

# Development Activity

## FAST FACTS – Alexander Place Annexation

Project# ANXP16-0003

**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. The next step in the annexation process is for Town Council to make findings that the proposed annexation complies with the requirements of the State statutes and to set a date for the Eligibility hearing. If the application is found to be in Substantial Compliance, the Town will accept and begin review of the proposed zoning for the property.

**Status:** A Substantial Compliance hearing before the Town Council is scheduled for Tuesday, July 19, 2016. Town Council meetings begin at 6:00 pm.

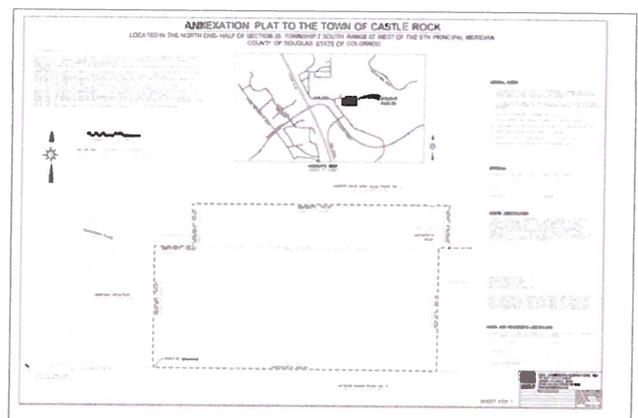
**Construction schedule:** To be determined

**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 ~~40~~ 55 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 ~~40~~ 55 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**

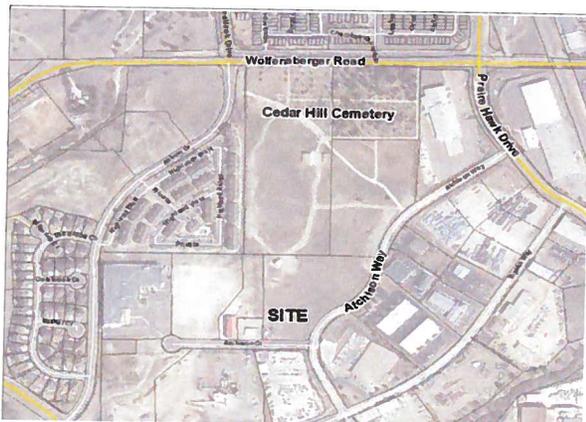
**Description:** Crown Castle, on behalf of AT&T, has made application for a Wireless Use by Special Review in order to replace an existing monopole cell tower which has an internal antenna with a new monopole cell tower which will have external antenna. The proposal represents a significant change in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

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

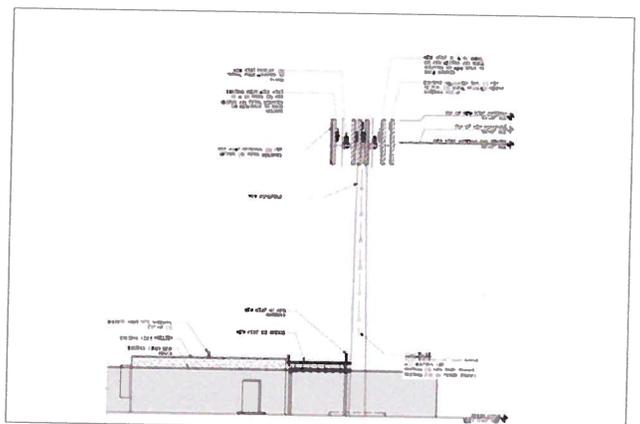
**Construction schedule:** Unknown at this time.

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



Vicinity Map

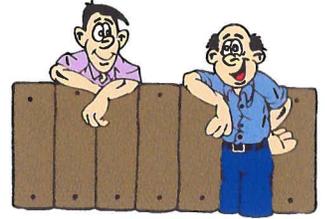


Proposed Cell Tower

# 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:** Currently under staff review. Public hearings before Planning Commission and Town Council have not yet been scheduled.

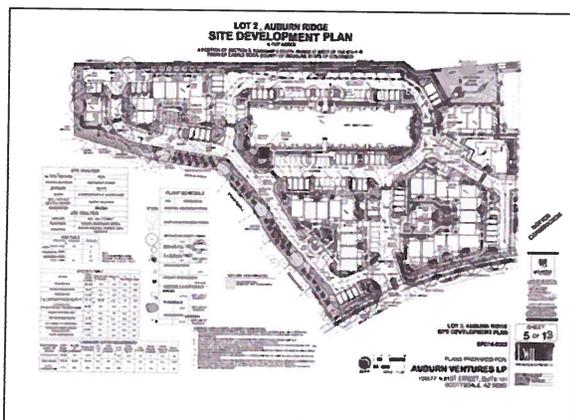
**Construction schedule:** TBD

**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.

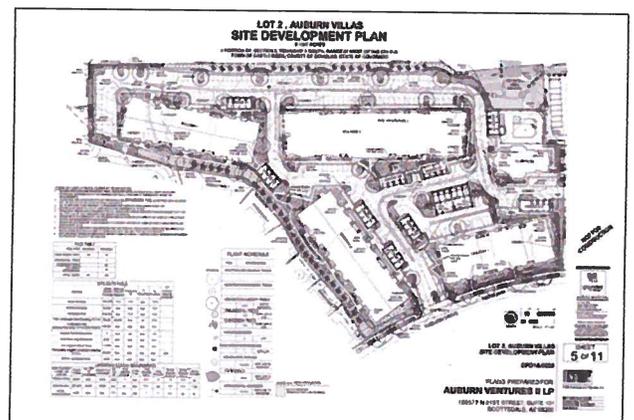
**Contacts:** Jessica Breen, Atlantic Development, 480-256-0506 or [jbreen@atlanticdev.com](mailto:jbreen@atlanticdev.com)

John Cichon, Atlantic Development, [wcichon@aol.com](mailto:wcichon@aol.com)

