

# 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.

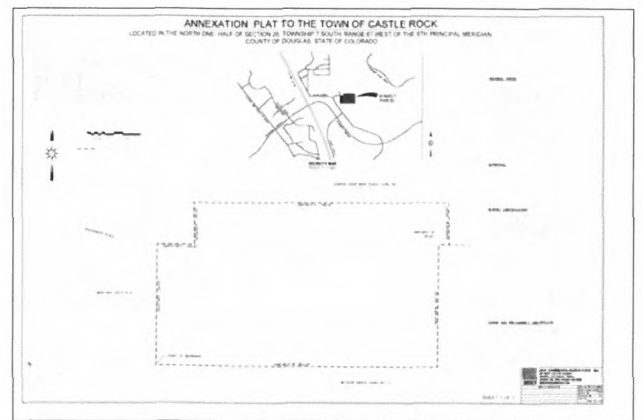
**Construction schedule:** To be determined

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

**Contacts:** Renae Stavros, R&R Eng.-Surv., Inc. 720-390-5537 or rstavros@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.

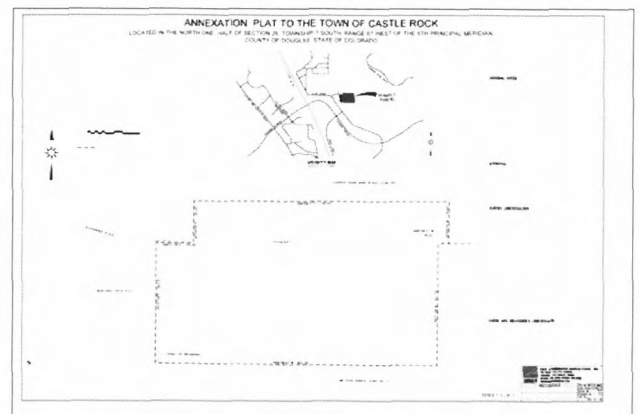
**Construction schedule:** To be determined

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

**Contacts:** Renae Stavros, R&R Eng.-Surv., Inc. 720-390-5537 or rstavros@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 5540 feet.
Assisted Care, Convalescent Retirement Communities.	Maximum Number of units is 160. Setbacks of 10' for the side lot, 20' for the rear; and 2040' for the front. Maximum building height shall be 5540 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

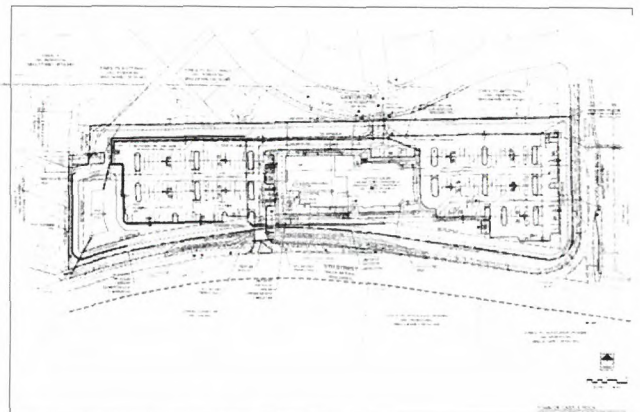
**Of note:** \_\_\_\_\_

**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.

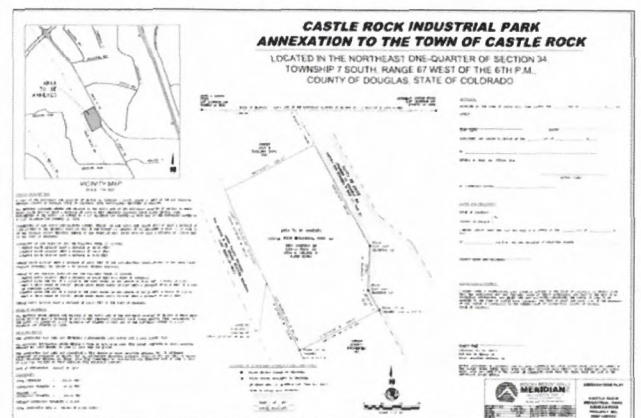
**Of note:** On March 23, 2017, the Planning Commission voted 4-0 to recommend approval of the Annexation & Zoning applications.

