

# 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:** Approved by Town Council in meeting State Statute requirements. ANX16-0002 and PDP17-0001 (under review) will go to public hearing at a date to be determined.

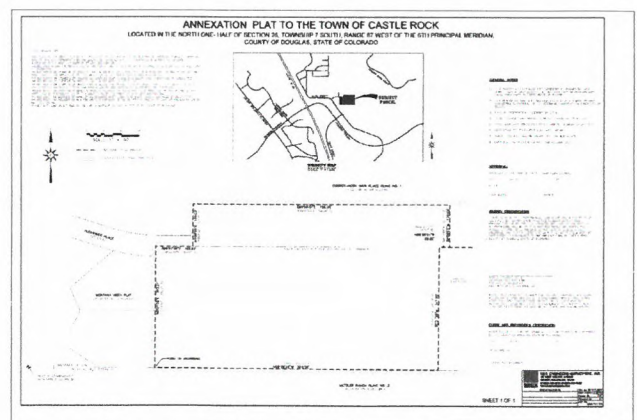
**Construction schedule:** To be determined

**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 – 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:** Under review, concurrently but separately, with Annexation (ANX16-0002).  
Planning Commission and Town Council hearing dates to be determined.

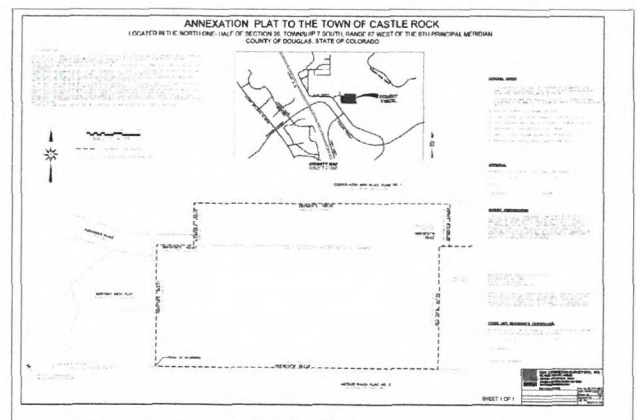
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Renae Stavros, R&R Eng.-Surv., Inc. 720-390-5537 or [rstavros@rrengineers.com](mailto:rstavros@rrengineers.com)  
Kathy Marx, Sr. Planner, TOCR, 720-733-2205, or [kmarx@crgov.com](mailto: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 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' for the front. Maximum building height shall be 55 feet.

Proposed Zoning Changes

# 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 Woodland 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 Planning Commission recommended approval to the Town Council 4-27-17.

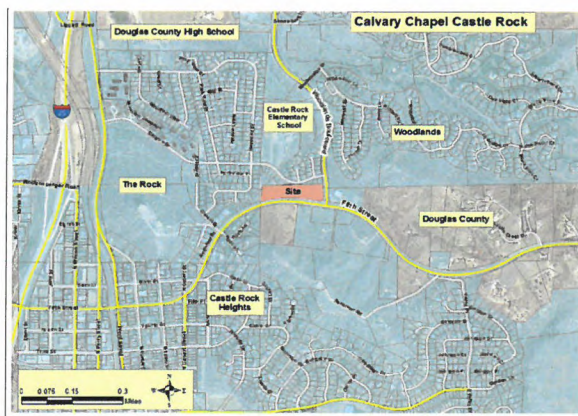
Town Council Approved at 1st reading: 6-6-17; Town Council 2nd reading: 6-20-17

