

# 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.

**Status:** For current status contact the project manager.

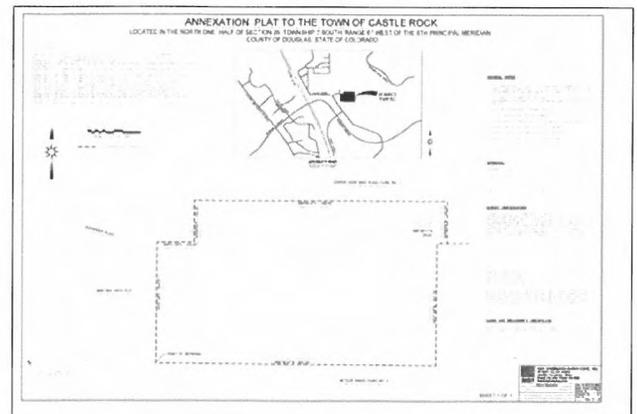
**Construction schedule:** To be determined

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

**Contacts:** Jesse Donovan, R&R Eng.-Surv., Inc. 303-753-6730/jdonovan@rrengineers.com  
Project Mgr:Kathy Marx, Sr. Planner, TOCR, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat

# Development Activity

## FAST FACTS – Alexander Place Planned Development Plan

Project# PDP17-0001

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

**Status:** For current status contact the project manager.

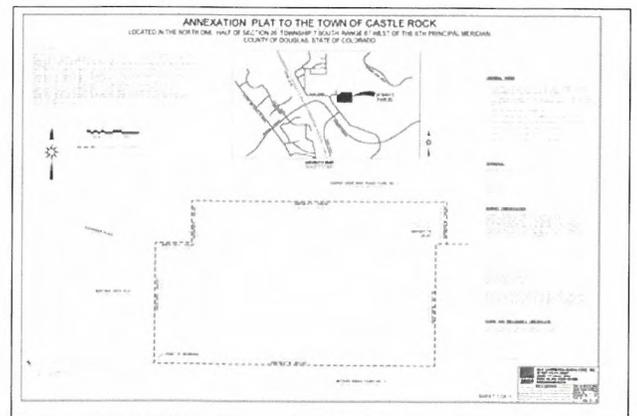
**Construction schedule:** To be determined

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

**Contacts:** Jesse Donovan, R&R Eng.-Surv., Inc. 303-753-6730/jdonovan@rrengineers.com  
Project Mgr: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:** For current status please contact the Project Manager.

**Construction schedule:** N/A

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

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

Property Owner: Wolfensberger Property Group LLC

Project Manager: 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 55.40 feet.
Assisted Care, Convalescent Retirement Communities,	Maximum Number of units is 160. Setbacks of 10' for the side lot, 20' for the rear; and 20.40' for the front. Maximum building height shall be 55.40 feet.

Proposed Zoning Changes

# 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:** For current status contact the project manager.

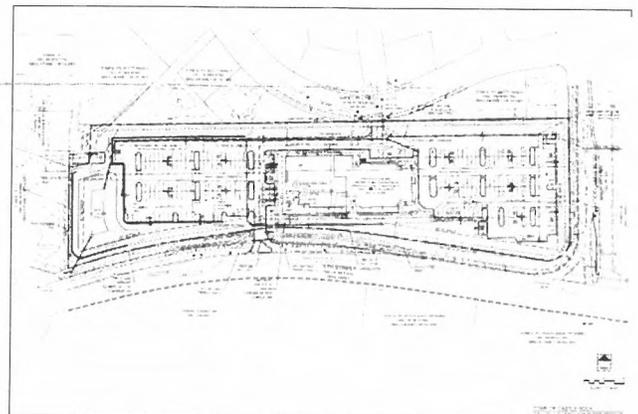
**Construction schedule:** To be determined

**Of note:**

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



Vicinity Map



Site Plan

# Development Activity

## FAST FACTS – Castle Rock Industrial Park

Annexation & Zoning

Project# ANX14-SZ16-0002

**Description:** Polo Properties Holdings, LLC is proceeding with an application for Annexation & Zoning for property known as Castle Rock Industrial Park which was previously owned and brought forward for Annexation & Zoning consideration by Castle Rock Industrial Park, LLC. The property is approximately 4.5 acres in size and is currently under the jurisdiction of Douglas County. The property is addressed as 2801 Highway 85 and is located just north of the intersection of Highway 85 & Liggett Road. The applicant proposes to zone the property I-2 General Industrial which would permit uses such as warehouse, shop, office or flex space uses.

**Status:** For current status information please contact the Town Planner.

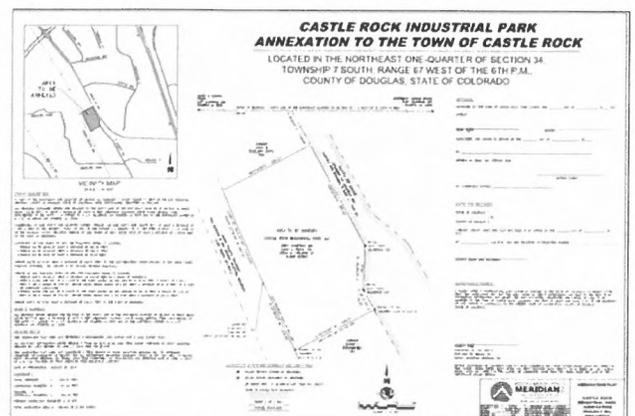
**Construction schedule:** Not known at this time.

