

# Development Activity

## FAST FACTS – 221 N Wilcox, Site Development Plan

proposed condos, retail, & parking      Project# SDP18-0008

**Description:** Confluence Co., the property owner and developer of 221 N Wilcox Street, has submitted a Downtown Site Development Plan for the site located at the southwest corner of Third and Wilcox Streets, formerly used as a bank. The project proposes 39 residential condominiums (for sale) on floors 2-5, approximately 8,500 SF of retail / restaurant on the first floor, and 62 parking spaces on two underground floors. The parking entrance would be from the alley that abuts the southern edge of the property. The project would also provide outdoor patio / pedestrian space along a portion of Third Street and along Wilcox Street. The project is zoned B, business/commercial, within the Downtown Overlay District.

**Status:** Please contact Town project manager for current status.

**Construction schedule:** project is currently on hold

**Of note:** The owner held a neighborhood meeting on 1/17/18.

The Design Review Board will consider this application at a future public hearing.

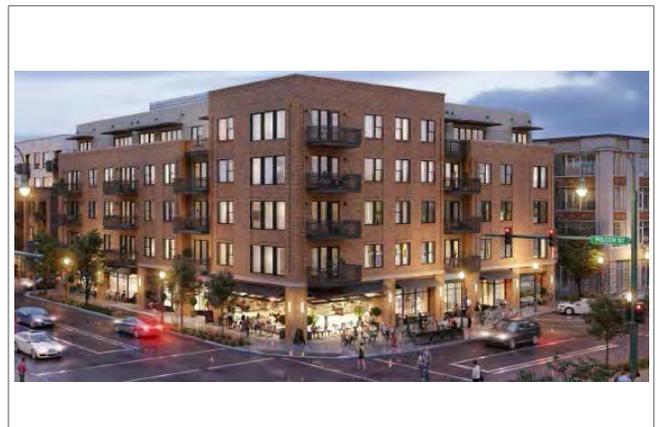
**Contacts:** Owner/Developer: Tony DeSimone, 720-253-4234, tony@confluenceco.com

Architect: Barrett Koczur, 720-457-2012, barrett@crainearch.com

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



221 N. Wilcox Street location map



Proposed View from Wilcox & 3rd St

# Development Activity

## FAST FACTS – 407 Jerry Street - Proposed Demolition

Olinger Andrews Caldwell Gibson

Project# HIS19-0005

**Description:** The funeral home located at 407 Jerry Street, also known as the Olinger Andrews Caldwell Gibson Chapel, is considering future renovations that would require demolition of the existing building. Because part of the building dates to approximately 1929, the property owner must get a recommendation from the Historic Preservation Board and approval from Town Council prior to any demolition. The property is not historically landmarked. However, demolition of any building built before 1945 within the historic downtown area requires Town Council approval.

**Status:** Please contact Town project manager for current status.

**Construction schedule:** unknown

**Of note:** The application requires public hearings before the Historic Preservation Board and Town Council.

**Contacts:** Arlie Moses, SCI Colorado Funeral Services, [Arlie.moses@sci-us.com](mailto:Arlie.moses@sci-us.com)

Dan Horvat, Horvat Architects, [dan@horvatarch.com](mailto:dan@horvatarch.com), 303-523-3030

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



Vicinity Map - 407 Jerry St



Existing Building

# Development Activity

## FAST FACTS – 407 N. Wilcox Street

facade improvements

Project# SDP19-0024

**Description:** The Fort CPA, located at 407 N. Wilcox Street, is proposing facade improvements. The applicant/owner would like to remove the existing cap flashing, existing mansard roof and wood facade. The new facade would include more architectural details such as Hardie cement board, a premanufactured arch, new exterior lighting fixtures, new wood framed windows in the existing openings, and new wood framed door. The existing stacked stone would remain and be painted.

**Status:** contact Town project manager for status

**Construction schedule:** unknown

**Of note:** Design Review Board public hearing tentative scheduled for July 24, 2019.

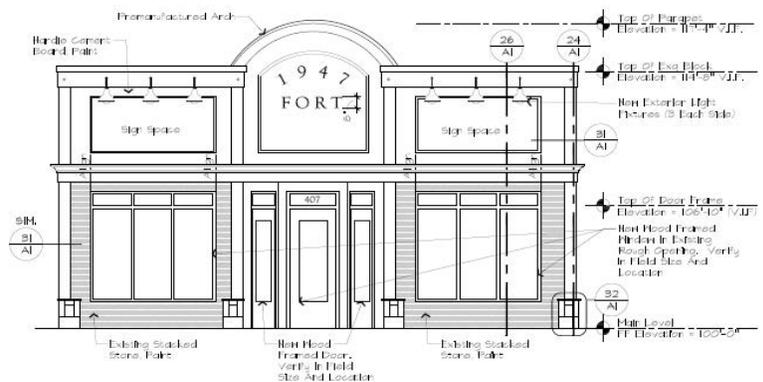
**Contacts:** Aaron or Kim Fort, owner, 303-688-0375, aaron@thefortcpa.com

Dave Hieronymus, AIA, architect, 303-688-5273 x 7, dlh@dlharchitecture.com

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



Existing Wilcox St facade



Existing Wilcox St facade

# Development Activity

## FAST FACTS – 418 North Lewis Street Accessory

Dwelling Unit

Project# USR19-0001

**Description:** The property owner of 418 North Lewis Street has submitted a Use by Special Review for a new two story garage that includes an accessory dwelling unit on the second story. The first story contains two parking spaces and a workshop totaling 992 square feet. The accessory dwelling unit occupies the entirety of the second story totaling 800 square feet. Accessory dwelling units built within new structures require the approval of a Use by Special Review which requires public hearings before Planning Commission and Town Council.