**Construction schedule:** To be determined

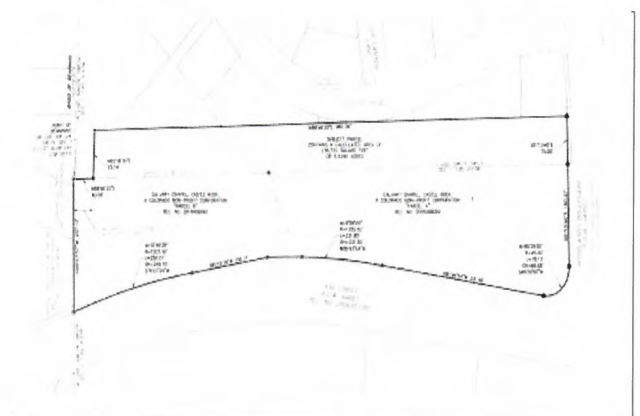
**Of note:** \_\_\_\_\_

**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

# Development Activity

## FAST FACTS – CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT PLAN

Project# PDP16-0004

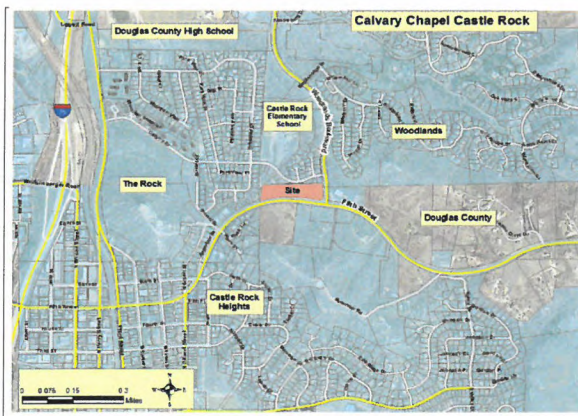
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Planned Development Plan (PD) plan review. The proposal is to construct a 30,000 sq. ft. church seating 780 people. Access will be gained from two points - one from Fifth St. at the south property boundary and one at the north property boundary from Canyon Drive. Parking will be provided on site with a required 1 space per 3 seats. The use of the site is specific to a church with Wednesday evening and Sunday services only. The church office and full time staff will be housed within the church during the week. There will be no daycare or private grade school offered at the church during the week at this time.

**Status:** Under review with Annexation (ANX16-0001). Planning Commission recommended approval to Town Council 4-27-17. TC Approval at first reading - 6-6-17. 2nd Reading 6-20-17

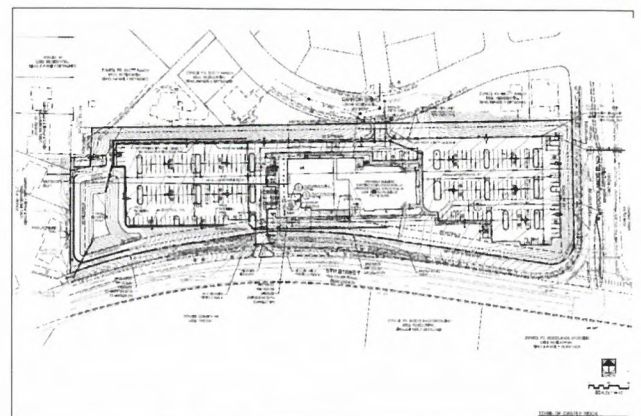
**Construction schedule:** To be determined

**Of note:**

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



Vicinity Map



Site Plan

# Development Activity

## FAST FACTS – CALVARY CHAPEL CASTLE ROCK SITE DEVELOPMENT PLAN

Project# SDP16-0031

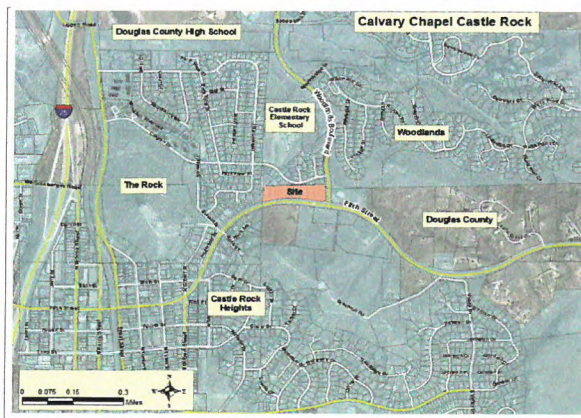
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north 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:** Under review, concurrently but separately, with Annexation (ANX16-0001) and Zoning (PDP16-0004). Will go before Planning Comm. & Town Council after ANX & Zoning.

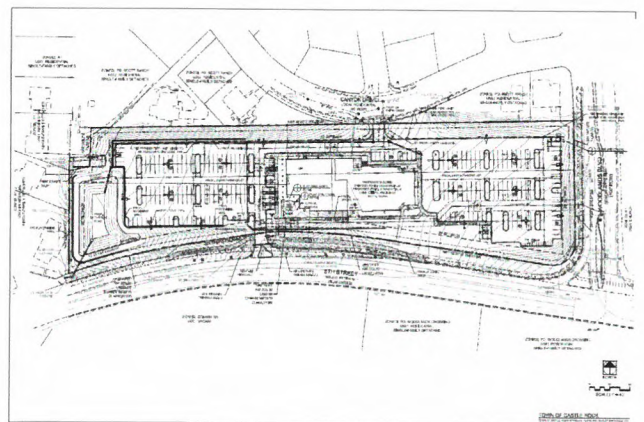
**Construction schedule:** To be determined

**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



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:** Town Council hearings have been scheduled for June 20, 2017 (1st reading) and July 18, 2017 (2nd reading).

