule: unknown

Of note: The rezoning for this property was approved earlier this year.

Contacts: applicant: Kurt Jones, SLV Castle Oaks, LLC, kurt@terraincastlerock.com, 720-346-2800
engineer: Phil Dalrymple, CORE Consultants, Inc, dalrymple@corecivil.com
Town: Julie Kirkpatrick, jkirkpatrick@crgov.com, 720-733-3516



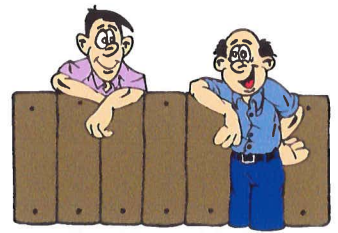
Location Map, off HWY 86, west of Founders Pkwy



Proposed Site Development Plan

In Your Backyard

**FAST FACTS – Terrain PDP and PD zoning regs.
proposed amendment to Castle Oaks PDP Am 1**



Description: This PDP would revise a portion of the current Castle Oaks PDP, currently approved in 2003. The proposal keeps the overall number of residential units, maintains the infrastructure, and keeps the same acreage for open space and public land dedication as the existing PD. However, the plan proposes a Village approach to allow flexibility in residential types to better respond to market conditions.

Status: Planning Commission recommended approval, 5-0
Town Council approved 5-0 1st reading, 2nd reading scheduled for October 6

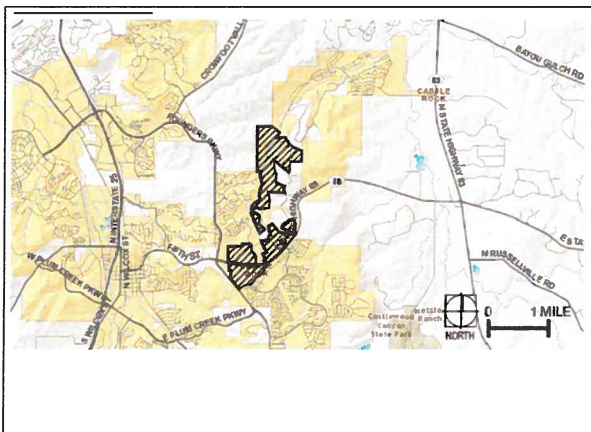
Construction schedule: unknown

Of note: The approx. 600 acres included within the rezoning is currently entitled to allow 1254 units. The applicant is proposing an increase to 1575 units. The amount of open space is remaining the same at approximately 310 acres.

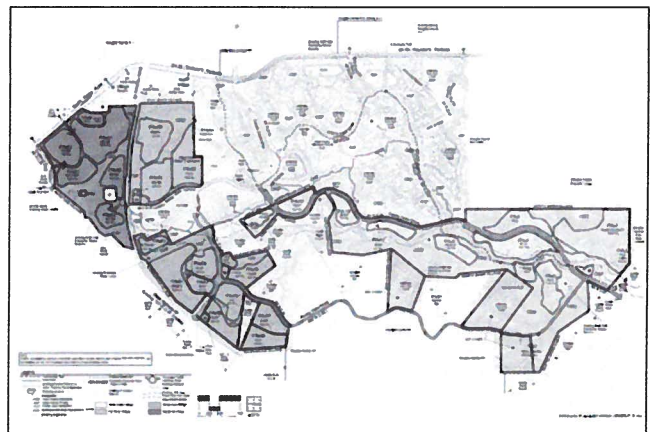
Contacts: Applicant: Craig Campbell, SLV, ccampbell@starwoodland.com, 303-720-4436

Consultant: John Prestwich, PCS Group, Inc, john@pcsgroupco.com, 303-885-6261

Town contact: Julie Kirkpatrick, RLA, jkirkpatrick@crgov.com, 720-733-3516

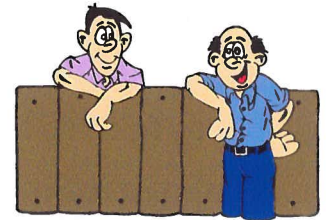


Location Map, within Terrain community



Proposed PDP Amendment

In Your Backyard



FAST FACTS – Terrain Filing 2

Site Development Plan within Terrain

Description: SLV Castle Oaks, LLC, has submitted a Site Development Plan for the proposed "Flat Rock Village" area of the Terrain, located on the west side of Autumn Sage Street, adjacent to SH 86. The plan proposes 154 single family detached homes over the approximately 60 acres, with proposed private open space equaling approximately 33 acres.

Status: Planning Commission voted 5-0 to recommend approval to Town Council on 11/12/15
Town Council hearing date scheduled for December 1, 2015.

Construction schedule: unknown

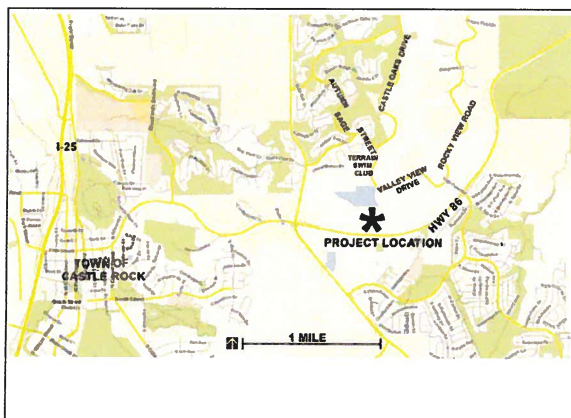
Of note: This Site Development Plan will go to public hearings before the Planning Commission for recommendation and before Town Council for approval or denial.

This project was formally known as Castle Oaks Filing 4 Amendment 2 SDP.