**Status:** Please contact Town project manager for current status.

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

**Of note:** The application requires public hearings in front of the Planning Commission and Town Council.

**Contacts:** Owner: George Usleber, 773-908-0950, gusleber@gmail.com

Designer: Robert Akins, 909-921-3537, robert@acw.red

Town: Brad Boland, 720-733-3538, bboland@crgov.com



West Elevation



East Elevation

# 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 please contact the Town project manager (TOCR PM)

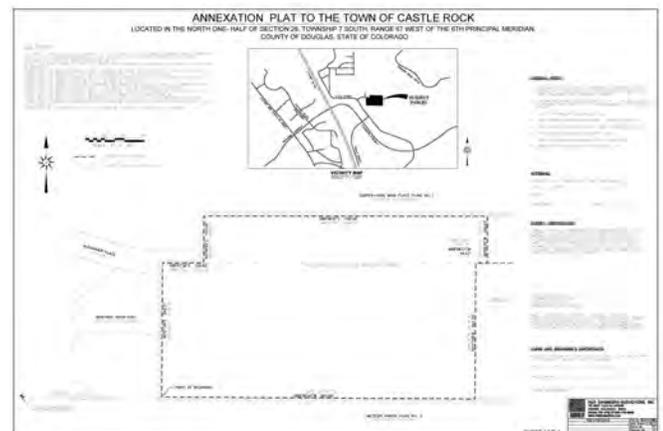
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Jesse Donovan, R&R Eng.-Surv., Inc. 303-753-6730, [jdonovan@rrengineers.com](mailto:jdonovan@rrengineers.com)  
TOCR PM: Brad Boland, Planner II, 720-733-3538, [bboland@crgov.com](mailto:bboland@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 a 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.

**Status:** For current status contact the Town project manager (TOCR PM)

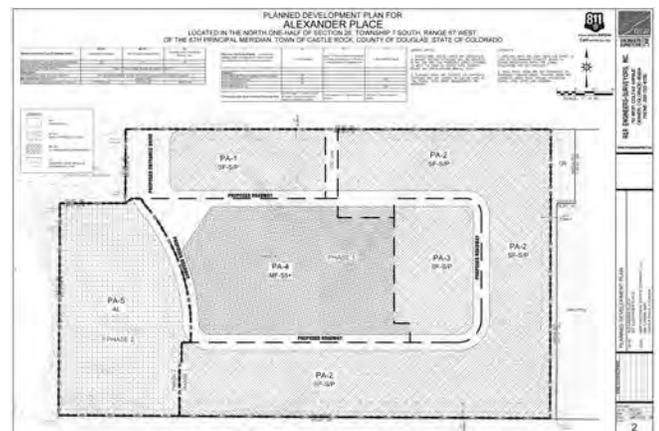
**Construction schedule:** To be determined

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

**Contacts:** Jesse Donovan, R&R Eng.-Serv., Inc. 303-753-6730/jdonovan@rrengineers.com  
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Planned Development Plan

# Development Activity

## FAST FACTS – Crystal Valley Ranch Planning Area 7

Site Development Plan

Project# SDP18-0060

**Description:** This property is located at the southeast corner of West Loop Road and Crystal Valley Parkway. The property is a multi-family use area, within the Crystal Valley Ranch Planned Development. Permitted uses include multi-family complexes, as well as single family attached and detached homes, up to 171 dwelling units. This site plan proposal is for 90 single family detached homes. The neighborhood is planned to be age-restricted to residents 55 years old and older. There will be two access points to the neighborhood; one from West Loop Road and the second from Idylwood Street. A small passive park is proposed at the southwest portion of the site. The adjacent commercially zoned lot is not included in this site plan proposal.

**Status:** Under review.

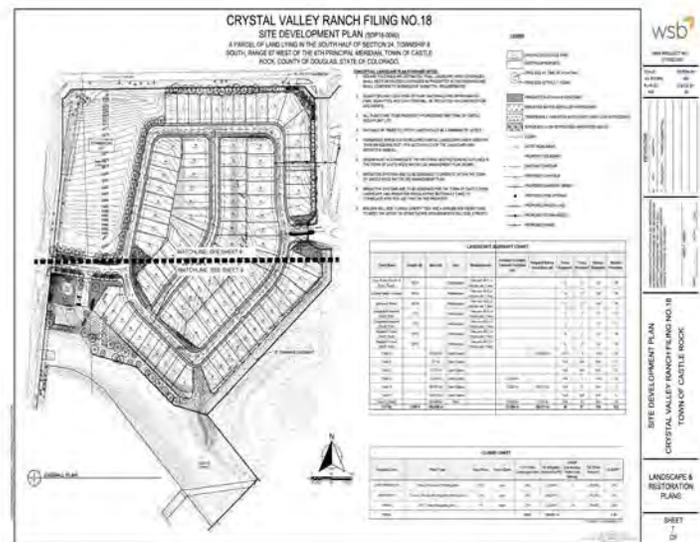
**Construction schedule:** 2019

**Of note:** Public hearings are required before the Planning Commission and Town Council. A neighborhood meeting was held on November 27, 2018.