**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 SDP

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:** Contact the Project Manager for status and public hearing dates.

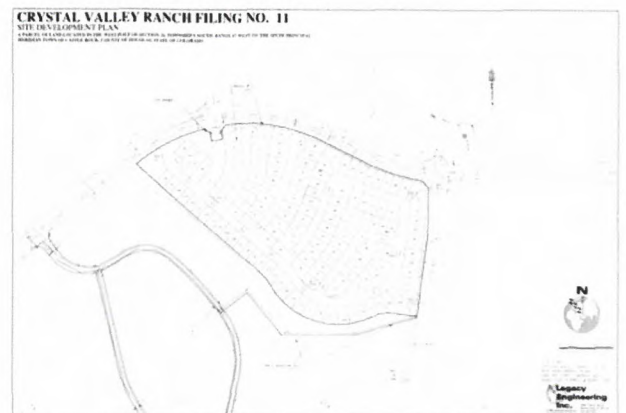
**Construction schedule:** 2017

**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 – 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 – 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:** Under staff review. The Planning Commission and Town Council public hearing dates have not been determined.

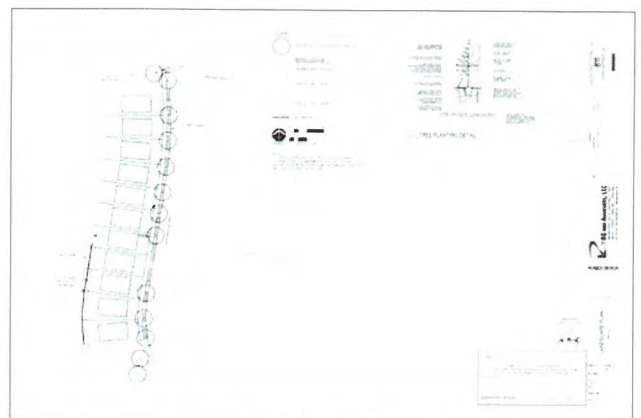
**Construction schedule:** Late fall 2017.

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

**Contacts:** R.C. Hanisch, Castle Rock Dev. Co. (303-394-5139) or [rhanisch@crdvco.com](mailto:rhanisch@crdvco.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 – The Oaks at Castle Rock Filing 2A Site Development Plan Amendment

**Description:** The Oaks of Castle Rock Filing 2A is located 2 miles southeast of downtown Castle Rock half way between Ridge Road & Lake Gulch Road on Plum Creek Pkwy. The site totals 170- acres. Filing 2A is being separated out from Filing 2 as an amendment. The amendment proposed to increase the amount of lots from 100 to 112 and adjust the the alignment of the roads. The original Site Development Plan was approved in 2009.

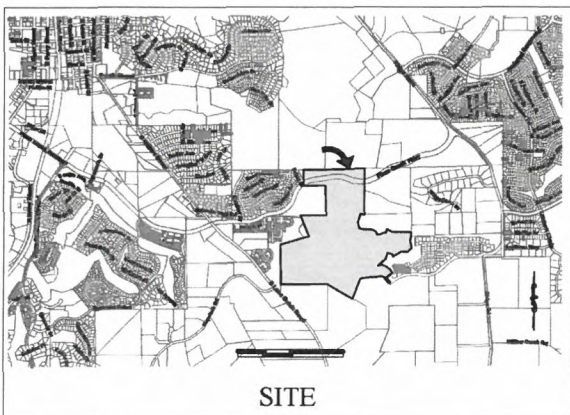
**Status:** For status information please contact the Town Project Manager.