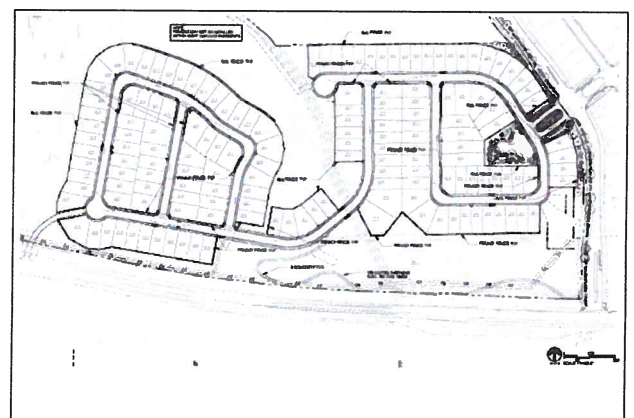
Contacts: Kurt Jones, SLV Castle Oaks, LLC, 720-346-2800, kauaijones@gmail.com

Phil Dalrymple, CORE Consultants, 303-703-4444, dalrymple@corecivil.com

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



Vicinity Map, located in the Terrain community

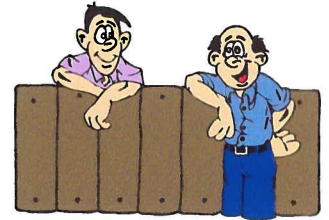


Proposed Site Development Plan

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.

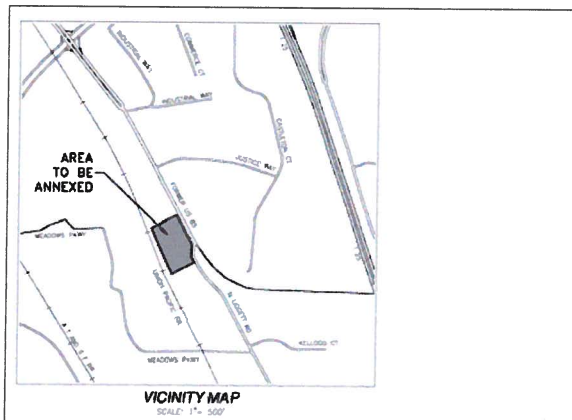
Status: Staff has completed the 1st review and is awaiting the 2nd submittal.

Construction schedule: To be determined.

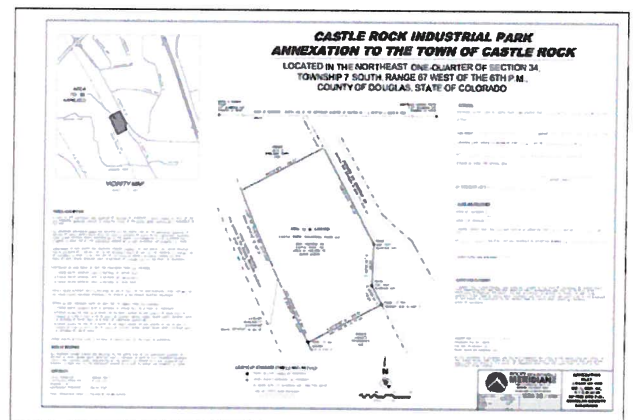
Of note: All annexations follow the Colorado State Statute requirements. The public hearings will be scheduled once the review process is completed.

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

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



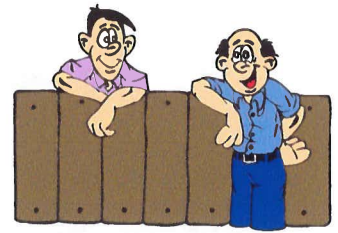
Castle Rock Industrial Park Vicinity Map



Proposed Annexation Plat

In Your Backyard

FAST FACTS – Crystal Valley Ranch Filing No. 13 Site Development Plan (SDP)



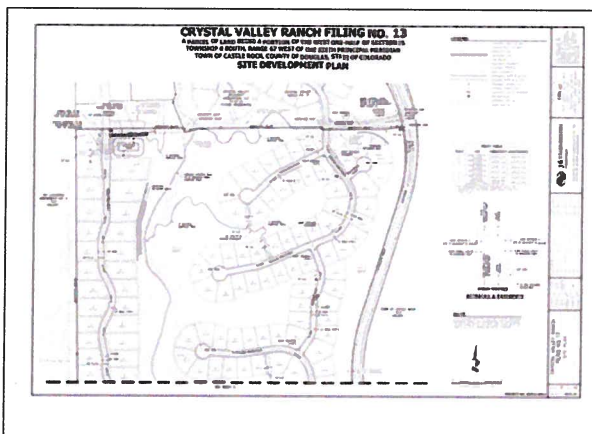
Description: This application is proposing 170 single-family detached lots on approx. 116 acres within Crystal Valley Ranch Filing 13. This plan includes a modified extension of Lions Paw St. The proposed density is 1.46 du/ac. with approx. 94% of the lots abutting open space. Approximately 51 acres are being set aside as private open space. Traffic calming elements are proposed on Lions Paw Street.

Status: June 16, 2015: Town Council approved the SDP by a vote of 6-1.
May 14, 2015: Planning Commission voted 6-0 to recommend approval to Town Council.

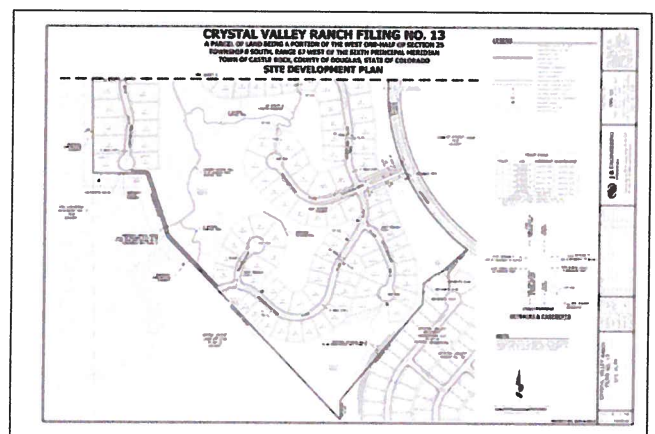
Construction schedule: TBD

Of note: The public hearings have been continued to allow for review of a technical criteria variance pertaining to a proposed sight distance easement on Gold Ridge Drive and due to Council agenda scheduling.

Contacts: Jerry Richmond - Rain Tree Investment Corp. - 303-267-6195
Sandy Vossler - TOCR Planning - 720-733-3556 or svossler@crgov.com



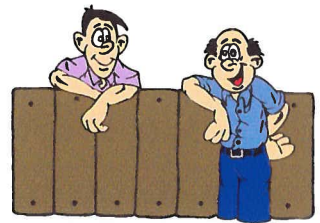
Proposed Site Plan - Northern Portion of Site



Proposed Site Plan - Southern Portion of Site

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.