**Contacts:** Gregg Brown, Maple Grove Land LP, 303-814-6862 or Gregg@cvranch.com  
Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Site Vicinity Map



Proposed Site Plan

Version: 2

# Development Activity

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

### Site Plan Amendment (Landscaping) Project# SDP19-0001

**Description:** Crystal Valley Recovery Acquisition LLC has submitted a Site Development Plan Amendment for Crystal Valley Ranch Filing No. 15 Landscaping. The proposed changes to the landscape plan previously approved in 2016 are to update the plan to reduce water consumption and comply with the Town's landscape criteria adopted April 2018. No changes to the site configuration, density or open space are proposed with this amendment.

This proposal was discussed at the Crystal Valley Ranch HOA meeting on March 21, 2019.

**Status:** Under review.

**Construction schedule:** Under construction

**Of note:** Public hearings before the Planning Commission and Town Council are required.

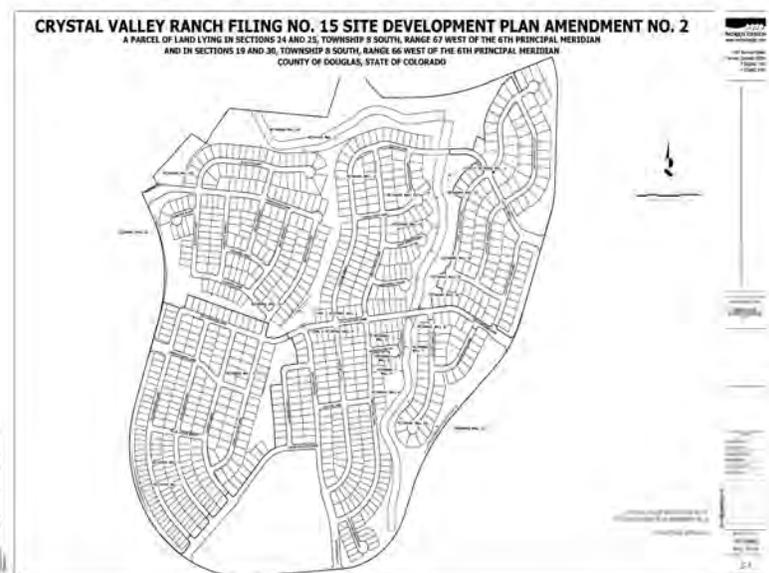
**Contacts:** Owner: Jerry Richmond, CVRA; Phone: 303-267-6195

Owners Rep: Dylan Dettmann, Norris Design; Phone: 303-892-1166

Town: Sandy Vossler, Development Services; Phone: 720-733-3556



Vicinity Map



Site Layout and Location

# Development Activity

## FAST FACTS – Encore (Festival Park Commons)

### Rights-of-way Vacations

Project# ROWV19-0002

**Description:** To accommodate the proposed Encore (Festival Park Commons) development, which includes public parking, portions of Town rights-of-way will need to be vacated:

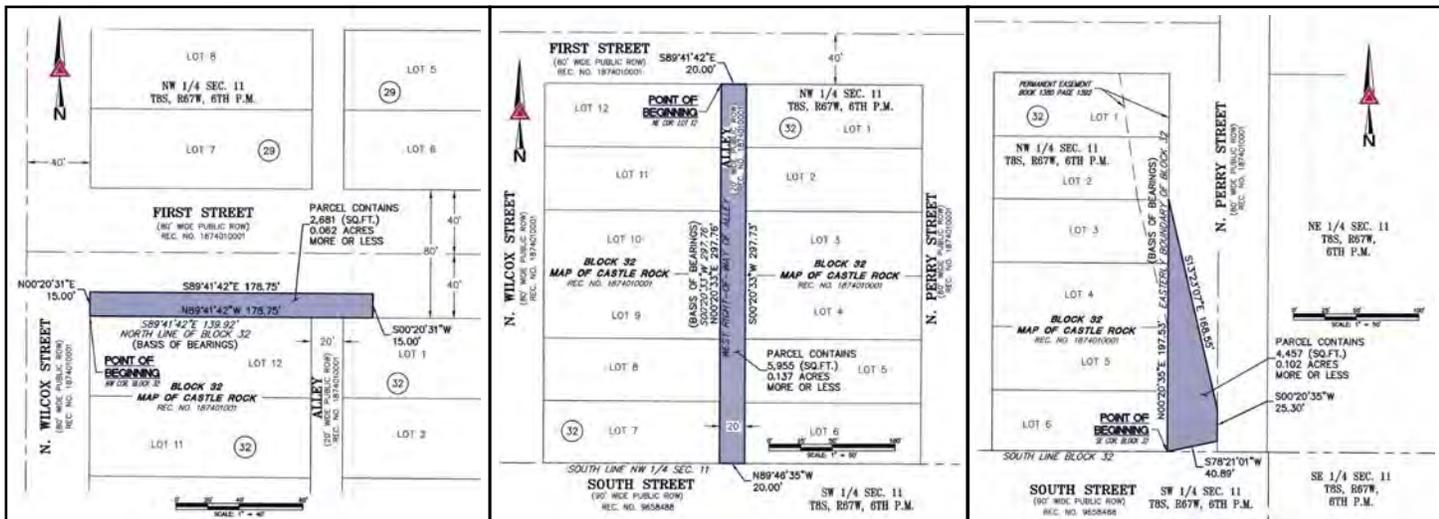
- 2,681 SF of First Street right-of-way just south of Town Hall
- 20' alley right-of-way that is currently the Town Hall parking lot drive aisle
- 4,457 SF of Perry Street right-of-way on the northwest corner of Perry & South Streets