**Of note:** On March 23, 2017, the Planning Commission voted 4-0 to recommend approval of the Annexation & Zoning applications.

**Contacts:** Applicant: Michael Humphrey, Polo Properties Holdings, LLC; 720-733-3600  
Town Planner: Donna Ferguson, DFerguson@CRgov.com or 720-733-3566



Vicinity Map



Proposed Annexation Plat

# Development Activity

## FAST FACTS – Crystal Valley Ranch Filing No. 11

Site Development Plan

Project# SDP17-0007

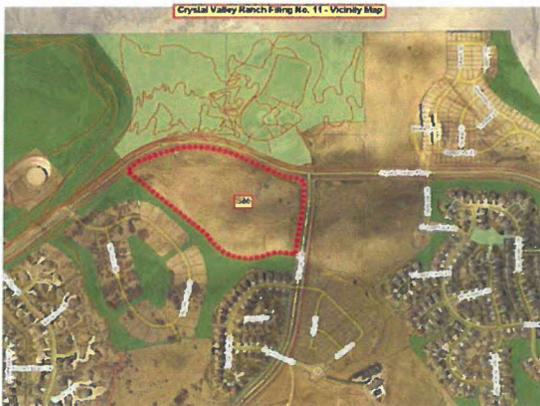
**Description:** Crystal Valley Ranch Filing No. 11 is located southwest of the intersection of Crystal Valley Parkway and West Loop Road. The zoning on the property allows up to 151 single-family lots and a maximum density of 6 dwelling units per acre. This Site Development Plan complies with the approved zoning, proposing 140 single-family detached homes on 25 acres, for a gross density of 5.7 dwelling units per acre. There will be two access points to the neighborhood; one from Crystal Valley Parkway and one from West Loop Road.

**Status:** 9-5-17: Town Council approved the Site Development Plan as proposed.

**Construction schedule:** 2018

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

**Contacts:** Karen Henry, Henry Design Grp, 303-446-2368 (khenry@henrydesigngroup.com)  
Gregg Brown, Maple Grove Land LP, 303-814-6862 (gregg@cvranch.com)  
Sandy Vossler, TOCR, Project Manager, 720-733-3556 (svossler@crgov.com)



Vicinity Map



Site Development Plan

# Development Activity

## FAST FACTS – Crystal Valley Ranch, Filing 17

Site Development Plan

Project# SDP17-0003

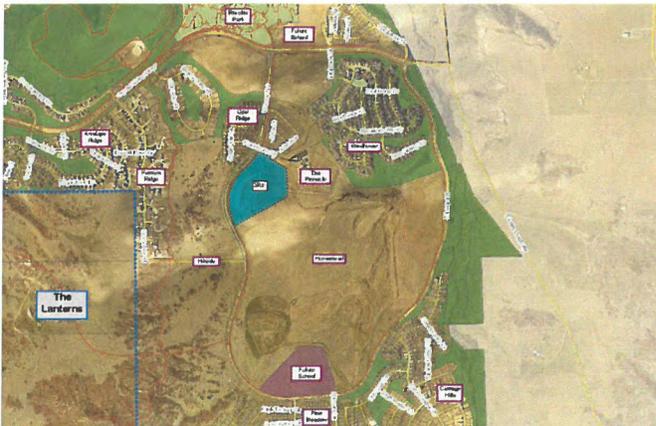
**Description:** The 22 acre site is located southeast of the intersection of West Loop Road Fox Haven Drive, near the Pinnacle recreation center. The property is zoned R-TH-12, which allows 158 townhome units and a density of 7.8 dwelling units per acre (du/ac). This site plan proposes 120 single-family, detached units with a gross density of 5.5 du/ac. The lot sizes will range from 4,538 square feet (s.f.) to 13,676 s.f. Two points of access are proposed; one from Fox Haven Drive and the other from West Loop Road. The homebuilder is Kauffman Homes; the builder in Filing 16, directly north of this site. This neighborhood development will be Phase II of the Kauffman project.

**Status:** Town Council approved the Site Development Plan as proposed on August 1, 2017.

**Construction schedule:** TBD

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

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



Crystal Valley Ranch F17 Map



Crystal Valley Ranch F17 Site Plan

# Development Activity

## FAST FACTS – Epoque (Heckendorf Multi-Family)

PLANNED DEVELOPMENT PLAN

Project# PDP17-0002

**Description:** The Forum Real Estate Group has submitted a Major Amendment to the Heckendorf Ranch PD Plan Amendment No. 4, which would change the standard of development for height of multi-family developments from 35 feet to 50 feet. The applicant's request for height increase is to enable a pitched roof resulting in a design that is more consistent with the architectural context of the surrounding community. The project site is a total of 13.99 acres located at the northwest corner of Plum Creek Blvd. and Crystal Valley Parkway.