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



**Original Landscape and Site Plan Proposal**

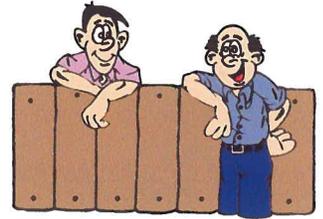


**Revised & Current Landscape and Site Plan Proposal**

# In Your Backyard

## FAST FACTS – Auburn Ridge Lot 2

### PD Zoning Regulations Text Amd. (Rezoning)



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

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

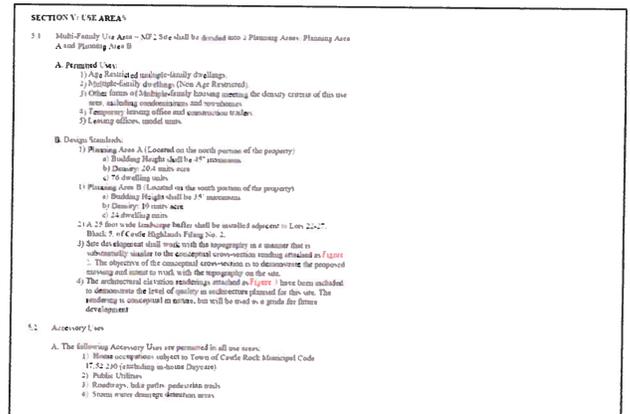
**Construction schedule:** unknown

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

**Contacts:** Jessica Breen, Atlantic Development, 480-256-0506 or [jbreen@atlanticdev.com](mailto:jbreen@atlanticdev.com)  
Sandy Vossler, TOCR Planning, 720-733-3556 or [svossler@crgov.com](mailto:svossler@crgov.com)  
Julie Kirkpatrick, TOCR Planning, 720-733-3516 or [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



Auburn Ridge, Lot 2 Vicinity Map



Auburn Ridge, Lot 2 Proposed PD Text

# Development Activity

## FAST FACTS – Burt at CR PD Zoning Amendment east of Frontage Rd. at S. Perry St. (PDP16-0001)

**Description:** Property owners, Plum Creek Investment Group, LLC & Schoolhouse Castle Rock, LLC have made application to amend the zoning regulations of the Burt at Castle Rock PD in order to increase the permitted uses to include warehouse and light industrial uses and to increase both the floor area ratio and the lot coverage allowances of the PD.

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

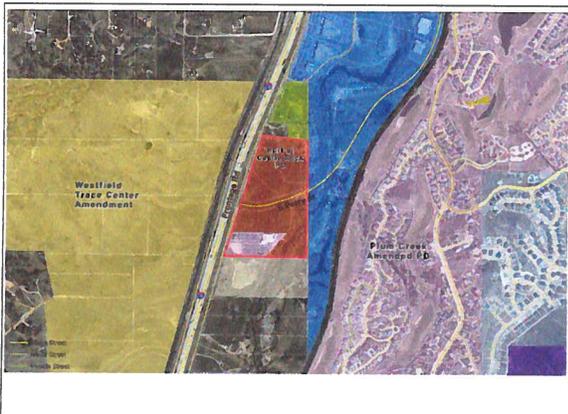
**Construction schedule:** N/A

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

**Contacts:** Plum Creek Investment Group, LLC contact - Nicholas Hier: 303-688-3105

Schoolhouse Castle Rock, LLC contact - Scott Brand: 801-278-0811

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



**Vicinity Map**

### 3.2. C Permitted Uses

- 34) Business or Personal Storage
- 35) Vehicle Storage, operable
- 36) Vehicle Storage, inoperable, enclosed only
- 37) Commercial warehousing and logistics
- 38) Alcoholic beverages sales and production
- 39) Light industry, wholesale, manufacturing, processing and fabrication
- 40) Mini-storage facility
- 41) Storage Yard adequately screened by opaque fence
- 42) Auto service/fuel station/wash/rental

### 4.1 Development Standards for Designated Use Areas

- Increase the Maximum Floor Area Ratio (FAR) to .40
- Increase the Maximum Building Coverage to 40%

**Proposed Zoning Amendments**

# Development Activity

## FAST FACTS – Calvary Chapel Castle Rock Annexation Request

Project# ANX16-0001

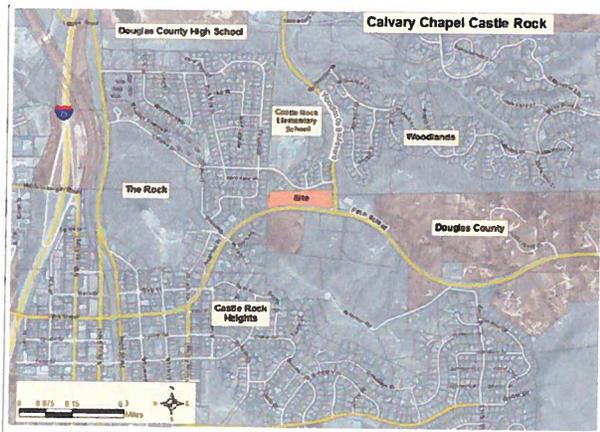
**Description:** Joey McKee, authorized agent for Calvary Chapel Castle Rock, Inc., submitted a new annexation petition to the Town on February 23, 2016, reviewed and filed with the Town Clerk under the name of Calvary Chapel Castle Rock. The Petition was approved at a Substantial Compliance Hearing 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 Wood 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 will be scheduled concurrently with the proposed Zoning (SZ16-0001) Planning Comm. will hear the project, making a recommendation to Town Council. Dates TBD

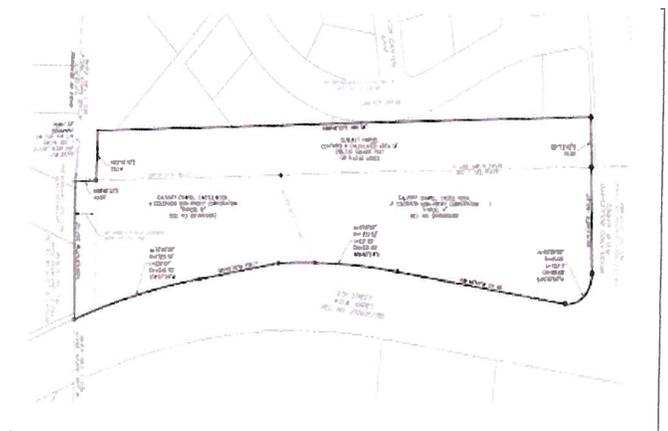
**Construction schedule:** To be determined