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

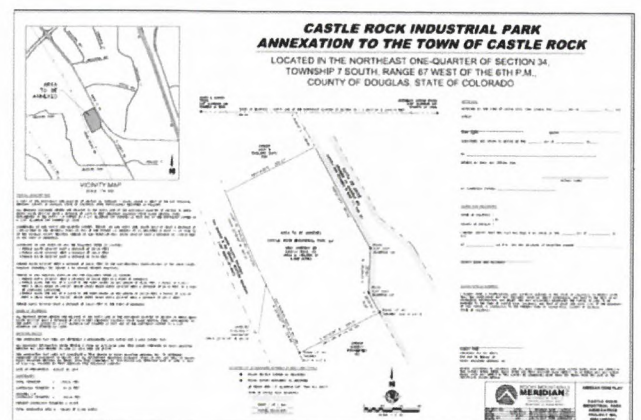
**Of note:** On March 23, 2017, the Planning Commission voted 4-0 to recommend approval of the Annexation & Zoning applications.

**Contacts:** Applicant: Michael Humphrey, Polo Properties Holdings, LLC; 720-733-3600

Town Planner: Donna Ferguson, [DFerguson@CRgov.com](mailto: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

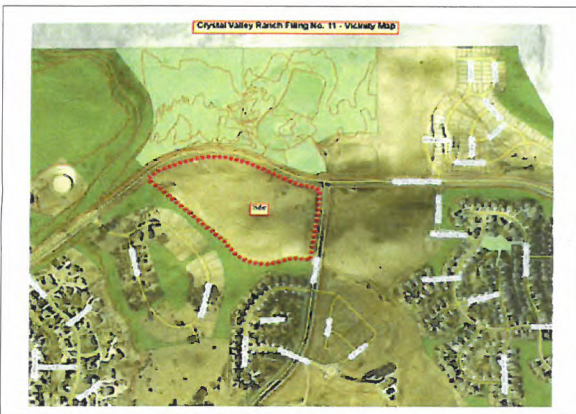
**Description:** Crystal Valley Ranch Filing No. 11 is located southwest of the intersection of Crystal Valley Parkway and West Loop Road. The zoning on the property allows up to 151 single-family lots and a maximum density of 6 dwelling units per acre. This Site Development Plan complies with the approved zoning, proposing 142 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:** Under staff review. Requests for external comments have been sent. Public hearings have not yet been scheduled.

**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, Sr. Planner, 720-733-3556 (svossler@crgov.com)



Vicinity Map



Site Development Plan

# Development Activity

## FAST FACTS – Crystal Valley Ranch, Filing 17

### Site Development Plan

Project# SDP17-0003

**Description:** The 22 acre site is located southeast of the intersection of West Loop Road Fox Haven Drive, near the Pinnacle recreation center. The property is zoned R-TH-12, which allows 158 townhome units and a density of 7.8 dwelling units per acre (du/ac). This site plan proposes 120 single-family, detached units with a gross density of 5.5 du/ac. The lot sizes will range from 4,538 square feet (s.f.) to 14,804 s.f. Two points of access are proposed; one from Fox Haven Drive and the other from West Loop Road. The homebuilder is Kauffman Homes; the builder in Filing 16, directly north of this site. This neighborhood development will be Phase II of the Kauffman project. Public hearings before the Planning Commission and Town Council will be required.

**Status:** The site plan is under staff review. External referrals have been sent. Public hearing dates have not yet been established. Notices will be sent to property owners w/in 300' of site.