**Status:** For current status contact the project manager.

**Construction schedule:** To be determined

**Of note:**

**Contacts:** Andrew Browning, Forum Real Estate, 303-501-8860 or [abrowning@forumre.com](mailto:abrowning@forumre.com)  
Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205 or [kmarx@crgov.com](mailto:kmarx@crgov.com)



Vicinity Map



Site Plan

# Development Activity

## FAST FACTS – The Lanterns Minor PD Amendment

Project# PDP17-0003

**Description:** The Lanterns Planned Development (PD) Plan and Zoning Regulations were amended and approved in 2013. The owner is requesting an amendment to Section 16 (Transitional Uses) of the PD Zoning Regulations to allow continued use of the property for agricultural uses until the property is platted. No changes to permitted uses, planning areas, or development standards are proposed with this amendment.

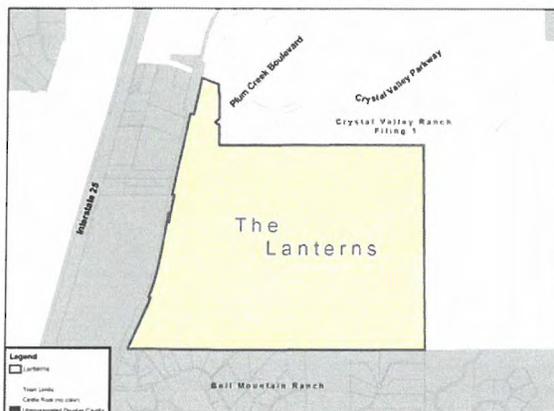
This is an administrative application. Public hearings are not required.

**Status:** Please contact the Project Manager for information on the status of this submittal.

**Construction schedule:** 2018

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

**Contacts:** Ryan McBreen, Planning Consultant Norris Design rmcbreen@norris-design.com  
Sandy Vossler, Sr. Planner/Project Manager, TOCR, svossler@crgov.com



Vicinity Map

### Section 16 Transitional Use

- 16.1 After approval of the Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a ~~Site Development Plan Plat~~ may be used for agricultural purposes until approval of a ~~Site Development Plan Plat~~ for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- 16.2 Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a ~~Site Development Plan Plat~~ for such area or areas has been approved.
- 16.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designers of the Developer.

Proposed Amendment to Section 16

# Development Activity

## FAST FACTS – Meadows Filing 20, Block 26, Lot 1

### Site Development Plan Amendment Project# SDP17-0018

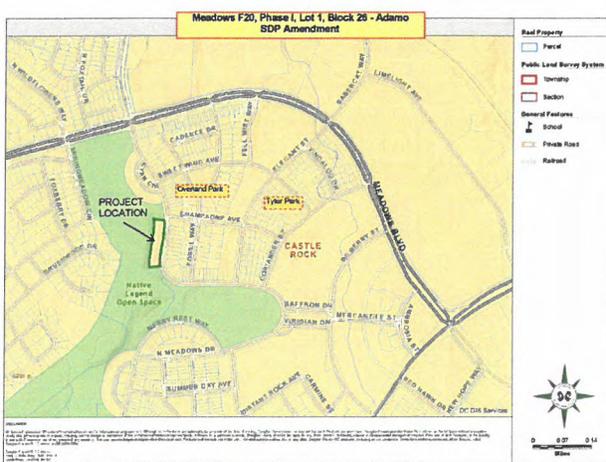
**Description:** This property is located on N. Meadows Drive, south of Champagne Avenue, within the Town Center use area of The Meadows Subdivision. The lot was originally planned for 24 multi-family units. This SPD amendment proposes instead 11 single-family detached units. The infrastructure is in place to serve the development. Due the extent of the decrease in density, public hearings are required before the Planning Commission and Town Council. A neighborhood meeting was held on Monday, June 6th at The Grange in The Meadows. Four residents attended.

**Status:** Town Council approved the Site Development Plan amendment as proposed on October 17, 2017.

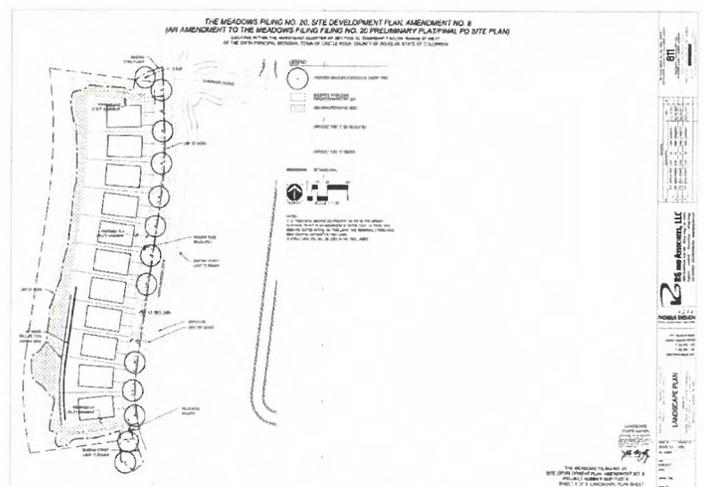
**Construction schedule:** TBD

**Of note:** The builder is Adamo Homes (<http://www.adamohomes.com/>).

**Contacts:** R.C. Hanisch, Castle Rock Dev. Co. (303-394-5139) or [rhanisch@crdvc.com](mailto:rhanisch@crdvc.com)  
Sandy Vossler, Town of Castle Rock (720-733-3556) [svossler@crgov.com](mailto:svossler@crgov.com)



Vicinity Map



Proposed Site Development Plan

# Development Activity

## FAST FACTS – Oakwood Apartments Expansion

PD Major Amendment

Project# PDP18-0001

**Description:** The Douglas County Housing Authority has submitted a Planned Development Major Amendment for the Oakwood Apartments Complex, located at 559 Oakwood Drive. The Oakwood apartments offers affordable senior housing. The purpose of the Amendment is to increase the allowed density from 64 units to 109 units.