**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

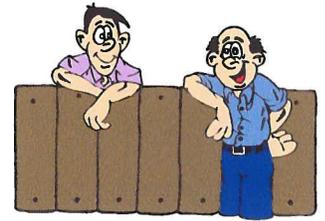


Annexation Plat

# 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.

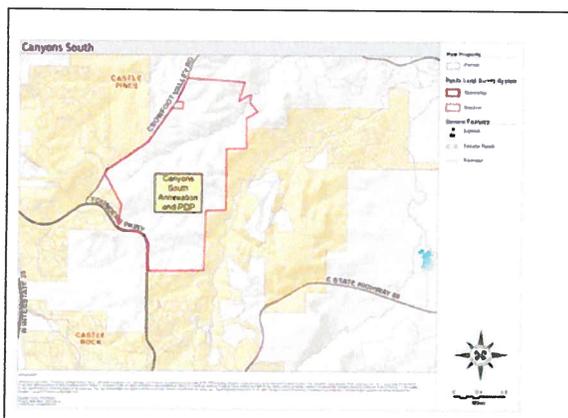
**Construction schedule:** TBD

**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.

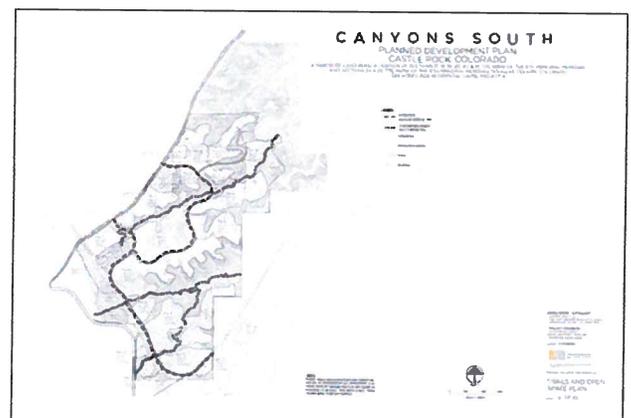
**Contacts:** Erik Clore, Lowe Enterprises, [eclore@loweenterprises.com](mailto:eclore@loweenterprises.com), 303-850-2406

-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**

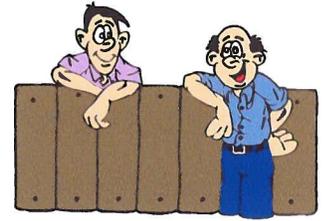


**Canyons South Phasing Plan**

# 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.

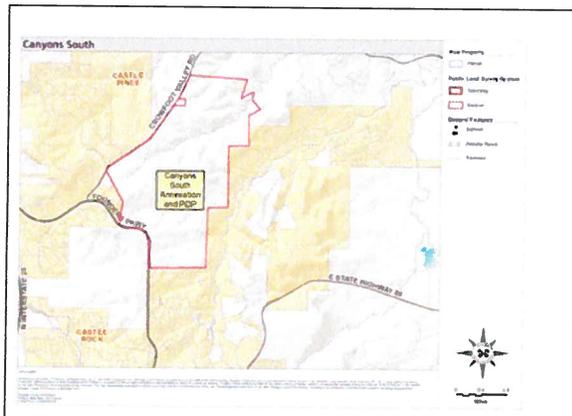
**Construction schedule:** TBD

**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.

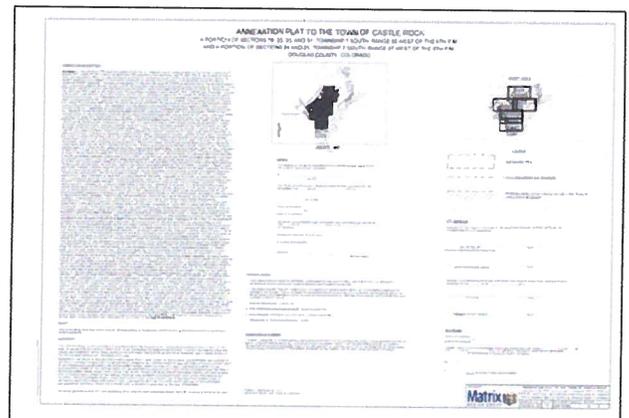
Public Hearings have not yet been scheduled.

**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



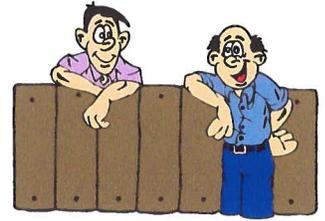
**Vicinity Map**



**Canyons South Annexation Plat Cover Sheet**

# In Your Backyard

## FAST FACTS – 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.

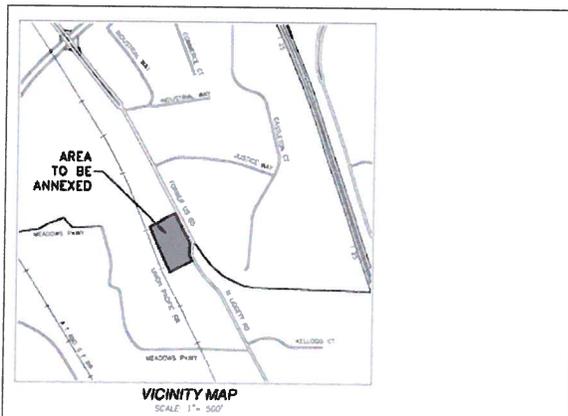
**Status:** Staff has completed the 1st review and is awaiting the 2nd submittal.

**Construction schedule:** To be determined.

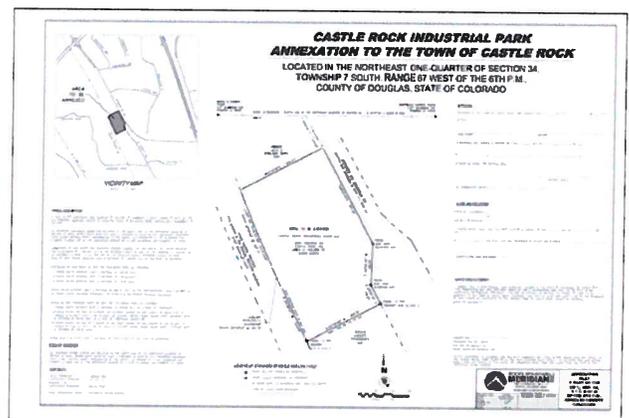
**Of note:** All annexations follow the Colorado State Statute requirements. The public hearings will be scheduled once the review process is completed.