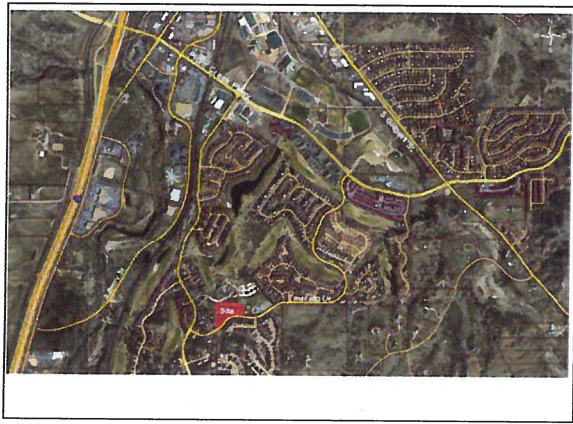
Status: The application is currently under review.

Construction schedule: None at this time.

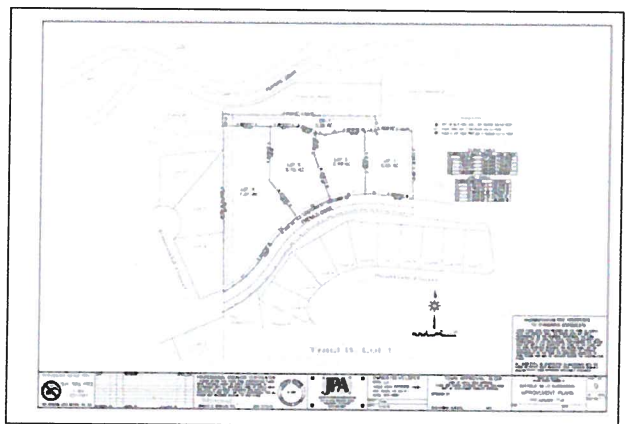
Of note: The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

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 – IREA Easement (MIS15-0006)

Downtown Castle Rock (vacated 2nd St. & alley)

Description: Intermountain Rural Electric Association (IREA) is requesting a 15-foot wide easement across Town owned property located in Downtown Castle Rock in order to serve a new 4-story, mixed use building known as Mercantile Commons which is currently under development review (SDP15-0029).

Status: The IREA easement request is currently under review

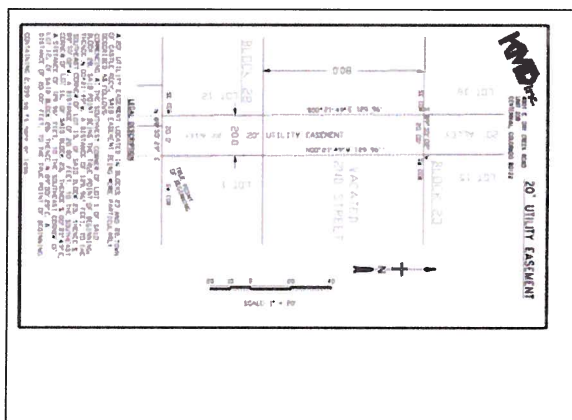
Construction schedule: _____

Of note: The request will require public hearing before the Town Council

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

IREA Contact: Brooks Kaufman, Bkaufman@irea.coop, 720-733-5493

Mercantile Commons Contact: Gene Gregory, genegreg11@gmail.com, 303-803-6326



Survey & Legal Description of Easement Request

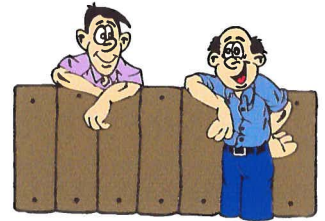


Location Map

In Your Backyard

FAST FACTS – IREA Easement

Woodlands Tie Line Easement 2015



Description: Intermountain Rural Electric Association (IREA) is requesting an easement to allow the replacement of an overhead electric tie line to an underground electric tie line on Town owned property located along the east side of the platted, yet unbuilt, Woodlands Blvd.

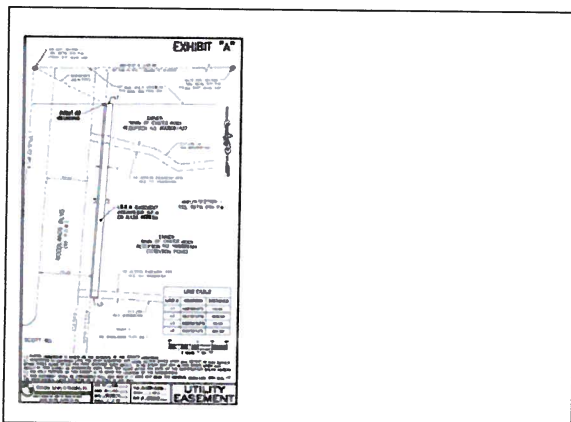
Status: The application is scheduled for public hearings before Town council on August 4th, 2015 (1st reading) and August 18th, 2015(2nd reading)

Construction schedule: Late September

Of note:

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

IREA Contact: Brooks Kaufman, Land & Rights-Of-Way Director, bkaufman@irea.coop, 720-733-5868



Survey Map of Proposed Easement



Location Map

Development Activity

FAST FACTS – Lower East Plum Creek Annexation and Zoning

Description: The Town of Castle Rock is proposing to annex 59.931 acres of property located between the BNSF and Union Pacific RR lines, east of US Hwy. 85 and north of the N. Meadows Extension (Castle Rock Parkway) currently under construction. Parks, Recreation and Open Space for active uses is the proposed zoning for the property.

Status: Planning Commission Public Hearing: Thursday, December 10, 2015 at 6:00 p.m.

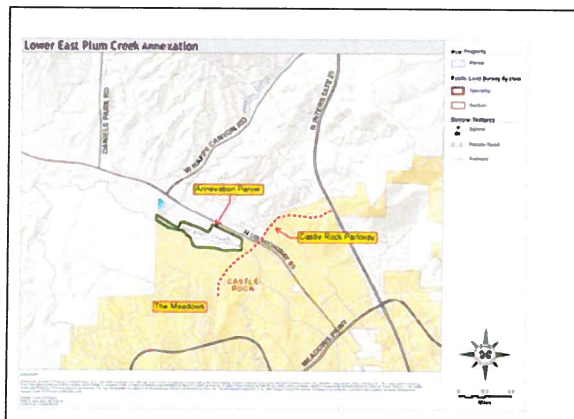
Town Council Public Hearing: Tuesday, December 15, 2015 at 6:00 p.m.