**Construction schedule:** TBD

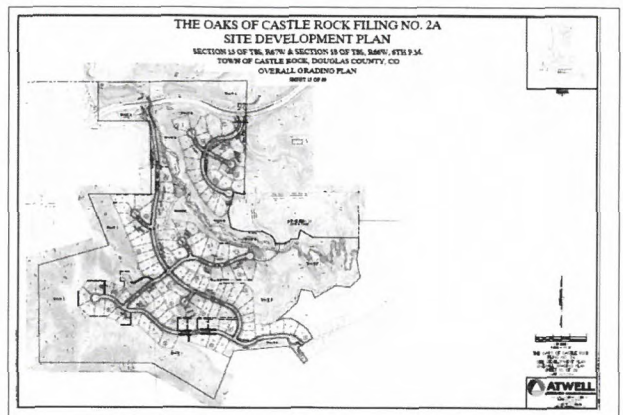
**Of note:** This project will require public hearings before the Planning Commission for review and recommendation and Town Council for approval.

**Contacts:** Applicant: Harvey Alpert, 303-771-3667, hba\_inc@msn.com

Town Project Manager: Donna Ferguson, 720-733-3566, dferguson@crgov.com



**Location Map**



**Proposed Site Development Plan Amendment**

# 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 1,327,055 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.

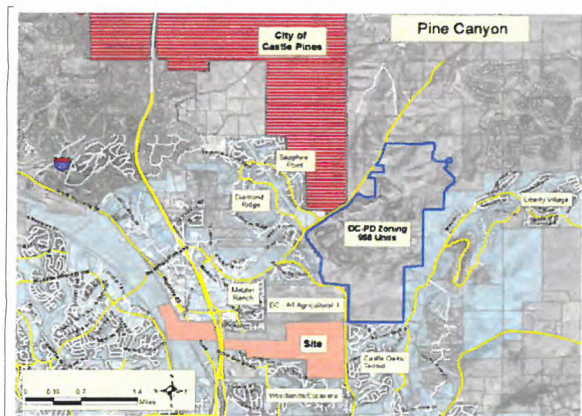
**Construction schedule:** To be determined.

**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; timoakridgepropertiesllc.com

Ownr 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 LAND (SQ. FT.)	1,090,000
LAND (SQ. FT.)	1,090,000
ASPHEN MEADOWS PD	1,090,000
B.W. SQUARED PD	1,090,000
R-1	1,090,000
R-2	1,090,000
R-3	1,090,000
...	...

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.

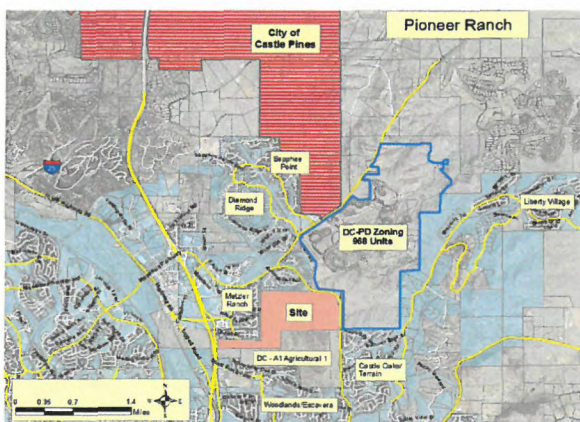
**Status:** For current status contact the project manager.

**Construction schedule:** To be determined.

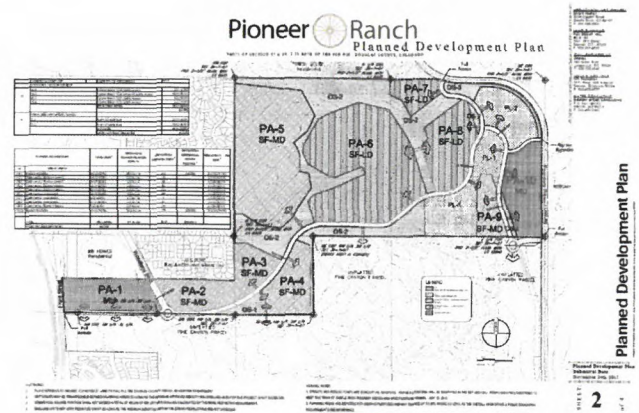
**Of note:** The Comprehensive Master Plan identifies this area as a future residential and mixed use.