**Contacts:** Applicant: Nicholas Hier, [nick.hier@hierandcompany.com](mailto:nick.hier@hierandcompany.com) or 303-688-3105

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



Castle Rock Industrial Park Vicinity Map



Proposed Annexation Plat

# Development Activity

## FAST FACTS – Crystal Valley Ranch Filing No. 15

### Site Development Plan (SDP)

**Description:** This site plan proposes 905 single-family detached lots on approximately 253 acres located between E. Loop Road and W. Loop Road and south of The Pinnacle within the Crystal Valley Ranch Planned Development. Approximately 68 acres are set aside in open space tracts, which will function as buffers, trail and wildlife corridors. The plan includes extension of the existing trail network within the subdivision.

**Status:** Under review. Public hearings before Planning Commission and Town Council have not yet been scheduled

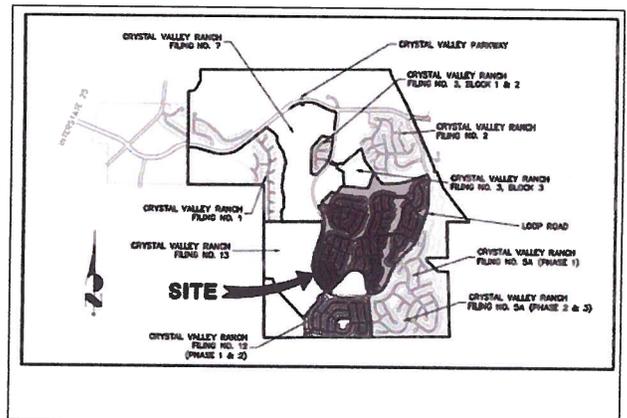
**Construction schedule:** TBD

**Of note:** \_\_\_\_\_  
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**Contacts:** David Thorpe, Associate Planner, Norris Design, 303-892-1166  
Sandy Vossler, Senior Planner, Town of Castle Rock, 720-733-3556  
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**Vicinity Map**



**Proposed Site Plan**

# Development Activity

**FAST FACTS** – Crystal Valley Ranch, Filing No. 16

**Site Development Plan**

Project # SDP16-0007

**Description:** The site plan proposes 58 single family, patio style, detached lots on approximately 14.2 acres. Current zoning allows up to 125 dwelling units and 12.3 DU/Ac. The avg. lot size will be 5,433 square feet. Approximately 4.5 acres will be set aside as private open space. The property is located north and east of the intersection of Fox Haven Lane and W. Loop Road.

**Status:** Town Council Public Hearing: Tuesday, July 19, 2016 at 6:00 PM

June 23, 2016: Planning Commission voted 7-0 to recommend approval to Town Council.

**Construction schedule:** TBD

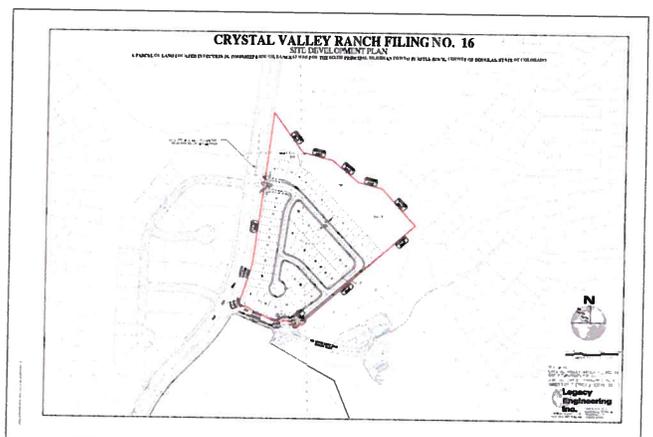
**Of note:**

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

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



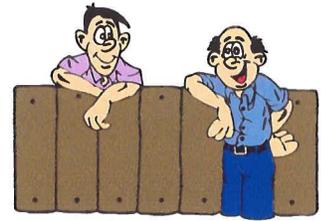
**Vicinity Map**



**Proposed Site Development Plan**

# In Your Backyard

## FAST FACTS – Emerald Hills SDP Amendment SDP15-0026



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

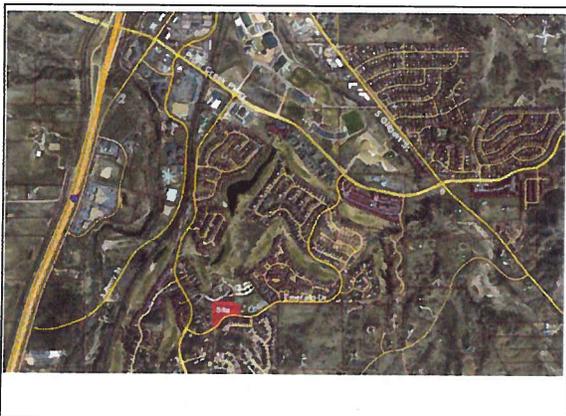
**Status:** The application is currently under review.

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

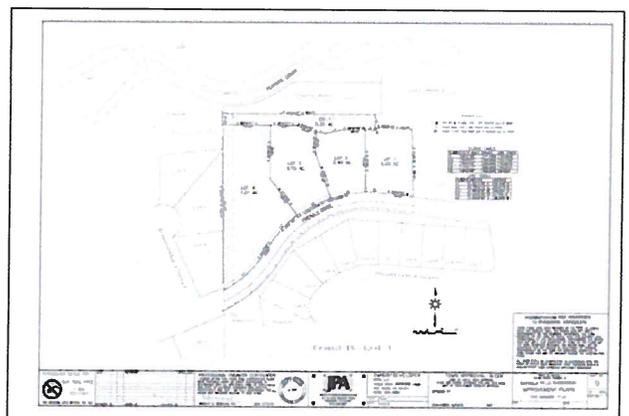
**Of note:** The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

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

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



**Location Map**



**Site Development Plan**

# Development Activity

## FAST FACTS – Hillside Site Development Plan

SDP16-0002

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

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

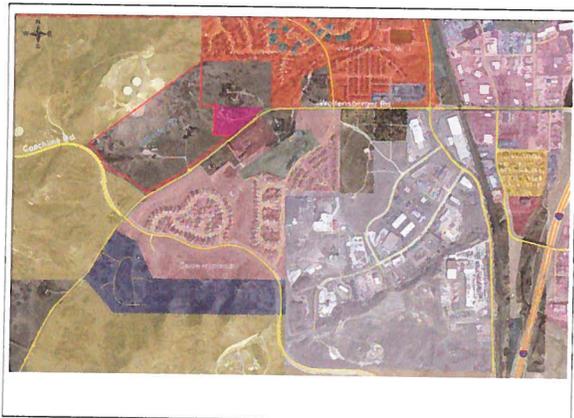
**Construction schedule:** None at this time.