Construction schedule: TBD

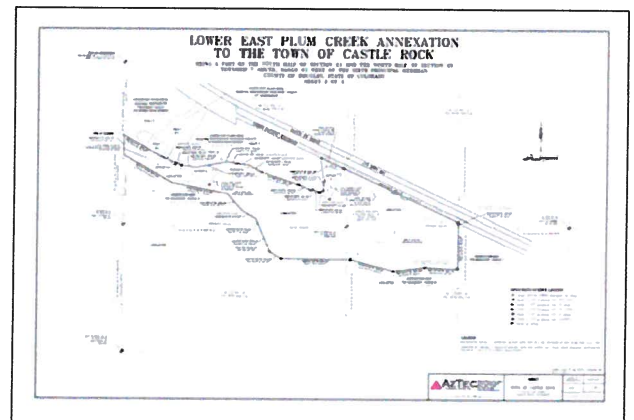
Of note: The Town of Castle Rock Utilities Department proposes to construct a diversion structure on the property, along East Plum Creek. The structure is key to helping the Town achieve its goal of 75% renewable water supply.

Contacts: Matt Hayes, TOCR Utilities Project Manager, 720-733-6040, mhayes@crgov.com

Sandy Vossler, TOCR Senior Planner, 720-733-3556, svossler@crgov.com

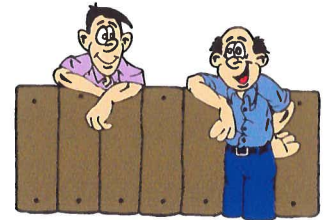


Lower East Plum Creek Vicinity Map



Lower East Plum Creek Annexation Plat

In Your Backyard



FAST FACTS – Meadows F17 Area 4 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 7exam rooms, treatment center, surgery suite and dental facility will also include a boarding facility with 20 dog runs and a dedicated cat room. A pet daycare facility would also include a fenced exterior exercise yard.

Status: under staff review

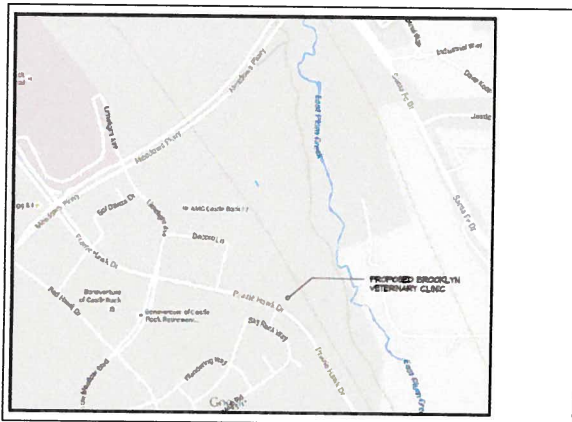
Construction schedule: to be determined

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.

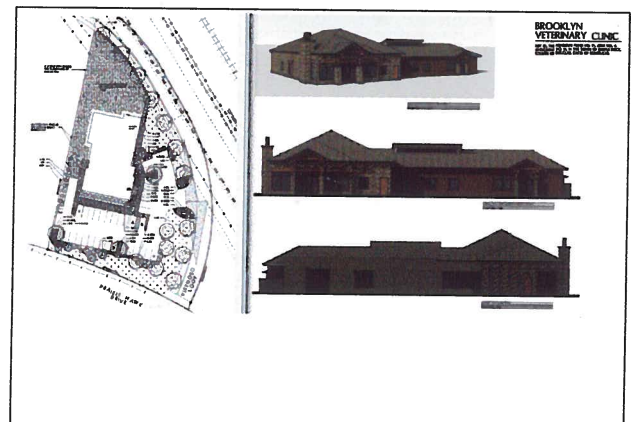
Contacts: Deborah Patterson, applicant ,303-688-9352, drdeb@brooklynvet.com

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

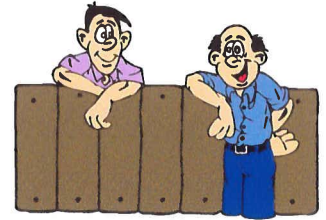


Proposed Site Plan and Building Elevations

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.

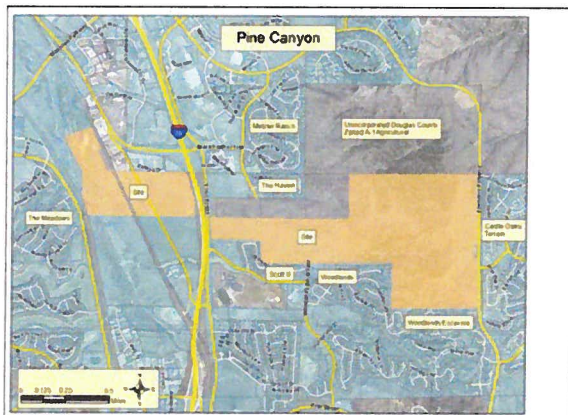
Status: The proposal is under 2nd staff review. Public hearings before Planning Commission and Town Council to be determined.