If the amendment were to be approved, one building containing 8 units of the existing 64 units would be removed, and 53 units will be added in a new building. The new building would be three stories tall. The new building will consolidate all leasing and amenity areas in its ground floor.

**Status:** For current status information please contact the Town Planner

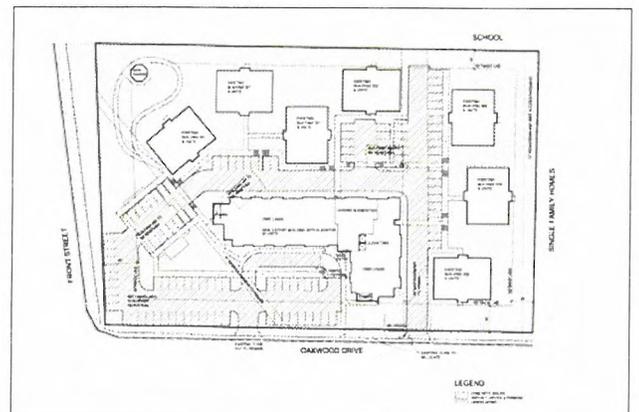
**Construction schedule:** TBD

**Of note:** This application will require public hearings in front of the Planning Commission and Town Council. Dates are to be determined.

**Contacts:** Applicants: Diane Leavesley, Douglas County Housing Partnership, 303-784-7824 & Harsh Parikh, Parikh Stevens Architects, 303-825-2595  
Town Planner: Brad Boland, Planner 1, BBoland@crgov.com, 720-733-3538



Location Map



PDP

# Development Activity

## FAST FACTS – Philip S. Miller Park Rezone

Request: Rezoning

Project# COZ17-0002

**Description:** The Town of Castle Rock has initiated a request to rezone the approximate 300 acre Philip S. Miller Park from four distinct Planned Development Plan zones (The Meadows Planned Development, Covenant at Castle Rock Planned Development, Castle Highlands Planned Development and Castle Meadows Interchange Overlay) to Public Lands-1 (PL-1). The intent is to better align the actual types of facilities that exist within the Park to the zoning and to have one consistent zone district for the entire Park.

**Status:** For current status contact the project manager.

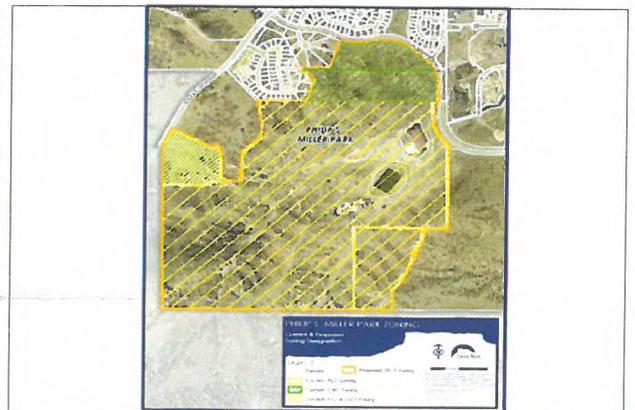
**Construction schedule:** N/A

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

**Contacts:** Jeff Smullen, Asst, Director, Parks and Rec, 303-814-7458; JSmullen@crgov.com  
Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Current Zoning

# Development Activity

## FAST FACTS – Pine Canyon (Annexation, PD Plan and PD Zoning Regulations) Project# PDP13-0009

**Description:** The Pine Canyon property is located west of Founders Parkway, east of Front Street. The Woodlands PD is adjacent to the south and Douglas County A-1 property lies to the north. A portion of the property is located west of I-25 and east of Liggett Road. The site is approximately 540 acres. The PD Plan proposes a mix of single-family, attached and detached and multifamily, to a maximum of 1320 dwelling units. A maximum of 815,000 s.f. of commercial, office, retail uses would be allowed; the majority of that s.f. would be located west of I-25. The current submittal proposes 133 acres (25%) of the site be maintained as public or private open space. As per the Town's Transportation Master Plan, Woodlands Blvd. would be extended from Scott Blvd. northward.

**Status:** The proposed PD Plan, PD Zoning Regulations and traffic impact analysis are under staff review and have not yet been accepted for Planning Commission or Council action.

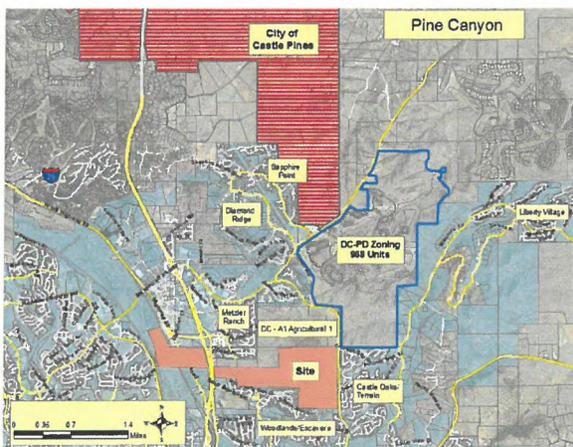
**Construction schedule:** To be determined.