**Of note:**

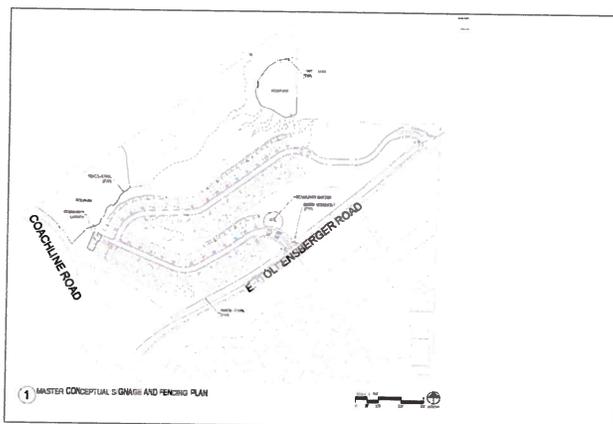
**Contacts:** Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Wolfensberger Property Group LLC

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



**Location Map**



**Site Development Plan**

# Development Activity

## FAST FACTS – The Meadows F18 Tract GG

### Site Development Plan

**Description:** The master developer for The Meadows (CRDC) has submitted a Site Development Plan for the vacant land south of Prairie Hawk Drive adjacent to Bonaventure. Previous plans for this land approved 93 single family detached homes. This new submission, with a new road and lot layout, proposes 98 single family detached homes. The site totals 20.15 acres and proposes 5.93 acres of open space for the HOA.

**Status:** The project will be heard before the Planning Commission on July 14, 2016.

**Construction schedule:** unknown

**Of note:** This Site Development Plan requires public hearings before Planning Commission for recommendation and before Town Council for approval/denial. The Residential/Nonresidential Interface standards also apply due to commercial to the north.

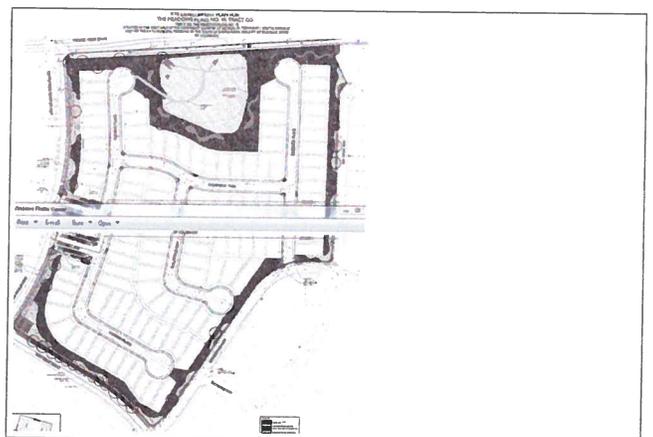
**Contacts:** Jon Freisem, CRDC (developer), 303-394-5526, [jfreisem@crdvco.com](mailto:jfreisem@crdvco.com)

Martin Metsker, CORE (engineer), 303-730-5975, [metsker@corecivil.com](mailto:metsker@corecivil.com)

Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



**Located south of Prairie Hawk Dr by Bonaventure**



**Proposed Site Development Plan for 98 homes**

# Development Activity

**FAST FACTS – Meadows Filing 18, Tract GG, Skyline/  
Ridgeline Variance** **Project# SKY16-0001**

**Description:** The master developer for The Meadows (CRDC) is proposing to construct 93 single family detached residences on vacant land south of Prairie Hawk Drive adjacent to Bonaventure. Of the 93 lots the developer is requesting a moderate Skyline/Ridgeline Variance for 17 of the lots to allow a maximum building height of 35 feet.

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**Status:** The Skyline/Ridgeline Variance request is scheduled for Planning Commission public hearing on July 14, 2016.

**Construction schedule:** Unknown

**Of note:** The Skyline/Ridgeline Variance will need to be approved by the Planning Commission.

**Contacts:** Owner's Rep: Jordan Dame, Norris Design, 303-892-1166

jdame@norris-design.com

Variance Town Contact: Kathy Marx, 720-733-2205, kmarx@crgov.com



**Vicinity Map**



**Skyline Variance Requested Lots**

# Development Activity

## FAST FACTS – Meadows F20 Lot 1 Block 11-Echelon Site Development Plan - apartments Project# SDP16-0015

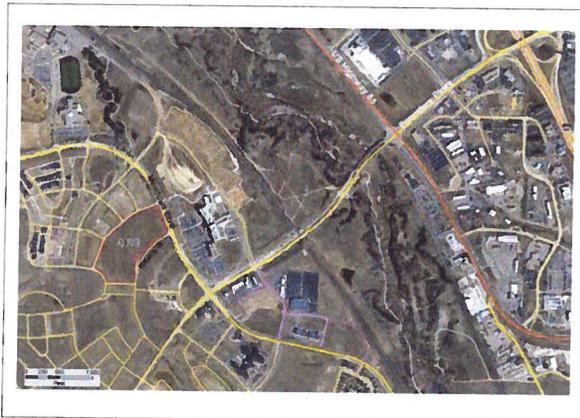
**Description:** Garrett Companies, with the Meadows Master Developer CRDC, are proposing a multi-family development west of Meadows Boulevard, across from the hospital. The 14.1 acre site is bound by Meadows Boulevard, Coriander Street, N. Meadows Drive, Saffron Drive, and Bilberry Street. The development would include 25 buildings, one of which would be a clubhouse/amenity center. The remaining 24 buildings would house 240 luxury apartments, 10 apartments per building, and would be 2-stories to match the scale of the nearby single family homes within the Town Center. All apartments would be for rent. This multi-family use is permitted under the current zoning, The Meadows 4th Amendment Planned Development. The project is known as Echelon at The Meadows.