Construction schedule: To be determined

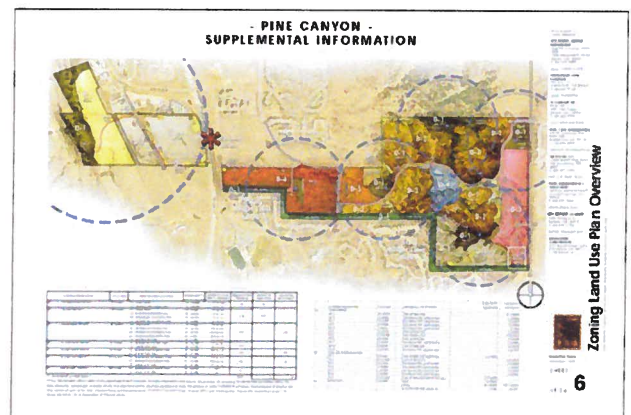
Of note:

Contacts: Applicant: John Prestwich, PCS Group, Inc. 303-531-4905, john@pcsgroupco.com

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

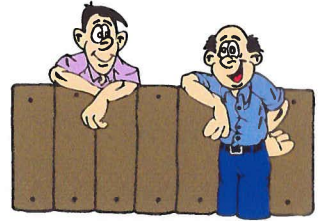


Pine Canyon Ranch Vicinity Map



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

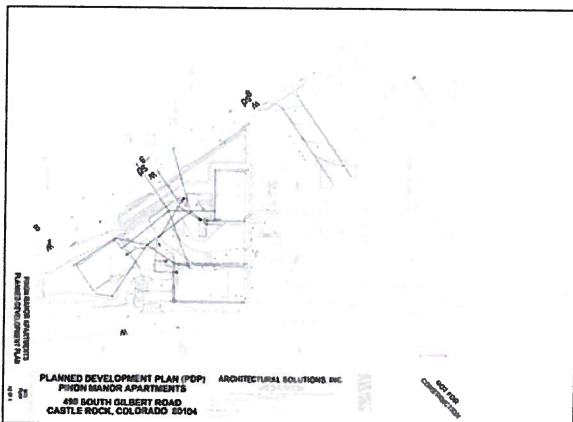
Construction schedule: None at this time

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

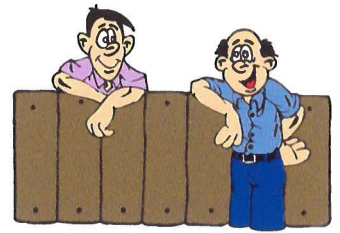


Planned Development Plan



Location Map

In Your Backyard



FAST FACTS – Promenade at Castle Rock

Planned Development Plan Amendment. No. 1

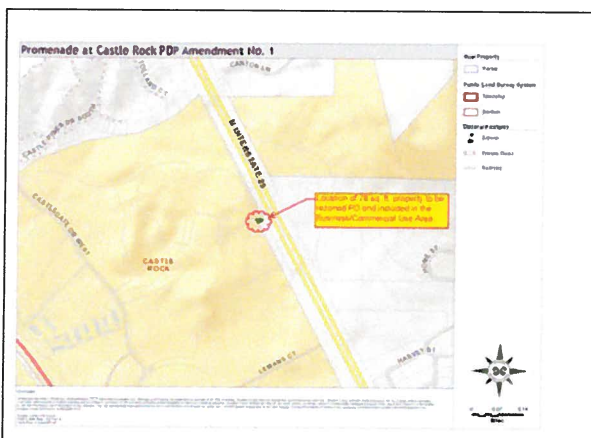
Description: The purpose of this PDP Minor Amd. would add and zone a 78 sq. ft. parcel to the Promenade at Castle Rock Planned Development. This property is located between I-25 and Planning Area 1. The property was inadvertently left out of the Promenade PDP and legal description approved by Town Council in March 2015. The property will be zoned PD and included Business/Commercial use area.

Status: The submittal was received 8-26-15 and is under staff review.

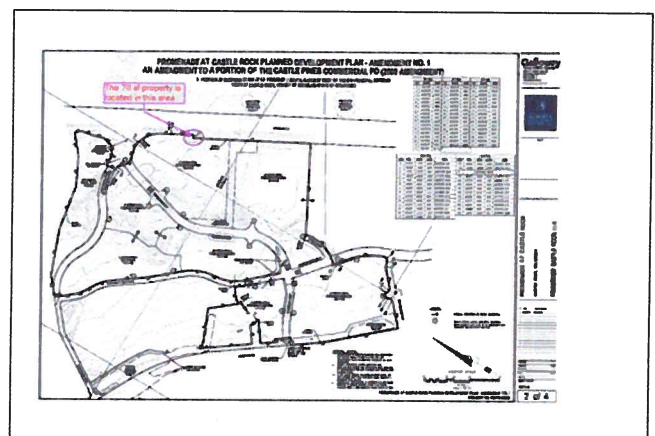
Construction schedule: Not Applicable

Of note: This is a minor Planned Development Plan amendment is subject to administrative review and approval. No public hearings are required.

Contacts: Gary Rhodes, Project Mgr., Galloway & Co. (303)770-8884 / garyrhodes@gallowayus.com
Sandy Vossler, Senior Planner, Town of Castle Rock (720)733-3556 / svossler@crgov.com



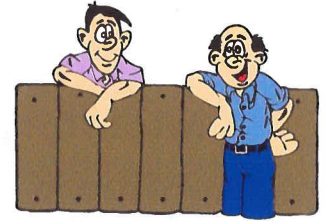
Aerial Vicinity Map



Proposed Planned Development Plan Amendment

In Your Backyard

FAST FACTS – Promenade@Castle Rock Filing 1, Lot 1, Block 1 Site Development Plan (SDP)



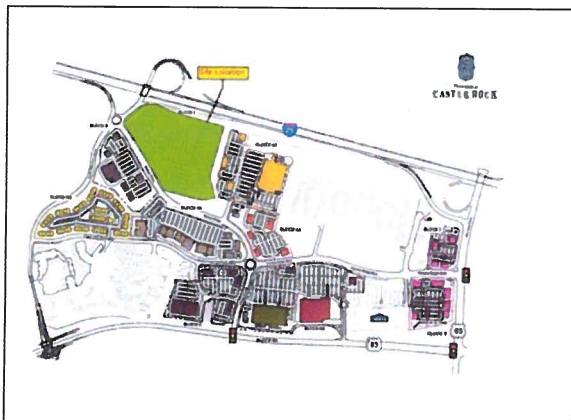
Description: A site development plan has been submitted for Lot 1, Block 1 of the Promenade @ Castle Rock Filing No. 1. This site plan proposes approximately 160,100 square feet of retail/restaurant space in Phase 1, with an additional 24,500 square feet planned for future construction. Building coverage will ultimately equal 16.7% of the site, hardscape = 60.2%, landscaping/open space = 23.1%.