**Status:** please contact Town project manager for status

**Construction schedule:** n/a

**Of note:** The rights-of-way vacations require Town Council approval at public hearings.

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



# Development Activity

## FAST FACTS – Encore (Festival Park Commons) SDP

8-20 N Wilcox Street, mixed use

Project# SDP19-0004

**Description:** The owner/developer of Festival Park Commons submitted a Site Development Plan for a mixed-use building located directly south of Town Hall. The proposed seven-story building would include residential/retail/office on the west side of the building adjacent to Wilcox Street and a parking garage on the east side adjacent to Perry Street. The project also includes a plaza area by Town Hall and an additional plaza space by Wilcox Street. The ground floor would contain retail and office space while floors two through seven would house 124 for-sale condos. The parking garage would have 600 spaces total, 300 of which would be for public use.

THIS PROJECT HAS BEEN RENAMED AS "ENCORE."

**Status:** Please contact town project manager for current status.

**Construction schedule:** possibly begin the end of 2019

**Of note:** This project requires approval by the Design Review Board at a public hearing. A neighborhood meeting was held on 1/7/19.

**Contacts:** owner/developer: Tony DeSimone, 303-643-5775, [tony@confluenceco.com](mailto:tony@confluenceco.com)  
engineer: Todd West, 2N Civil, 303-925-0544, [todd@2ncivil.com](mailto:todd@2ncivil.com)  
town: Julie Kirkpatrick, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



Located south of Town Hall



Proposed Elevation, looking southeast

# Development Activity

## FAST FACTS – Heckendorf Ranch Multi-Family Project

Site Development Plan

Project# SDP18-0010

**Description:** Forum Development Group has submitted a Site Development Plan proposal for a 155 unit age-targeted multi-family development on the northwest corner of Plum Creek Boulevard and Crystal Valley Parkway. The units will be a combination of apartments and townhomes, offered at a for rent product. Onsite amenities will include a clubhouse, pool, spa, BBQ pavilion, community garden and small pet play area. Required parking will provided on the site and the townhomes will have individual garages.

A neighborhood meeting was held on February 22, 2018.

**Status:** Please contact the Project Manager for the project status.

**Construction schedule:**

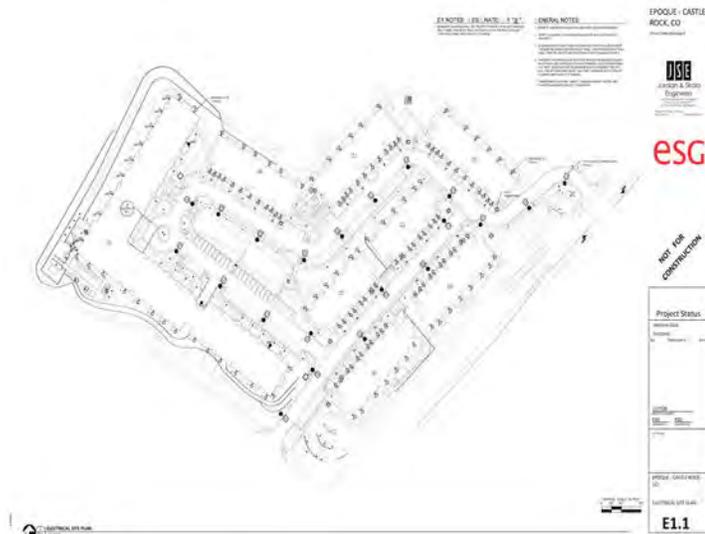
**Of note:** 8-23-18: Planning Commission voted 5-0 to recommend approval.

9-4-18: Town Council voted 6-0 to approve the site plan as presented.

**Contacts:** Andrew Browning, Forum Real Est. Grp, 303-501-8820/abrowning@forumre.com  
Sandy Vossler, TOCR Planning, 720-733-3556/svossler@crgov.com



Vicinity Map



Proposed Site Plan

# Development Activity

## FAST FACTS – IREA Substation in Meadows Filing 19

Project# USR18-0005

**Description:** IREA has proposed a Substation in Meadows Filing 19. The property is a 4.1 acre parcel located southwest of Santa Fe Drive and North Meadows Drive, directly east of Castle View High School. The new substation is necessary to accommodate the forecasted growth and demands in the Town of Castle Rock. The existing trail in the project area will remain open during construction. Once the project is complete, the trail will be realigned to accommodate a new access crossing.