**Status:** under staff review

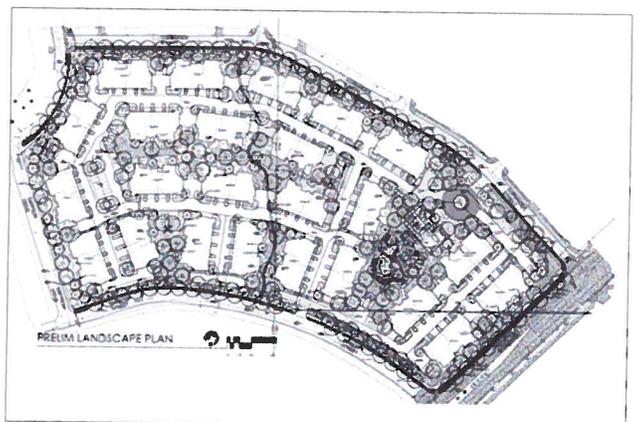
**Construction schedule:** unknown

**Of note:** This application will go before the Planning Commission and Town Council. Town Council approval is needed for this Site Development Plan.

**Contacts:** Matt Griffin, The Garrett Companies, matt@thegarrettco.com, 317-507-1801  
Randall Phelps, PE, Kimley-Horn, 303-228-2300  
Julie Kirkpatrick, Town of Castle Rock, jkirkpatrick@crgov.com, 720-733-3516



West of Meadows Blvd by hospital



Proposed Site Layout

# Development Activity

## FAST FACTS – The Oaks at Castle Rock Filing 2A Site Development Plan Amendment

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

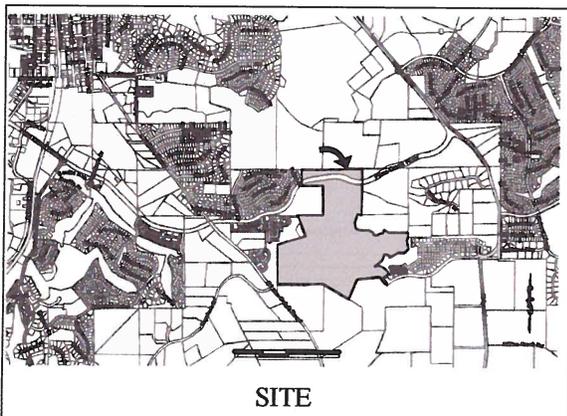
**Status:** Under Staff Review.

**Construction schedule:** TBD

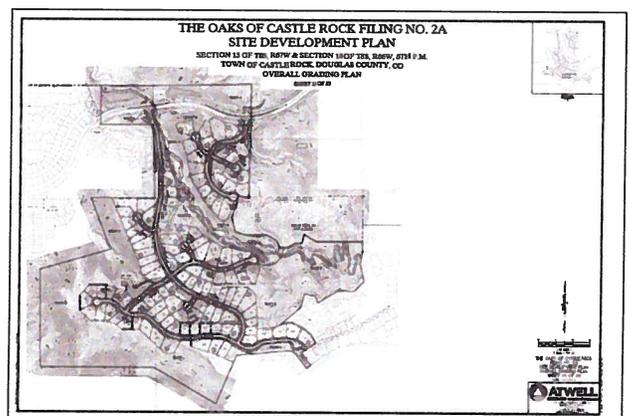
**Of note:** This project requires public hearings before the Planning Commission and Town Council prior to approval.

**Contacts:** 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**

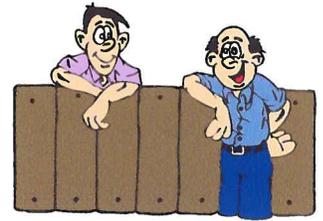


**Proposed Site Development Plan Amendment**

# 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.

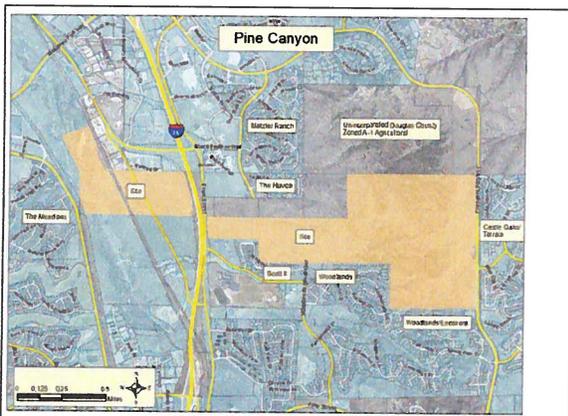
**Status:** Town Council has found that the petition for annexation compliances with state statutes for annexation. The proposed zoning is currently under staff review.

**Construction schedule:** To be determined

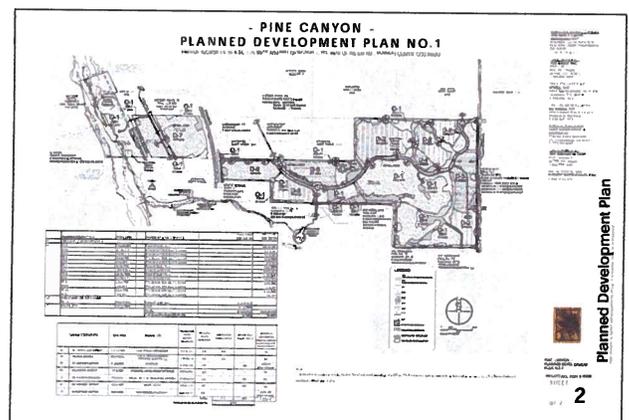
**Of note:** Public Hearings before the Planning Commission and Town Council have not yet been scheduled.

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

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



**Pine Canyon Ranch Vicinity Map**



**Proposed Planned Development Plan**



# 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.

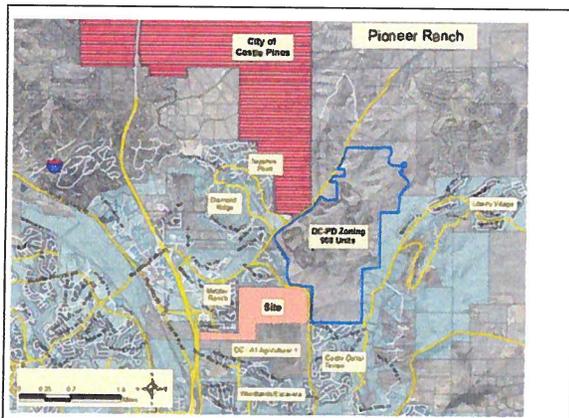
April 5, 2016: Town Council found the application to be eligible for annexation.