**Of note:** Public hearings before the Planning Commission and Town Council are required, but have not yet been scheduled.

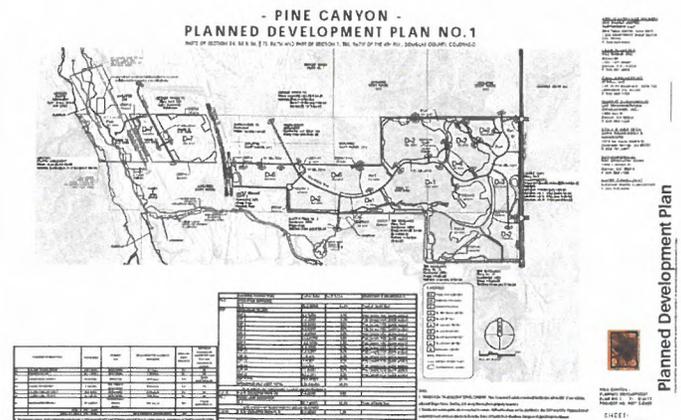
**Contacts:** John Prestwich, PCS Group, Inc. (303-531-4905, john@pcsgroupco.com)

Kevin Thomas, applicant's representative (303-638-0263, kthomas@gmail.com)

Sandy Vossler, TOCR Sr. Planner (720-733-3556, svossler@crgov.com)



Pine Canyon - Vicinity Map



Pine Canyon - Proposed PD Plan

# Development Activity

## FAST FACTS – Pinon Manor PDP and DA

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

**Project# PDP15-0004**

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

**Status:** Town Council approved this application on May 17th, 2016. For further status information please contact the project's Town Planner.

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

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

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

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

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



Vicinity Map

SUMMARY TABLE:	
TOTAL SITE LAND USE DATA	1.09 ACRES
RESIDENTIAL DEVELOPMENT	1.09 ACRES
NON-RESIDENTIAL DEVELOPMENT	0.00 ACRES
TOTAL	1.09 ACRES
RESIDENTIAL DEVELOPMENT	1.09 ACRES
NON-RESIDENTIAL DEVELOPMENT	0.00 ACRES
TOTAL	1.09 ACRES
RESIDENTIAL DEVELOPMENT	1.09 ACRES
NON-RESIDENTIAL DEVELOPMENT	0.00 ACRES
TOTAL	1.09 ACRES

Zoning Regulations

# Development Activity

## FAST FACTS – Pioneer Ranch (Annexation, PD Plan and PD Zoning Regulations) Project# PDP15-0007

**Description:** Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. 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/office/retail uses. Approximately, 78 acres would be set aside as open space and an additional 40 acres as dedicated public land, to include a school site. As per the Town's Transportation Master Plan, Woodlands Blvd. is proposed to be extended from its current terminus, south. A new east/west road would link Founders Parkway and Front Street.

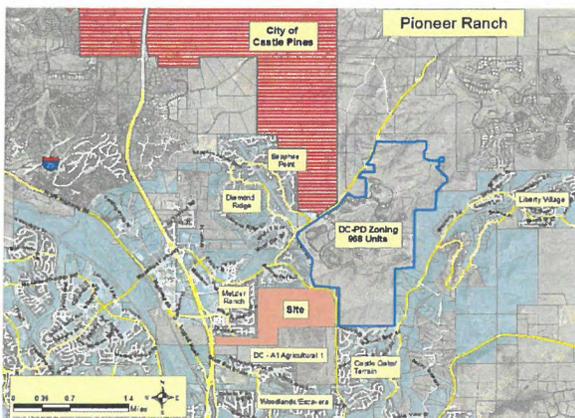
**Status:** For current status contact the project manager.

**Construction schedule:** To be determined.

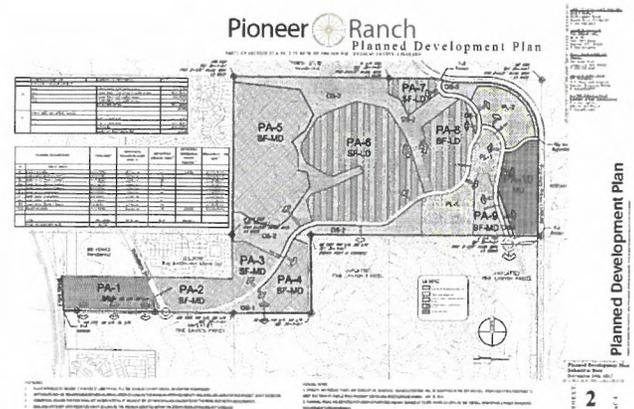
**Of note:** The Comprehensive Master Plan identifies this area as a future residential and mixed use.