**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 – PleasantView Annexation

Request: PleasantView Annexation Project# ANX16-0006

**Description:** James Mill of Legacy Engineering, authorized agent for Douglas and Ruth Wood, owners, filed a new annexation petition to the Town on October 27, 2016, under the name of PleasantView. The Petition was filed with the Town Clerk Nov. 23, 2016. The Annexation is presently being reviewed by Town Staff and external public utilities and resource agencies. A neighborhood meeting was held Nov. 28, 2016, prior to zoning application submittal. The 30 ac. property is located southwest of the intersection of Pleasant View Drive and Castle Oak Drive. The site is currently zoned Rural Residential within Douglas County. If annexed into the Town, 100 single family residences are being proposed for the site.

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

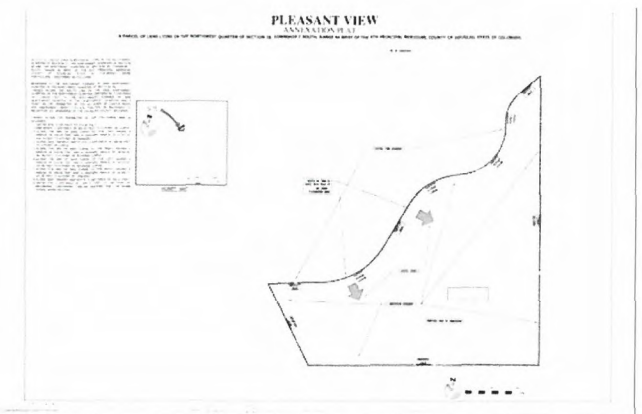
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Gregg Brown, Crystal Valley Ranch Dev.Co. 303-814-6882, [gregg@cvranch.com](mailto:gregg@cvranch.com)  
Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205, or [kmarx@crgov.com](mailto:kmarx@crgov.com)



Vicinity Map



Annexation Plat

# Development Activity

## FAST FACTS – Plum Creek Ridge - 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 three buildings with 4-units each for a total of 12 dwelling units. Each townhome unit will also have a two-car garage which will be accessed from the rear of the unit.

**Status:** This application is currently under review. This application will require public hearings before the Planning Commission and the Town Council but these hearings have not be set.

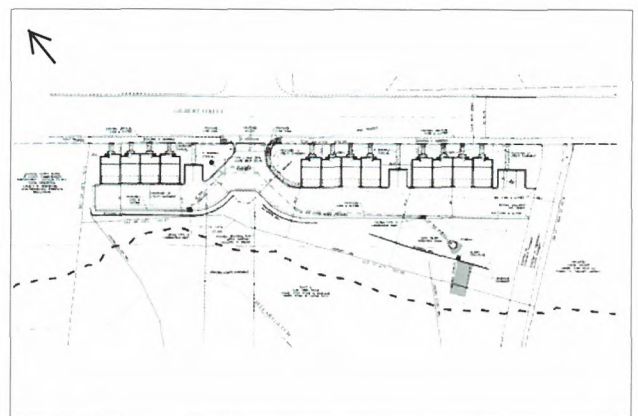
**Construction schedule:** None at this time.

**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  
Donna Ferguson, Town of Castle Rock, 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.