Status: Planning Commission Public Hearing: Thursday, August 6, 2015 @ 6:00 PM
Town Council Public Hearing: Tuesday, August 18, 2015 @ 6:00 PM

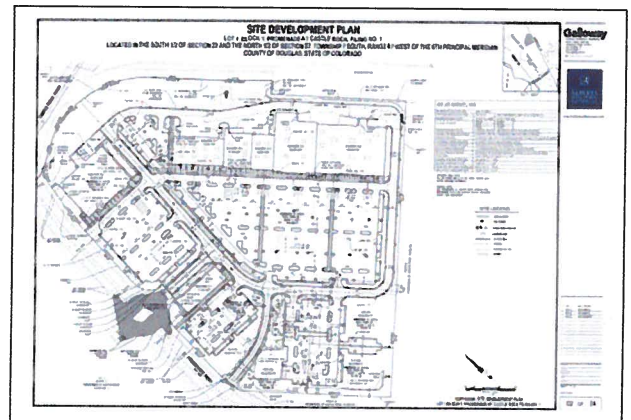
Construction schedule: Fall 2015

Of note: Prospective tenants have not yet been disclosed.

Contacts: Gary Rhodes, Project Mgr, Galloway & Co. - 303-770-8884/garyrhodes@gallowayus.com
Sandy Vossler, Senior Planner, Town of Castle Rock - 720-733-3556/svossler@crgov.com



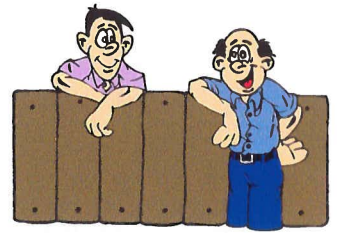
Promenade Block 1 Vicinity Map



Promenade Block 1 Proposed Site Development Plan

In Your Backyard

FAST FACTS – Promenade@Castle Rock Filing 1, Lot 1, Block 6 Site Development Plan (SDP)



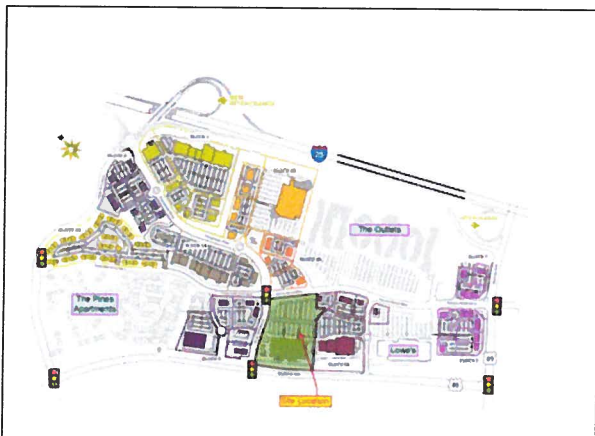
Description: The SDP proposes a 123,597 s.f. King Soopers Marketplace. A drive-thru pharmacy is located on the south side of the building, along with a loading area for online orders.
A fueling station is proposed to be located on the north side of the building. Three points of access will serve this 13.8 acre site.

Status: Planning Commission voted 6-0 to recommend approval.
Approved by Town Council by a vote of 6-0.

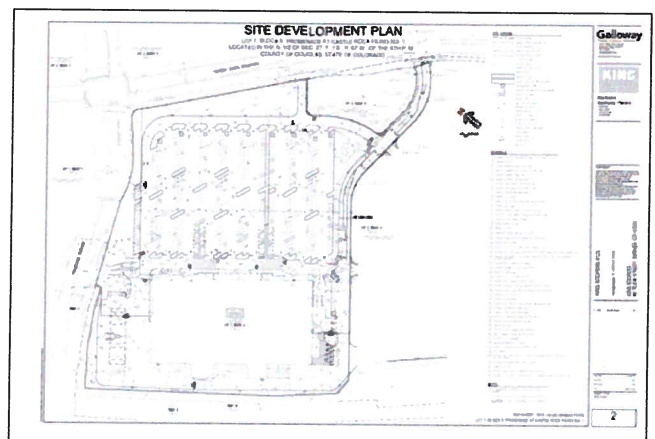
Construction schedule: 2015-2016

Of note: _____

Contacts: Tasha Boliva, Project Mgr, Galloway & Co. - 303-770-8884/tashabolivar@gallowayus.com
Sandy Vossler, Senior Planner, Town of Castle Rock - 720-733-3556/svossler@crgov.com



Promenade Block 6 Vicinity Map

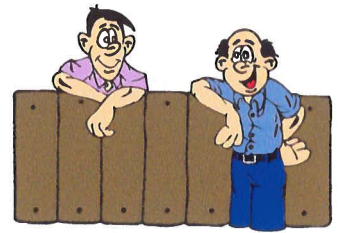


Promenade Block 6 Proposed Site Development Plan

In Your Backyard

FAST FACTS – The Promenade Block 3B

Site Development Plan (Multifamily)



Description: The proposed SDP includes 312 multi-family dwelling units ranging in size from 995 to 1,430 s.f. Other private amenities within the complex include a pool and clubhouse, a dog park, a workshop and dog wash. Pedestrian walkways will provide an opportunity for residents to walk to nearby retail and restaurant amenities. The complex will have 2 points of access from Castlegate North Drive.

Status: Planning Commission voted 6-0 to recommend approval.

Approved by Town Council by a vote of 6-0.

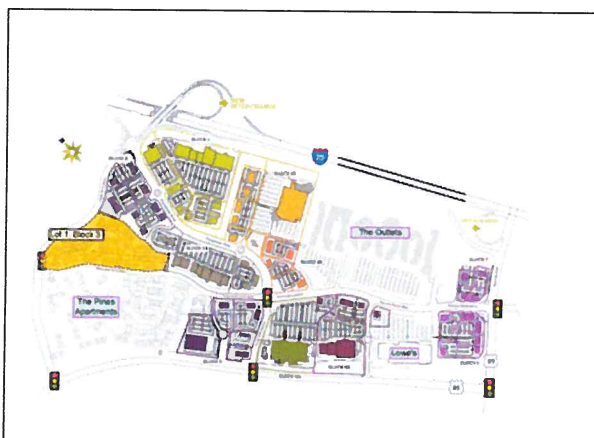
Construction schedule: 2015-2016.

Of note: Leasing anticipated in early 2016.