**Status:** Please contact project manager

**Construction schedule:** TBD

**Of note:** This application requires Public Hearings before Planning Commission and Town Council.

**Contacts:** Owner: Castle Rock Development CO, Malcolm Mulrone, Phone#303-394-5500  
IREA Rep: Brooks Kaufman, Lands & ROW Director, Phone#720-733-5493  
Town of Castle Rock: Pam Hall, Development Services, Phone# 720-733-2205



Vicinity Map



Photo Sim

# Development Activity

## FAST FACTS – The Lanterns Major PD Amendment

Project# PDP18-0003

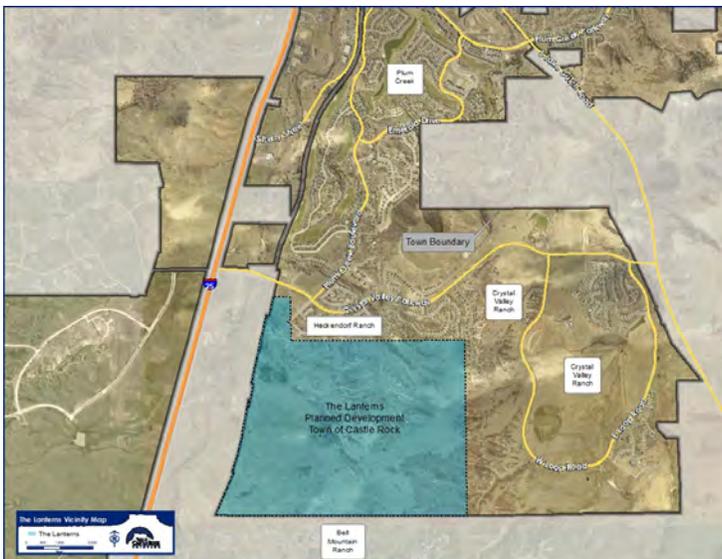
**Description:** A major Planned Development (PD) amendment has been submitted for the Lanterns PD, located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 853 acres. The proposed amendment would create a new 5-acre planning area and allow a church or single-family detached uses. The amendment would incorporate into the Lanterns PD, the 5.2 acre lot at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard, without any changes to the permitted uses. The amendment would also establish a master sign plan for the Lanterns development to be known as Montaine.

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

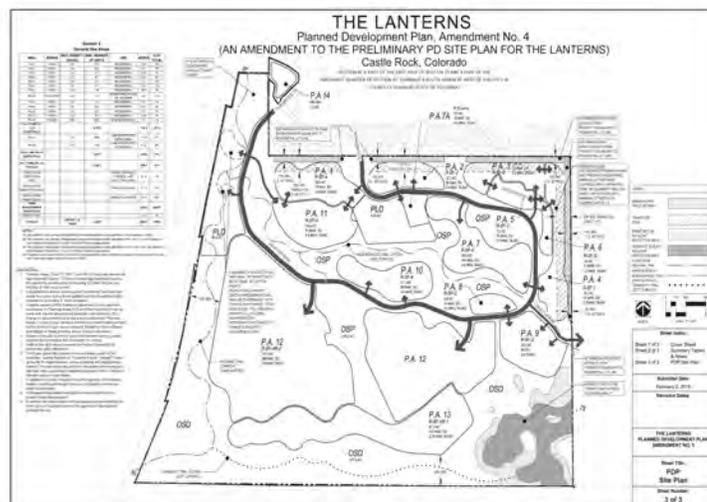
**Construction schedule:** To be determined.

**Of note:** 5-23-19 Planning Commission voted 5-0 to recommend approval to Town Council. This application requires two readings before the Town Council.

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



Lanterns Vicinity Map



Lanterns PD Plan Amendment

# Development Activity

## FAST FACTS – The Lanterns Site Development Plan

Project# SDP17-0044

**Description:** The Lanterns Site Development Plan, previously submitted on Oct. 16, 2017, has been revised and resubmitted. The revised SDP accounts for unmapped floodways. The Lanterns Planned Development is located south of Plum Creek Blvd and Crystal Valley Pkwy. The site is approx. 848 acres. The site plan proposes 1200 single-family lots, with approx. 663 lots designated as Active Adult for ages 55+. Extensive trail networks, open space tracts and buffers are planned in the development. There are two primary points of access; one from Plum Creek Blvd, the other from Old Lanterns Pkwy. A future road connection between the Lanterns and Crystal Valley Ranch is planned. The development will be constructed in phases.