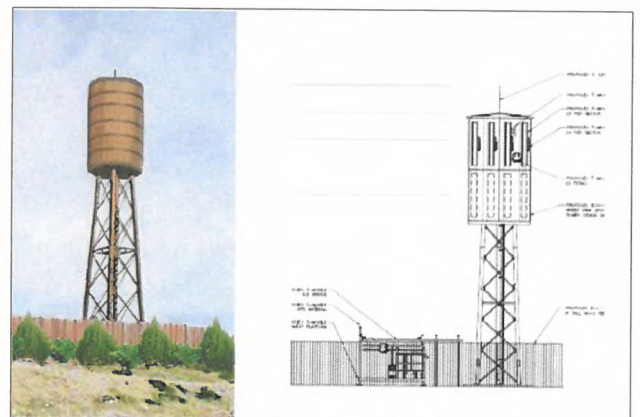
**Construction schedule:** None at this time. This project is currently under review.

**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 (Proposed Annexation, PD Plan and PD Zoning) Project# PPD06-004

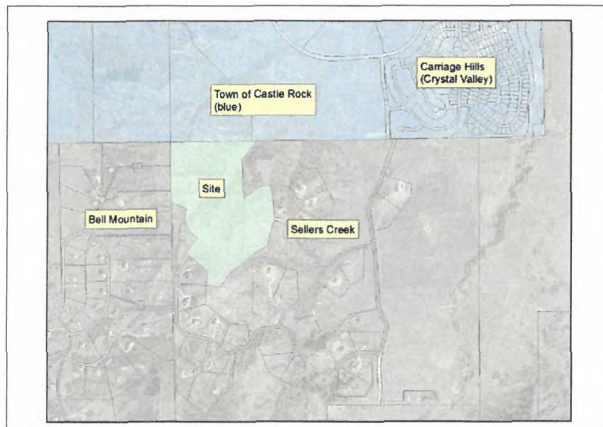
**Description:** Ridge Estates (formerly Seller Creek Ranch Estates) is located south of Crystal Valley Ranch. It is adjacent to Bell Mountain Ranch on the west and Sellers Creek Ranch on the east. The property is approximately 70 acres and is currently zoned A-1 in Douglas County. The proposed zoning would allow up to 100 single-family lots. Approx. 27 acres or 38.5% of the site would be maintained as open space. Two points of public access are proposed, both from Crystal Valley Ranch PD to the north. An emergency vehicle only access is proposed on to Sellers Creek Road in Douglas County.

**Status:** The applicant has withdrawn the Planned Development Plan and Zoning Regulations. The annexation application remains active.

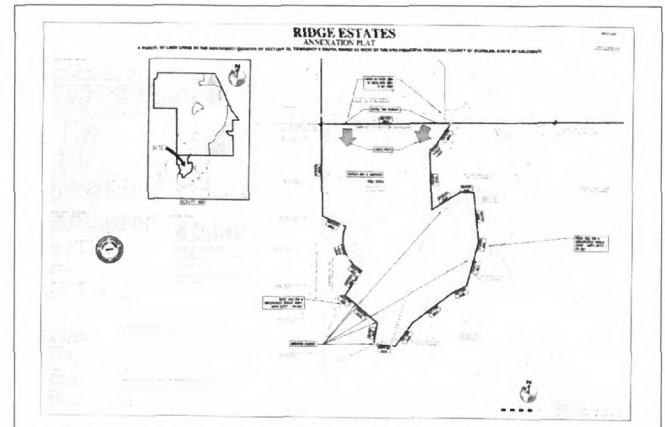
**Construction schedule:** To be determined

**Of note:** Contact Sandy Vossler for project status.

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



Ridge Estates - Vicinity Map



Ridge Estates - Proposed PD Plan

# 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.

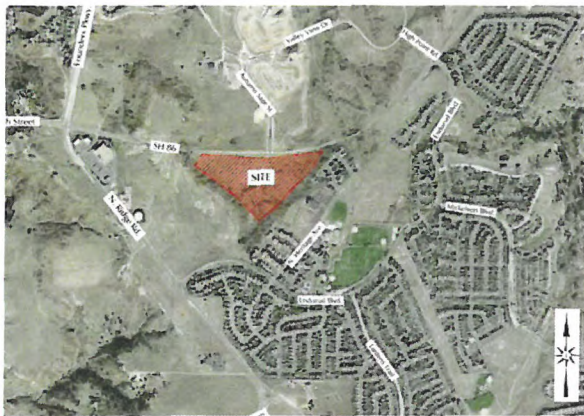
**Status:** For current status contact the project manager.