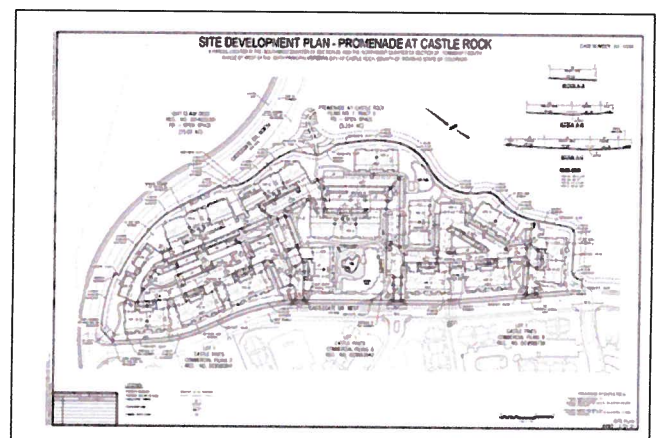
Contacts: Jimmy McCloskey, Embrey Partners, LTD., 210-824-6044 or jmccloskey@embreydc.com

Leslie Lee, Norris Design, 303-892-1156, llee@norrisdesign.com

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



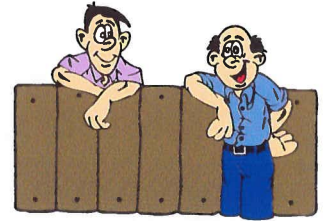
Vicinity Map



Proposed Site Development Plan

In Your Backyard

FAST FACTS – Promenade Block 4B (Sam's Club) Site Development Plan (SDP)



Description: This SDP proposes a 136,647 s.f. membership retail warehouse and fuel center on approximately 16.4 acres. The entrance to the site will be from Atrium Parkway. The entrance to the store will be located at the western corner of the building. The fuel center will be located west of the store near the entrance drive.

Status: 8-6-15 Planning Commission voted 7-0 to recommend approval to Town Council.

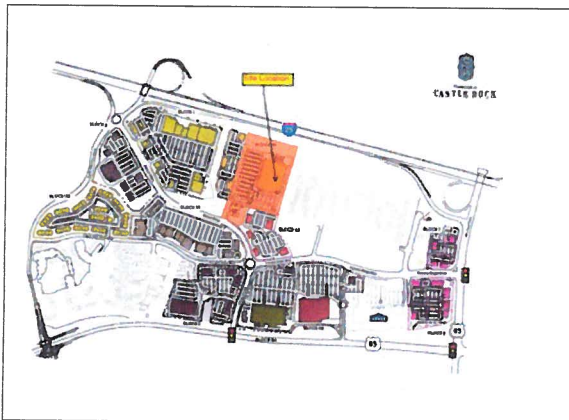
Town Council: Thursday, August 18, 2015 @ 6:00 pm

Construction schedule: Late 2015

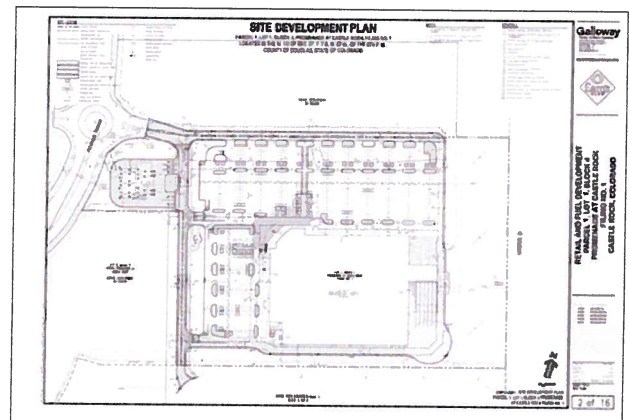
Of note:

Contacts: Tasha Bolivar, Galloway & Company, 303-770-8884 or tashabolivar@gallowayus.com

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



Promenade Block 4B Vicinity Map

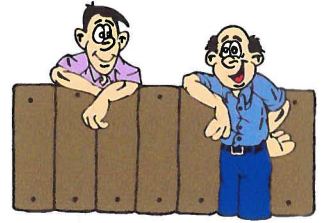


Proposed Site Development Plan

In Your Backyard

FAST FACTS – The Promenade at Castle Rock

Common Sign Plan (#CSP15-0001)



Description: The Promenade site is located north and west of the Castle Rock Factory Shops and south of Lowe's between I-25 and Highway 85. The proposed sign plan would provide a common signage and wayfinding program for the development , including design standards. The sign plan includes a variance request to height and sign area allowances.

Status: Under staff review. A public hearing will be scheduled before the Town Council once the review process is completed.

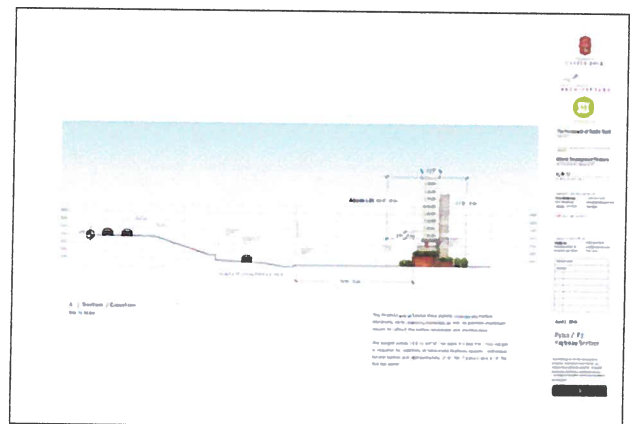
Construction schedule: 2015-2016

Of note: The common sign plan provides consistency of material, color, and branding for The Promenade at Castle Rock. Signs have been designed to be compatible with the design vision for the Promenade.