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

**Construction schedule:** Initial phases are planned for 2019.

**Of note:** Town Council approved the Site Development Plan on March 5, 2019.

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



Proposed Site Development Plan



The Lanterns PD Vicinity Map

# Development Activity

## FAST FACTS – Meadows Filing 16, Parcel 8 (Meadows South) Site Development Plan

Project# SDP18-0028

**Description:** Castle Rock Development Company has submitted a Site Development Plan for a parcel located south of Wolfensberger Road and West of the intersection of Coachline Road and Plum Creek Parkway. The property is approximately 27 acres and zoned to allow low density multi-family. The proposed plan is for 58 pair homes consisting of 116 residential units. There is one access point along the west side of the property, which will also serve as access to the Town's park property adjacent to the site to the west. An emergency vehicle access will be provided on the east property line, where the site is adjacent to the Covenant development. Improvements to the Omni Gulch and the floodplain are proposed with this site plan.

**Status:** Contact the Project Manager for the status of the submittal

**Construction schedule:** TBD

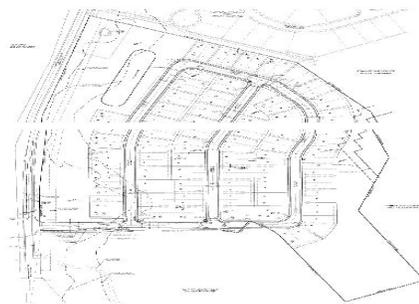
**Of note:** Town Council approved the Site Development Plan on February 19, 2019

**Contacts:** R.C. Hanisch, Castle Rock Development Co., rhanisch@crdvco.com

Sandy Vossler, Town of Castle Rock - Planning, svossler@crgov.com



Vicinity Map



Proposed Site Development Plan

Version: 2

# Development Activity

## FAST FACTS – Meadows Residential Neighborhood

Site Development Plan (F16, P6-7)

Project# SDP18-0057

**Description:** The property is located on the east and west side of Coachline Road, just north of Wolfensberger Road. The Site Development Plan proposes 57 single family detached homes on approximately 39.6 acres that is currently zoned for single family residential development. Forty-five homes are planned west of Coachline Road and 12 homes are planned east of Coachline Road. Both neighborhoods will take their primary access from Coachline Road. Due to the number homes and street length west of Coachline, an emergency vehicle access will serve that neighborhood. Twenty-three acres of open space will be dedicated to the Town with this development.

**Status:** Under staff review.

**Construction schedule:** 2019

**Of note:** A neighborhood meeting was held on October 4, 2018.

Public hearings are required before the Planning Commission and Town Council.

**Contacts:** Malcolm Mulrone, CRDC, 303-394-5500 or [mmulrone@crdvco.com](mailto:mmulrone@crdvco.com)

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



Vicinity Map



Site Plan

Version: 1

# Development Activity

## FAST FACTS – Meadows Filing 20, Phase I, Block 10

Lot 1 Site Development Plan

Project# SDP17-0039

**Description:** This property is located in the Town Center use area of the Meadows Planned Development. This is a multifamily project called the Springs at Castle Rock. The site plan proposes 204 units consisting of studio, 1-, 2- and 3-bedroom units in 9 residential buildings on 12 acres. The buildings will be 3-story, with private entries to each unit. Private amenities include a clubhouse, pet playground, storage lockers, picnic areas, and attached and detached garages. The developer described this as an upscale, market rate community.

A neighborhood informational meeting was held on June 12th at the Taft House. No members of the public attended.

**Status:** Town Council approved the Site Development Plan, as proposed, on April 17, 2018.

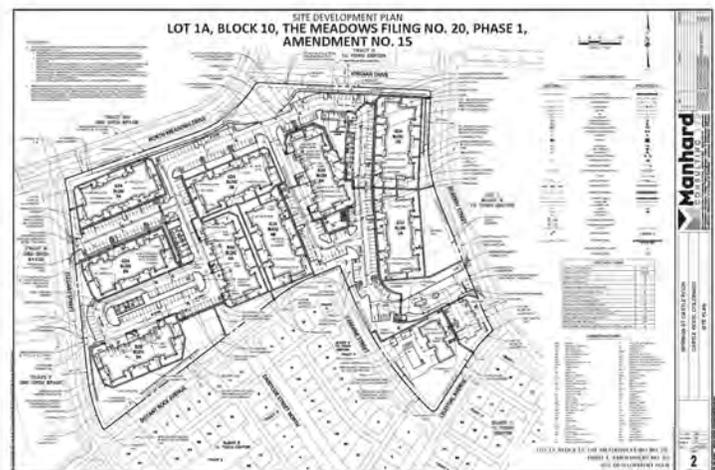
**Construction schedule:** Under construction.

**Of note:**

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



Vicinity Map



Approved Site Development Plan

# Development Activity

## FAST FACTS – Meadows Town Center Mixed Use Bldg Site Development Plan

Project# SDP19-0009

**Description:** This property is located in the Meadows Town Center, northwest of the intersection of Future Street and Mercantile Street. The site plan proposes a 154,638 square foot four-story, mixed use building. The first floor will include a 4,000 square foot restaurant, a private clubhouse and leasing office. Floors two through four will include 111 multifamily dwelling units with a bedroom mix as follows: 59 one-bedroom units, 46 two-bedroom units, & 6 three-bedroom units. Proposed parking includes 154 surface spaces, 16 attached garages, and 16 detached garages in a single building. Fourteen on-street spaces on the west side of Bilberry Street will be allocated to the development. Two interior courtyards will provide gathering space and a dog park will be located north of the mixed use building.