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

Project Mgr: Kathy Marx TOCR planner (720-733-2205, kmarx@crgov.com)



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan

# Development Activity

## FAST FACTS – Plum Creek Ridge - Phase 3 Townhomes Site Development Plan Project# SDP17-0020

**Description:** The property owner and developer, Plum Creek Associates, has submitted an application for a Site Development Plan (SDP) for property located within the Plum Creek Ridge subdivision. The property lies just west of the intersection of S. Gilbert Street and Elm Avenue. The property owner-developer is proposing to develop a townhome community which will consist of two buildings with 5-units each for a total of 10 dwelling units. Each townhome unit will also have a two-car garage which will be accessed from the rear of the unit. This application will require public hearings before the Planning Commission and the Town Council.

**Status:** For current status information please contact the Town Planner/Project Manager

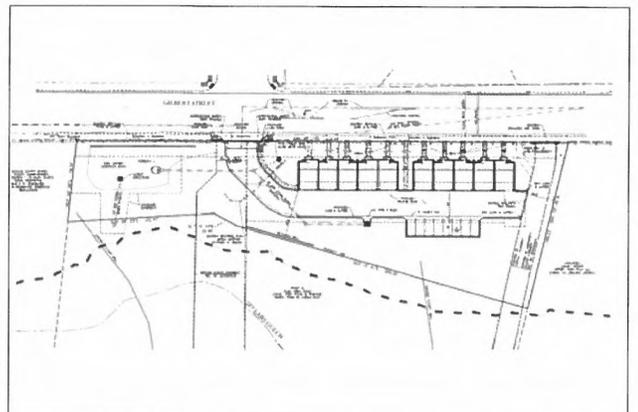
**Construction schedule:** None at this time.

**Of note:** A community meeting to share and obtain feedback on the SDP proposal took place on March 20, 2017.

**Contacts:** Eric Helwig, Owner/Developer, 720-937-1437, firstwesternre@live.com  
Town Planner, Donna Ferguson, 720-733-3566, dferguson@crgov.com



Location Map



Site Plan

# Development Activity

## FAST FACTS – Quarry Mesa Open Space Use by Special Review for Wireless Facility Project# USR17-0002

**Description:** Eco-Site Inc., on behalf of T-Mobile, has submitted a Wireless Use by Special Review application to install a personal wireless service facility within Quarry Mesa Open Space. Eco-Site Inc. is proposing to install a 50-foot tall stealth water tank wireless tower. The tower will house 12 antennas and two microwave dishes. The site and height of the tower were selected to allow T-Mobile to meet its service capacity needs, to address gaps in current service coverage and to allow co-location of other carriers.

**Status:** For status information please contact the project's Town Planner.

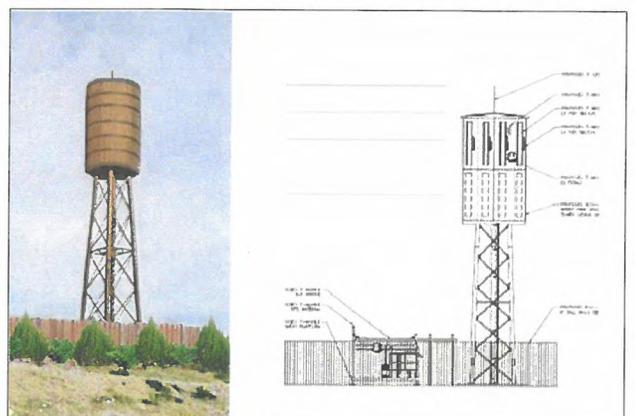
**Construction schedule:** None at this time. This project is currently under review.

**Of note:** This application will require public hearings before the Parks & Recreation Commission, the Planning Commission and Town Council.

**Contacts:** Eco-Site Agent: Brandon St. Michel, Powder River Dev Services, 208-938-8844, [brandon.stm@powderriverdev.com](mailto:brandon.stm@powderriverdev.com)  
Town Planner: Donna Ferguson, 720-733-3566, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com)



Location Map



Proposed Water Tank Wireless Tower

# Development Activity

## FAST FACTS – Ridge Estates

Annexation, PDP & DA

Project# ANX06-006

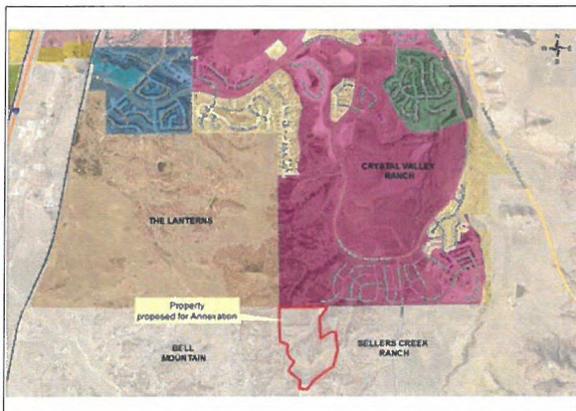
**Description:** Crystal Valley Development Company, the applicant, is proceeding with an Annexation, a Planned Development Plan (PDP) & Development Agreement (DA) application for property known as Ridge Estates, formerly known as Sellers Creek Ranch Estates. The property is approximately 70 acres in size and located south of Crystal Valley Ranch, east of Bell Mountain Ranch & north of Sellers Creek Ranch (see Location Map below). The applicant proposes to bring the property into the jurisdiction of the Town and create a PDP to develop a residential neighborhood consisting of 52 single-family homes with open space, a pocket park and two primary road connections to the Crystal Valley Ranch neighborhood (see PDP below).