Contacts: Applicant: Peter Cudlip, Alberta Development Partners 303-771-4004, pmc@albdev.com
Town: Sandy Vossler, Sr. Planner, 720-733-3556, SVossler@crgov.com



Site Location

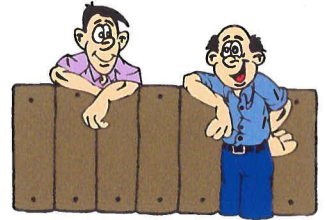


Proposed Sign Design

In Your Backyard

FAST FACTS – Promenade at Castle Rock

Planned Development Plan/Zoning Regulations



Description: This site is located north of the Outlets and Lowe's, between I-25 and Hwy 85. The site is currently zoned in the Castle Pines Commercial Planned Development for 800 multi-family units and approximately 110 acres of commercial. The proposed PD would feature up to 360 multi-family units, up to 1,000,000 s.f. of commercial, and approximately 20 acres of open space.

Status: Ordinance No. 2015-09 was approved by Town Council on 2nd reading on March 3, 2015. A validated referendum petition was submitted to overturn the Ordinance.

Construction schedule: Construction expected to begin in 2015

Of note: On June 2, 2015, the Town received a formal written request from the petitioners to withdraw the petition. The Promenade Planned Development (PD) Plan and PD Zoning Regulations are effective immediately.

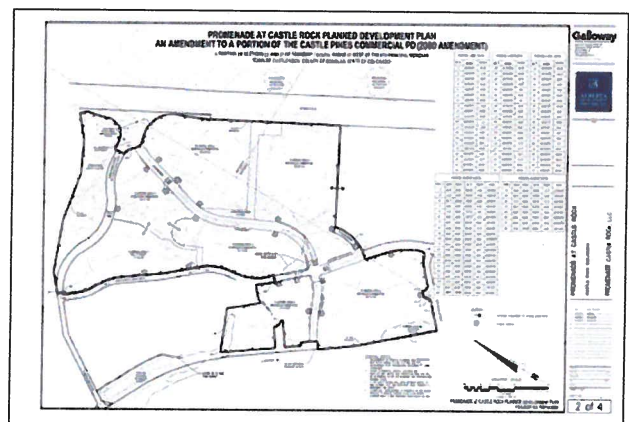
Contacts: Town: Sandy Vossler, Sr. Planner, 720-733-3556 - SVossler@crgov.com

Applicant: Kristoffer Kenton, Galloway and Company - 303-770-8884

More details on our Promenade page: CRgov.com/promenadeproposal



Site location



Proposed Planned Development 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.

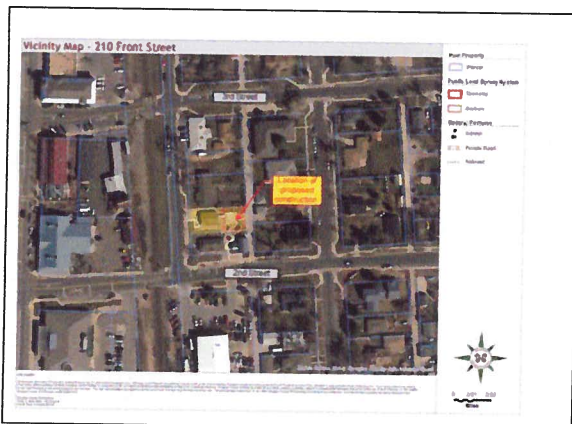
Dates of the Planning Commission and Town Council hearings to be determined.

Construction schedule:

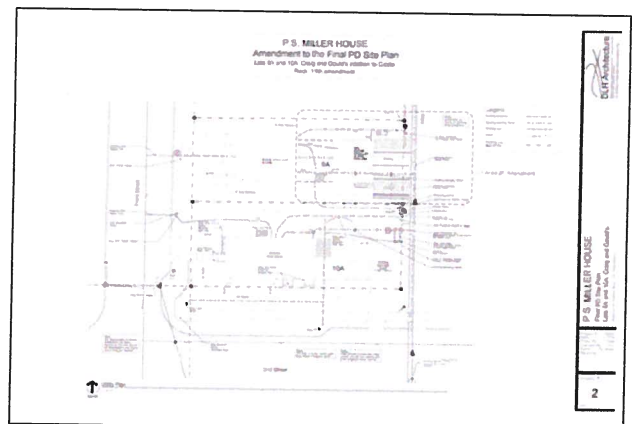
Of note: A neighborhood meeting was held on Tuesday, October 6, 2015 at 6:00 p.m. One neighbor attended.

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



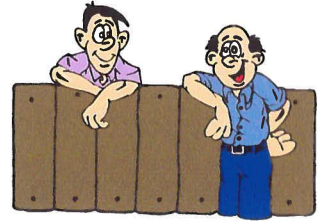
Vicinity Map of 210 Front Street



Proposed Site Development Plan

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.

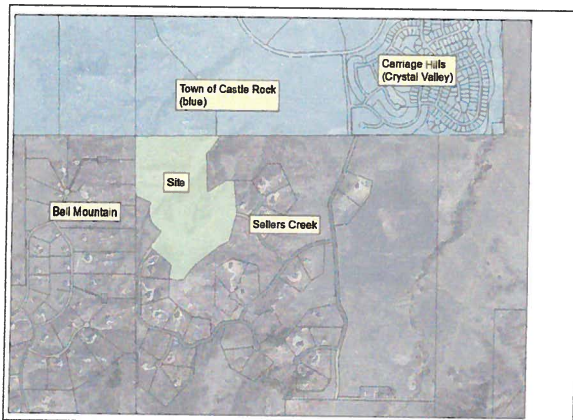
Construction schedule: Unknown

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

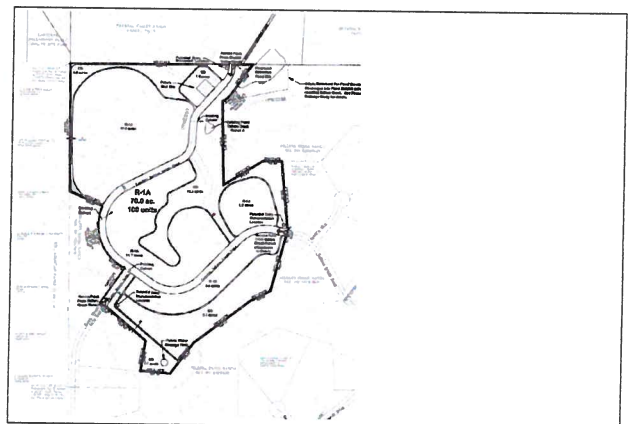
Annexation and zoning are the first steps in the Town development process.

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