**Construction schedule:** TBD

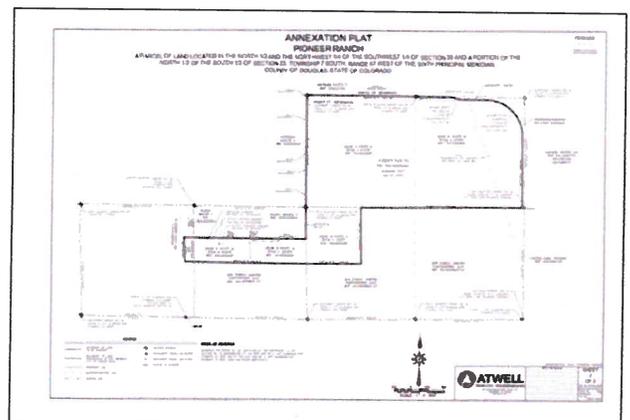
**Of note:** The Public Hearings before the Planning Commission and Town Council have not yet been scheduled.

**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.

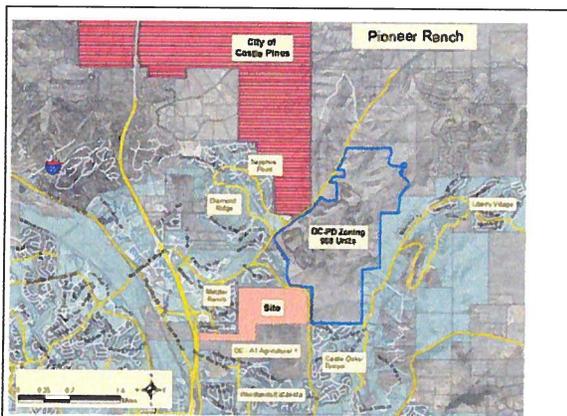
**Construction schedule:** TBD

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

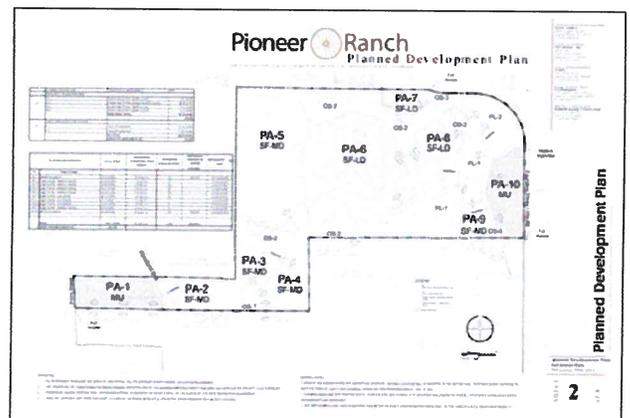
The Douglas County/ Town of Castle Rock IGA identifies this property as an area of future growth and annexation.

**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 – Plum Creek Ridge - townhomes

### Site Development Plan Major Amendment

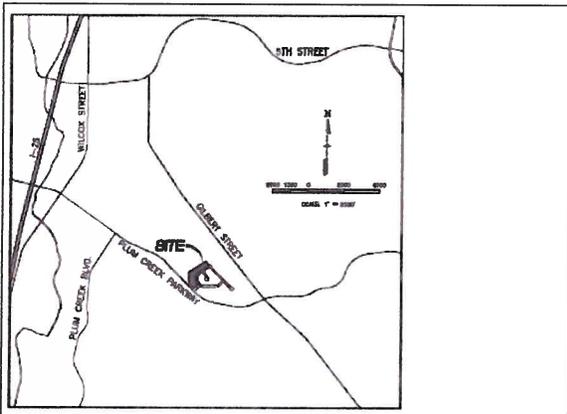
**Description:** This 3.34 acre site is located northwest of the Plum Creek Parkway/S. Gilbert Street intersection. The SDP amendment proposes 45 townhomes to the northwest of the intersection of Plum Creek Parkway and Emerald Drive. The first phase of this project was approved last year for 65 single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

**Status:** The following Public Hearings have been scheduled:  
Planning Commission July 14, 2016; Town Council August 2, 2016 (first & final reading)

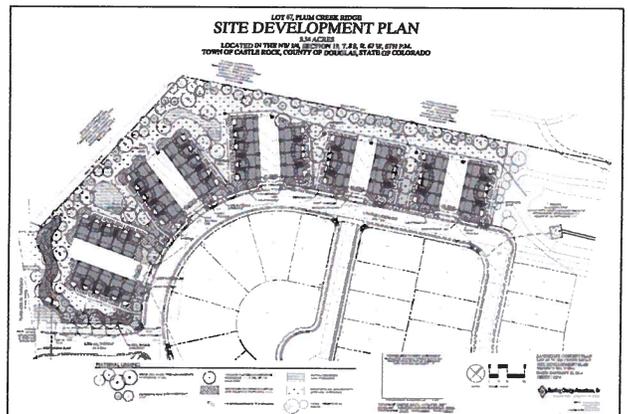
**Construction schedule:** unknown at this time

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

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



**Location Map, Plum Creek Parkway and Emerald Dr.**



**Proposed SDP Amendment for Townhomes**

# Development Activity

## FAST FACTS – Ridge Estates Proposed Annexation

(Sellers Creek Ranch Estates)

Project# ANX06-0006

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

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

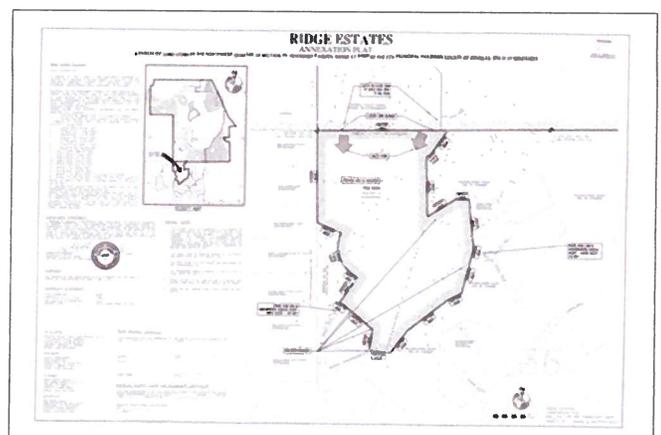
**Construction schedule:** unknown

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

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



Location Map, west of Ditmars Ln



Ridge Estates - Annexation Plat

# Development Activity

## FAST FACTS – Ridge Estates Proposed

Planned Development Plan

Project# PPD06-004

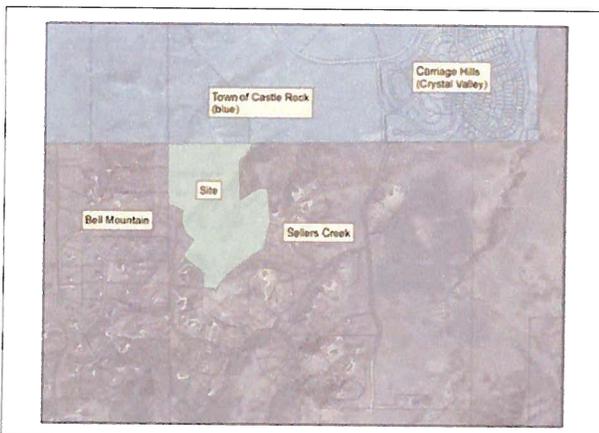
**Description:** The proposed Planned Development Zoning for Ridge Estates would allow 100 single-family dwelling units on approximately 70 acres. Approximately 28.3 acres, or 40% of the property would be reserved for private open space. Two points of access are proposed; both through Crystal Valley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