**Status:** Contact the project manager for current status.

A neighborhood meeting was held on March 6, 2019.

**Construction schedule:** TBD

**Of note:** Public hearings are required before the Planning Commission and Town Council.

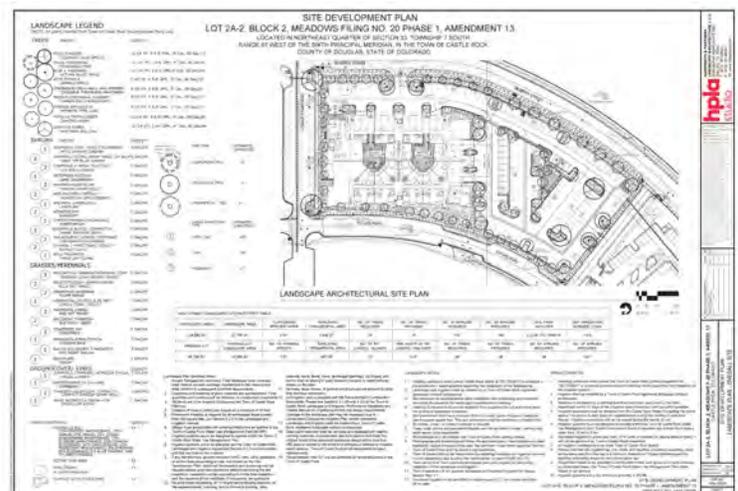
**Contacts:** RC Hanisch, CRDC, 303-394-5139 or rhanisch@crdvco.com

Josh Desmond, The Garrett Companies, 317-743-8601 or josh@thegarrettco.com

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



Property Vicinity Map



Proposed Site Development Plan

Version: 1

# Development Activity

## FAST FACTS – Memmen Trails Annexation

Project# ANX19-0001

**Description:** 15 M, LLC has submitted an annexation petition to bring approximately 15.8 acres, now part of unincorporated Douglas County, into the Town of Castle Rock. The parcel is located between Memmen Ridge Park to the north and the Glover Subdivision to the south. Oman Road runs along the west property line. 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 please contact the Town project manager (TOCR PM)

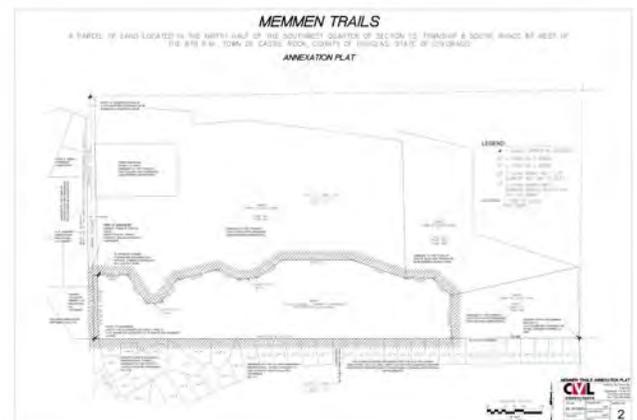
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Paul Brady, Godden I Sudik Architects, 303-455-4437, paulb@goddensudik.com  
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Annexation Plat

# Development Activity

## FAST FACTS – Memmen Trails Planned Development Plan

Project# PDP19-0001

**Description:** 15 M, LLC has submitted a request for Planned Development Plan (PDP) and Zoning Regulations Review in conjuncture with their Annexation application. The proposal includes a 15.8 parcel located between Memmen Ridge Park to the north and the Glover Subdivision to the south. Main access is off Oman Road on the west edge of the property along with a secondary connection to the Glover Subdivision by way of Stone Ave. The plan proposes single family attached homes with paired homes along the south border of the project for a total of 120 dwelling units. The application will require public hearings in front of Planning Commission and Town Council in conjuncture with the Annexation application.

**Status:** For current status contact the Town project manager (TOCR PM)

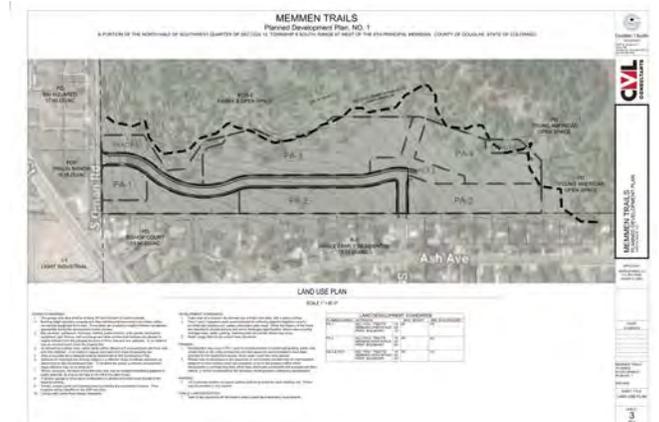
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Paul Brady, Godden I Sudik Architects, 303-455-4437, paulb@goddensudik.com  
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Planned Development Plan

# Development Activity

## FAST FACTS – Oakwood Apartments

Project# SDP19-0010

**Description:** Douglas County Housing Authority has submitted a Site Development Plan Amendment for the Oakwood Apartments. A new three story building is being proposed as part of this Site Development Plan Amendment in the center of the property that will contain 53 apartment units, the leasing center, and community center. The new building will be 41 feet in height. To make room for the new building and associated new parking areas, one existing apartment building (8 units), the existing leasing center, and the existing community center will be demolished.