**Construction schedule:** To be determined

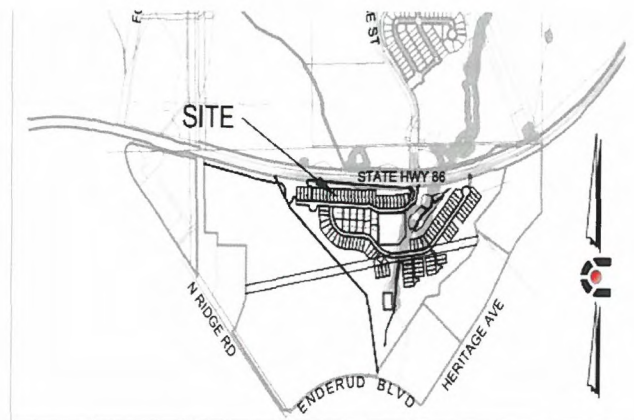
**Of note:** \_\_\_\_\_

**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 Centers of Castle Rock Annexation Petition

Project# ANXP17-00XX

**Description:** The applicant, Cactus Moon Maizeland, LLC, has submitted an Annexation Petition to bring approximately 1.5 acres into the Town of Castle Rock. The parcels are located along the S. I-25 Frontage Road between Brookside Circle and S. Perry Street.

The property is currently unimproved but zoned Rural Residential under the jurisdiction of Douglas County. The applicant anticipates zoning the property Planned Development (PD) to permit self storage uses.

The Annexation Petition application will require public hearings before the Town Council. The Annexation Petition must be found to be in Substantial Compliance and Eligible to be annexed before a Town Annexation process can be considered.

**Status:** A public hearing to determine the application's Eligibility has been scheduled for Tuesday, September 5, 2017.

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

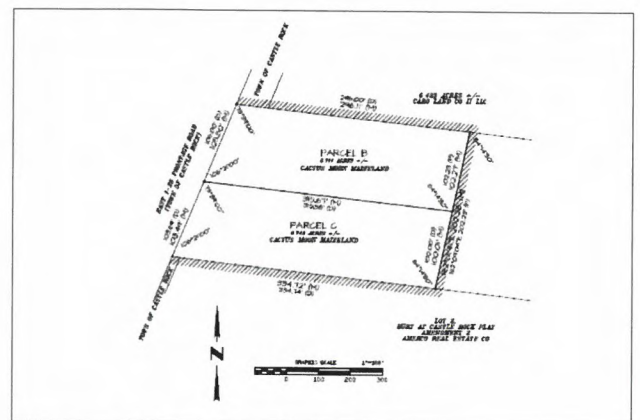
**Of note:** On July 18, 2017 TC found the application to be in Substantial Compliance by a vote of 6-0.

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

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



Location Map



Annexation Plat

# Development Activity

## FAST FACTS – 390 N Perry St, Downtown Facade

Lost Coffee facade improvement

Project# SDP17-0035

**Description:** The owner of Lost Coffee, which is located at 390 N Perry Street or on the southeast corner of 4th and N Perry Street, is proposing to change their window facade on the side facing Perry Street. They would like to remove part of the existing window and replace it with a new "garage" door-type window and a new walk-up counter.