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

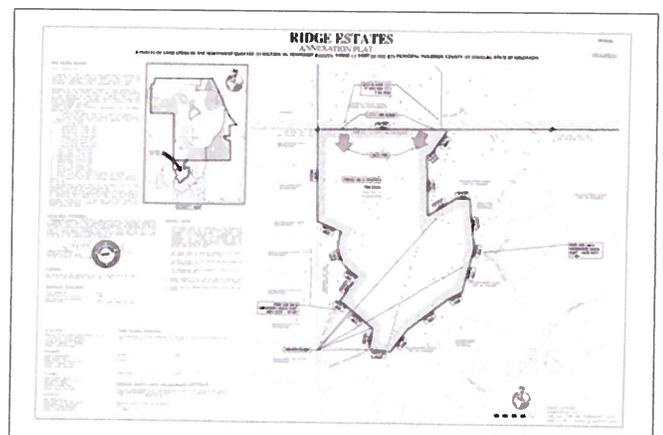
**Construction schedule:** unknown

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

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



Location Map - west of Ditmars Ln



Ridge Estates - Annexation Plat

# Development Activity

## FAST FACTS – Riverwalk Site Development Plan

Downtown

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 with 5,505 sf of retail space on the ground floor and 121 residential apartments above with 184 parking spaces provided. The Riverwalk South building would be 6 stories with 1,380 sf of retail space on the ground floor, 24,188 sf of office space on level 2, and 118 residential apartments above with 186 parking spaces provided.

**Status:** under staff review

**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

514 N. Perry Street, proposed patio

Downtown Site Development Plan

Project# SDP16-0028

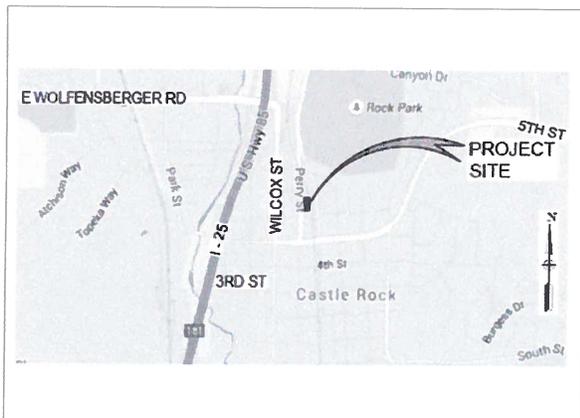
**Description:** Mark Quinnell, Castle Rock Beer Company, has submitted a Site Development Plan amendment that proposes a new patio on the north side of his business at 514 N. Perry Street. The gravel patio would be located on private property and within Town right-of-way. If the Design Review Board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

**Status:** under staff review

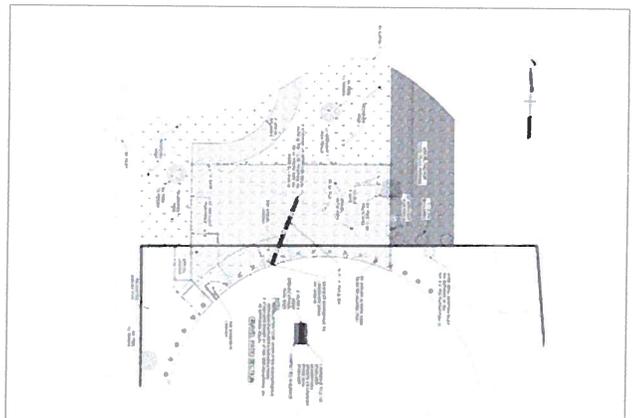
**Construction schedule:** possibly mid 2016

**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 – 865 Barranca Dr. Use by Special Review  
for auto dealership/brokerage Project# USR16-0005**

**Description:** The applicant, Castle Rock Auto Dealers (CRAD), is proposing to establish an on-line auto dealership/brokerage business out of the MotoSpa Car Wash site located at the southwest corner of Founders Pkwy. and Woodlands Blvd. The auto dealership/brokerage business would be in addition to the car wash business. CRAD proposes to utilize two parking spaces and a small office space already existing upon the MotoSpa Car Wash site. A Vehicle Sales use is a use permitted in the Metzler Ranch Planned Development zone district only after review and approval by the Planning Commission.

**Status:** Under review

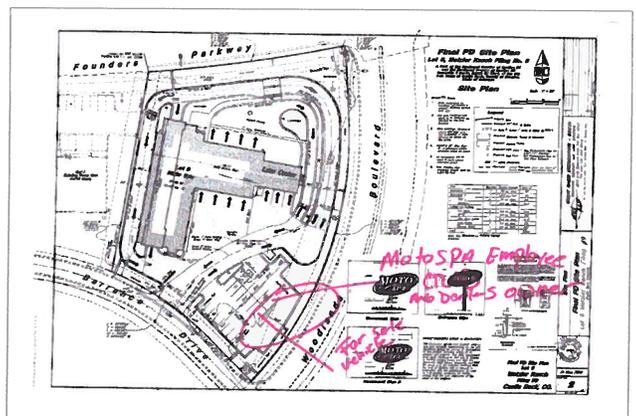
**Construction schedule:** N/A

**Of note:** A community meeting took place on May 11, 2016

**Contacts:** Applicant: Jason Clarkson, CRAD, 720-229-3018, Jason.Clarkson@comcast.net  
Town Contact: Donna Ferguson, 720-733-3566, DFerguson@CRgov.com



Vicinity Map



Site Plan