**Status:** Please contact the Town Project Manager (TOCR) to receive an updated status.

**Construction schedule:** To be determined.

**Of note:** This project will require hearings before the Planning Commission and Town Council.

**Contacts:** Town of Castle Rock PM: Brad Boland, [bboland@crgov.com](mailto:bboland@crgov.com), 720-733-3538  
Douglas County Housing Authority: Diane Leavesley, [dleaves@douglas.co.us](mailto:dleaves@douglas.co.us),  
303-814-2966



Vicinity Map



Photosimulation

# 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.

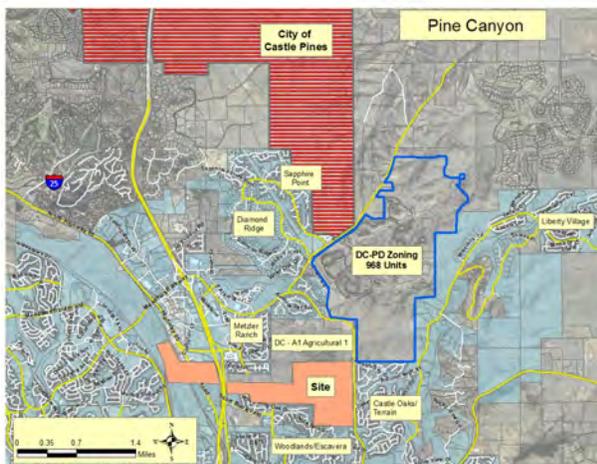
**Construction schedule:** To be determined.

**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@cr.gov.com)



Pine Canyon - Vicinity Map



Pine Canyon - Proposed PD Plan

# Development Activity

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

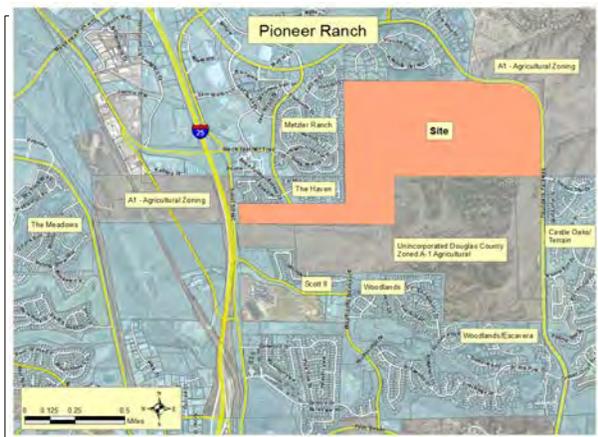
**Description:** Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123 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.

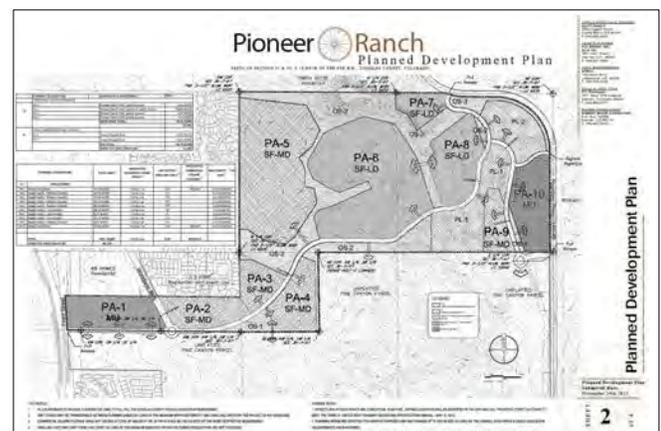
**Construction schedule:** To be determined.

**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: Sandy Vossler, Senior Planner 720-733-3556 (svossler@cr.gov.com)



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan

# Development Activity

## FAST FACTS – Plum Creek Gas Station and Convenience Store

Project# SDP18-0038

**Description:** Plum Creek Investments, LLC proposes a strip center with gas station at the south east corner of East Plum Creek Parkway and South Lake Gulch Road. The strip center is a 7,200 foot multi-tenant retail building. A convenience store will occupy approximately 5,100 square feet, while the remaining 2,100 square feet are reserved for a future tenant yet to be determined. Six fuel stations are proposed to be in front of the building under a canopy. An automated drive-thru carwash facility will also be located on the property.

**Status:** For updated status please contact the Town project manager.

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

**Of note:** This project is subject to the Town's residential/non-residential interface regulations. Public hearings before Planning Commission and Town Council are required. Dates TBD.

**Contacts:** Applicant Rep: Steven Cromer, 720-536-3180, [scromer@dimensiongroup.com](mailto:scromer@dimensiongroup.com)  
TOCR PM: Brad Boland, Planner II, 720-733-3538, [bboland@cr.gov](mailto:bboland@cr.gov)



Vicinity Map



Site Plan

# 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