**Status:** Please contact Town Project Manager for current status

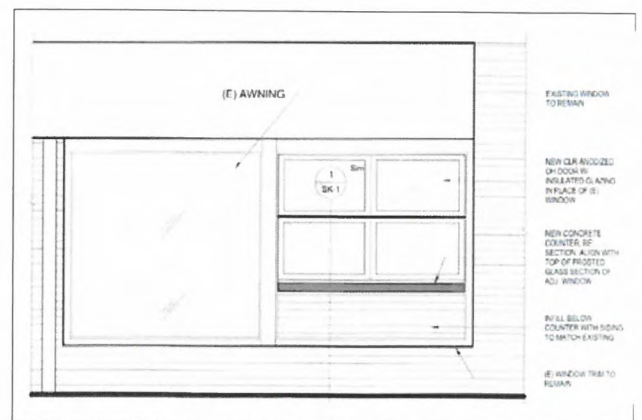
**Construction schedule:** summer/fall 2017

**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: Doug Decker White Construction 303-681-4261 ddecker@whitecg.com  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Existing Windows (from Perry St)



Proposed Window / Facade Change

# Development Activity

## FAST FACTS – 3912 Trail Stone Circle Use by Special Review for Childcare Facility Project# USR17-0003

**Description:** The applicant has submitted for a Use by Special Review for a  
12 child in home day care. The hours of operation for the childcare are Monday through  
Friday from 7 AM to 5 pm.

**Status:** This project is under review

**Construction schedule:** None at this time

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

**Contacts:** Applicant: Kelsey Gregersen, kelseyjgregersen@gmail.com

Applicant: Laura Zyonse, laura.zyonse@eagles.oc.edu

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



Location Map



Location Map 2



# Development Activity

## FAST FACTS – 1375 W. Plum Creek Parkway Use by Special Review for Wireless Facility Project# USR16-0008

**Description:** Verizon has submitted a Wireless Use by Special Review application to install three wireless facilities at the 1375 W. Plum Creek parkway. Each facility, located within the parking lots of Phillip S. Miller park, will consist of a new light pole with a stealth antenna array. No equipment cabinets will be needed as all equipment will be within the poles. The site will service Philip S. Miller Park

**Status:** The Use by Special Review application has been scheduled for public hearings before Planning Commission on June 22, 2017 and Town Council on July 18, 2017.

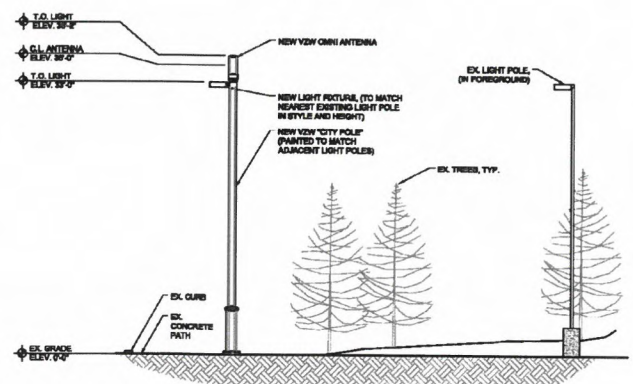
**Construction schedule:** None at this time

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

**Contacts:** Verizon Contact: Garrett Kendall, Centerline Solutions, 720-365-7012, [gkendall@centerlinesolutions.com](mailto:gkendall@centerlinesolutions.com)  
Town Contact: Brad Boland, 720-733-3538, [BBoland@crgov.com](mailto:BBoland@crgov.com)



Location Map



Project Elevation

# 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.

**Status:** Under Review

**Construction schedule:** Not applicable

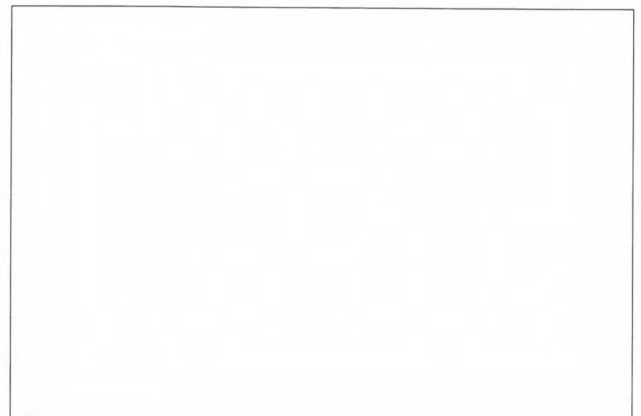
**Of note:** The application will require public hearings before Planning Commission and Town Council for approval

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

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



**SITE LOCATION**





# Development Activity

## FAST FACTS – Rezone of 249 South Gilbert Street

Project# SZ2017-0001

**Description:** The Town has initiated a rezoning of the property located at 249 South Gilbert Street. The property is currently split zoned with zonings of I-1 Light Industrial and R-1 Single Family Residential. The proposal would rezone the property in its entirety to I-1.