**Status:** For current status information please contact the Town Planner.

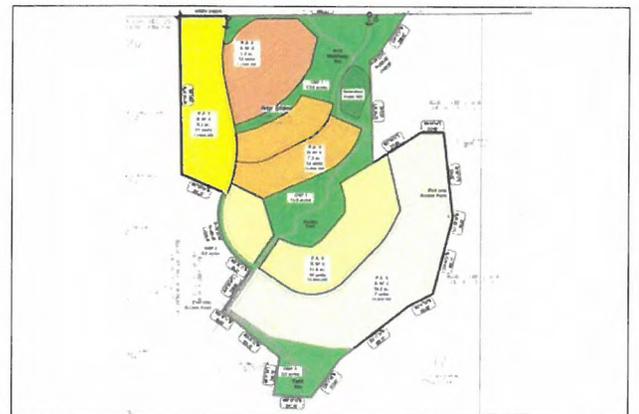
**Construction schedule:** \_\_\_\_\_

**Of note:** Town Council found the Annexation Petition to be in Substantial Compliance on May 3, 2016 and Eligible for Annexation consideration on June 21, 2016.

**Contacts:** Applicants: Gregg Brown, Crystal Valley Development Company, 303-814-6862 & James Mill, Legacy Engineering, Inc, 720-200-4577, jmill@legacyengineering.com  
Town Planner: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Location Map



PDP

# Development Activity

## FAST FACTS – Rock Park Rezone

Request: Rezoning

Project# COZ17-0002

**Description:** The Town of Castle Rock has initiated a request to rezone the approximate 60 acre Rock Park from the zoning designation of Single Family Residence District (R-1) to Public Land-3 (PL-3). The present zoning district allows single family residences and small in home daycares which would conflict with the intent of the Park. The intent of rezoning is to better align the actual facilities within the Park and use of the Park to the zoning.

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**Status:** For current status contact the project manager.

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**Construction schedule:** N/A

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

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**Contacts:** Jeff Smullen, Asst, Director, Parks and Rec, 303-814-7458; JSmullen@crgov.com  
Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205, or kmarx@crgov.com

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Vicinity Map



Current Zoning

# Development Activity

## FAST FACTS – SUNSTONE VILLAGE (TERRAIN)

### SITE DEVELOPMENT PLAN

Project# SDP17-0033

**Description:** SLV Castle Oaks, LLC has submitted a request for Site Development Plan (SDP) review. The proposal is to construct up to 120 units of an attached single-family residential product on 44.87 acres located south of Hwy 86 and east of the Hwy. 86 and Ridge Rd. intersection. Access will be gained from Hwy. 86. The site has been previously zoned as multi-family/integrated business within the Terrain Planned Development Plan. The SDP is specific only to Planning Areas 49 and 50.

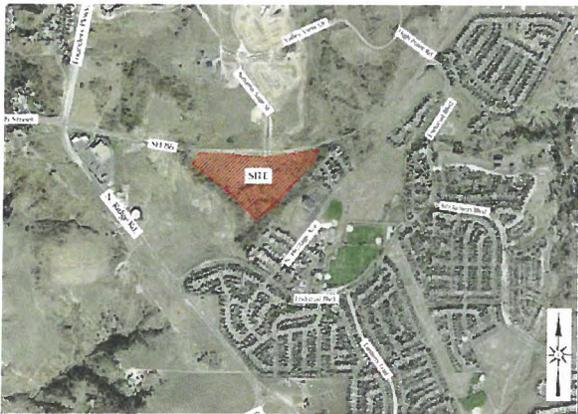
**Status:** For current status contact the project manager.

**Construction schedule:** To be determined

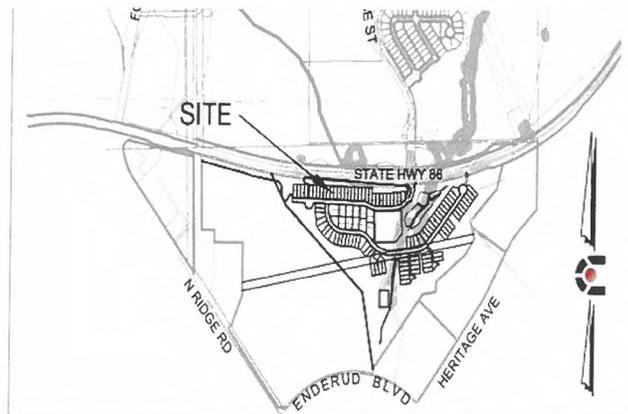
**Of note:** \_\_\_\_\_

**Contacts:** Kurt Jones, [kjones@starwoodland.com](mailto:kjones@starwoodland.com)

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



Vicinity Map



Site Plan

# Development Activity

## FAST FACTS – Your Storage Center at Castle Rock

Annexation, PDP & DA

Project# ANX17-0002

**Description:** Cactus Moon Maizeland, LLC, the property owner & developer, has submitted an application for Annexation, a Planned Development Plan (PDP) & a Development Agreement (DA) for parcels located along the south I-25 Frontage Road between Brookside Circle & Perry St. Cactus Moon Maizeland, LLC proposes to bring 2 parcels (approx.1.5 acres) into the jurisdiction of the Town, combine it with an adjacent parcel to the east, and then zone/rezone the combined property into a Planned Development Plan (PDP) to permit self-storage & light industrial uses. The property is currently unimproved. The Annexation, PDP & DA applications will require public hearings before Planning Commission and the Town Council.