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**Status:** The rezoning application has been approved by Council at second reading June 6, 2017.

**Construction schedule:** Not applicable

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

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

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**SITE LOCATION**



**CURRENT ZONING**

# Development Activity

## FAST FACTS – Downtown Site Development Plan

505 Jerry Street Apts & Offices

Project# SDP17-0015

**Description:** The applicant is proposing an apartment and office building at the northwest corner of Fifth and Jerry Streets. The existing residential homes would be demolished and replaced with a new building with two levels of parking with five levels above with apartments and individual office suites on each floor. A total of 70 apartments (13 units on each floor) will be a mix of one and two bedroom units. Storage will also be provided in the interior of each floor with the sixth floor including an open courtyard with private amenities for the residents. The lower parking levels include 78 spaces, with 4 accessible spaces and an additional 6 spaces for motorcycles. On the southeast corner of each floor with be individual office suites. The proposed building height and use are allowable per the zoning.

**Status:** please contact Julie Kirkpatrick, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com) for more information.

**Construction schedule:** possibly late 2017

**Of note:** The applicant held an open house on March 23, 2017, prior to SDP submission. The Design Review Board will consider this application during a public meeting.

**Contacts:** Gene Gregory, 5th Avenue Apts. LLC, 303-850-4123, [genegreg11@gmail.com](mailto:genegreg11@gmail.com)  
Dawn Borchers, Roth Lang Engineering, 303.841.9365, [dborchers@rothlang.com](mailto:dborchers@rothlang.com)  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



NW corner of Fifth and Jerry



Proposed Building from S Jerry

# Development Activity

## FAST FACTS – Downtown Site Development Plan

519 N Wilcox St - brewery

Project# SDP17-0030

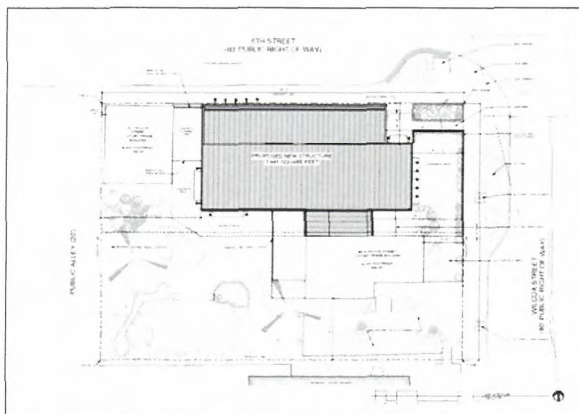
**Description:** Located at the SW corner of 6th and Wilcox Streets, the applicant is proposing a new brewery on the property which includes the Augustine Grill. The existing buildings would remain; however, the newer addition to the Victorian structure will likely be removed. The new brewery, which would be named "Wild Blue Yonder," would be located on the NE corner of the property and would measure approximately 3,450 SF with additional outdoor seating and associated landscaping.

**Status:** please contact Julie Kirkpatrick, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com) for more information

**Construction schedule:** possibly late 2017

**Of note:** The applicant held an open house on June 2, 2017, prior to SDP submission. The Design Review Board will consider this application during a public meeting.

**Contacts:** Andrew Wasson, applicant representative, [wasson13@gmail.com](mailto:wasson13@gmail.com), 303-957-7689  
Mark Bourne, architect, [mark@clutchdesignstudio.com](mailto:mark@clutchdesignstudio.com), 303-459-4740  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



Proposed Site Plan (519 N Wilcox)



Proposed Elevation from Wilcox St