**Status:** For information on the status of this application please contact the Town Project Manager (PM).

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

**Of note:** The associated Annexation Petition was found to be in Substantial Compliance on July 19, 2017 and Eligible for annexation consideration on September 6, 2017.

**Contacts:** Applicant Rep: Michael Humphrey, 303-594-1194, mike@poloproperties.com

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



Location Map



Planned Development Plan

# Development Activity

## FAST FACTS – 1470 Clear Sky Way Use by Special Review for Wireless Facility

Project# USR17-0008

**Description:** Verizon Wireless has submitted a Wireless Use By Special Review application to install a wireless facility at 1470 Clear Sky Way. The new facility, located within the parking lot of Bison Park, will consist of a new light pole with a stealth antenna array on top. The site will service Bison Park and part of the Meadows Neighborhood.

**Status:** Please contact the Town Project Manager for the current status of the project

**Construction schedule:**

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

**Contacts:** Verizon Contact: Garrett Kendall, Centerline Solution, 720-365-7012,  
gkendall@centerlinesolutions.com  
Town: Brad Boland, Planner 1, bboland@crgov.com or 720-733-3538



Location Map



Photo Simulation

# Development Activity

## FAST FACTS – 1760 Meadows Blvd Use by Special Review for Wireless Facility

Project# USR17-0007

**Description:** Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 1760 Meadows Boulevard. The property is owned by the Town of Castle Rock and is managed by Castle Rock Water. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation. The wireless facility will serve the surrounding neighborhoods.

**Status:** Please contact the Town Project Manager for the current status of the project

**Construction schedule:** Not known 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 Solution, 720-365-7012,  
gkendall@centerlinesolutions.com  
Town: Brad Boland, Planner 1, bboland@crgov.com or 720-733-3538



Location Map

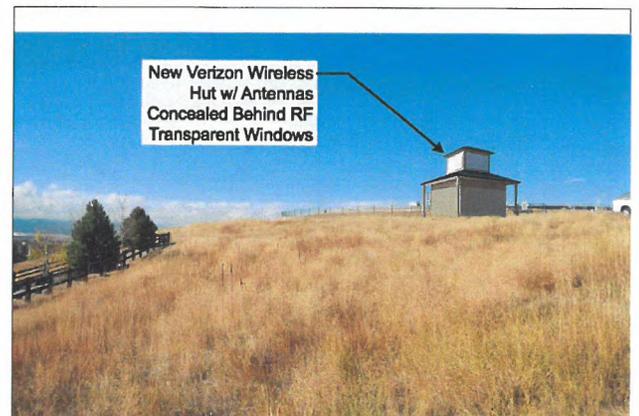


Photo Simulation

# Development Activity

**FAST FACTS – Use by Special Review for Group Home at 214 Hill Court** **Project#** USR2017-0001

**Description:** NLC LLC, dba Emma's House has submitted a Use by Special Review application for an eight person group home located at 214 Hill Ct.

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**Status:** Under Review

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**Construction schedule:** Not applicable

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

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**Contacts:** Pam Carley, NLC LLC, newlifechoices2017@gmail.com

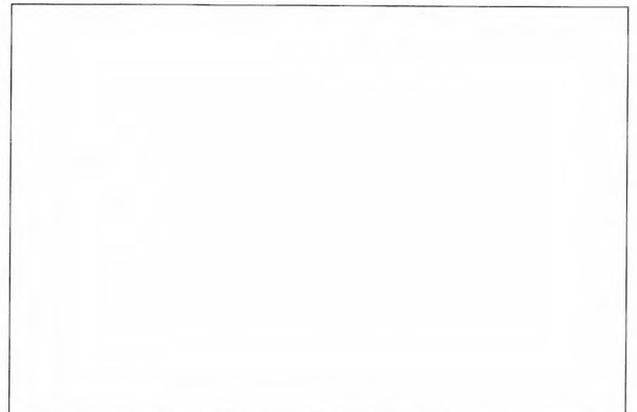
Brad Boland, Planner 1, TOCR, 720-733-3538 or bboland@crgov.com

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**SITE LOCATION**



# Development Activity

## FAST FACTS – 3065 Foothills Dr Use by Special Review for Wireless Facility

Project# USR17-0006

**Description:** Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 3065 Foothills Drive. The property is owned by the Town of Castle Rock and is managed by Castle Rock Water. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation. The wireless facility will serve the surrounding neighborhoods.

**Status:** Please contact the Town Project Manager for the current status of the project

**Construction schedule:**

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

**Contacts:** Verizon Contact: Garrett Kendall, Centerline Solution, 720-365-7012,

[gkendall@centerlinesolutions.com](mailto:gkendall@centerlinesolutions.com)

Town: Brad Boland, Planner 1, [bboland@crgov.com](mailto:bboland@crgov.com) or 720-733-3538



Location Map



Photo Simulation