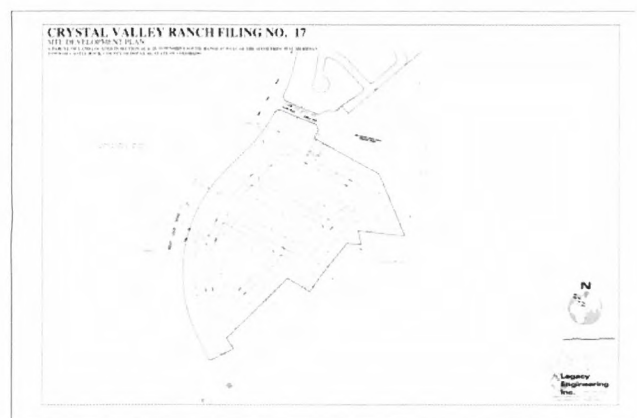
**Construction schedule:** TBD

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

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



Crystal Valley Ranch F17 Map



Crystal Valley Ranch Site Plan

# Development Activity

## FAST FACTS – Ent Credit Union Site Development Plan

Downtown - 190 S. Wilcox St

Project# SDP17-0008

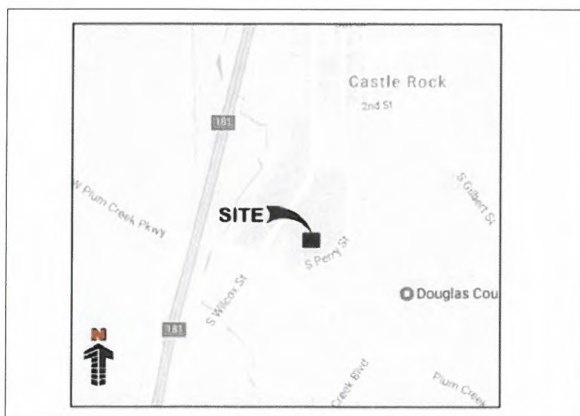
**Description:** Ent Credit Union ("Ent") has submitted a Downtown Site Development Plan Amendment for a new ATM kiosk and drive-through facility at their new location at 190 S. Wilcox Street. The new drive-through kiosk would be located on the west side of the existing building, inside which Ent is completing a tenant finish. The existing building includes other businesses such as the UPS Store, Master Jewelers, and Iconic Nail Spa, just north of the Wells Fargo Bank and southwest from Dairy Queen.

**Status:** DRB public hearing continued to Wednesday, June 14, 2017, at 6:00 pm, Town Hall, 2nd Floor, Town Council Chambers, 100 N. Wilcox St.

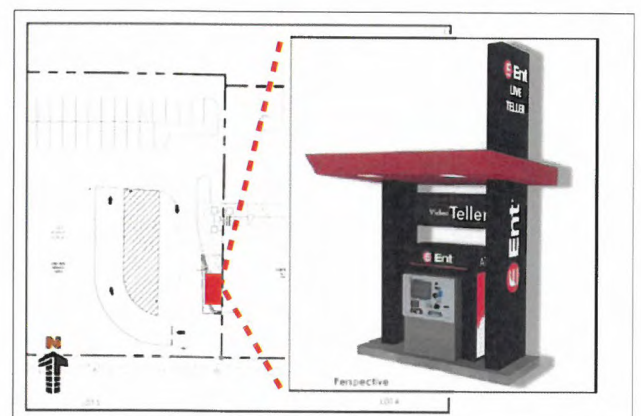
**Construction schedule:** possibly early to mid 2017

**Of note:** This amendment will be reviewed by the Design Review Board for approval at a public hearing.

**Contacts:** Barbara Winter, Ent Credit Union, 719-550-6575, [Bwinter@ent.com](mailto:Bwinter@ent.com)  
Patrick Gunn, Galloway & Co, Inc, 303-770-8884, [PatrickGunn@GallowayUS.com](mailto:PatrickGunn@GallowayUS.com)  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



Located at 190 S Wilcox Street



Proposed ATM kiosk and drive-thru

# Development Activity

## FAST FACTS – Meadows Filing 18 Tract GG Site Dev. Plan and Construction Documents      Project# SDP16-0012)

**Description:** The master developer for The Meadows (CRDC) has submitted a site development plan and propose construction plans for Meadows Filing 18 Tract GG, located between Prairie Hawk Drive, Red Hawk Drive, Low Meadow Boulevard, and Sky Rock Way. This new neighborhood will include 98 single family detached homes on 20.15 acres and will include 5.93 acres of open space for the HOA.

**Status:** The site development plan was approved by Town Council on August 2, 2016.  
Construction documents are currently under administrative review by Town staff.

**Construction schedule:** Work has not yet started

**Of note:** The Residential/Nonresidential Interface standards also apply.

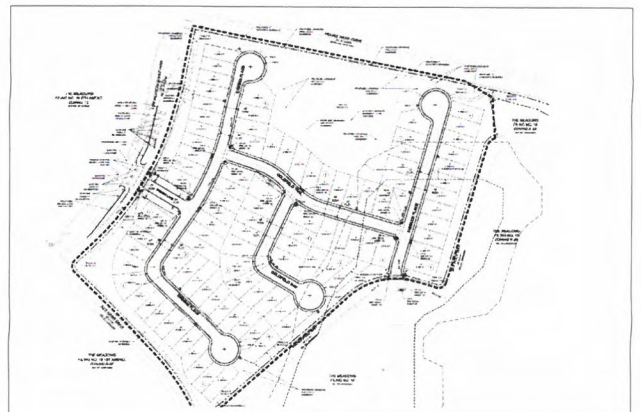
**Contacts:** Owner: Jim Riley, Castle Rock Development Co., 303-394-5500

Owner's Rep: Martin Metsker, Core Consulting, 303-730-5975

Town of Castle Rock: Dan Roberts, 720-733-2202



Vicinity Map



Site Layout

# 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 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.

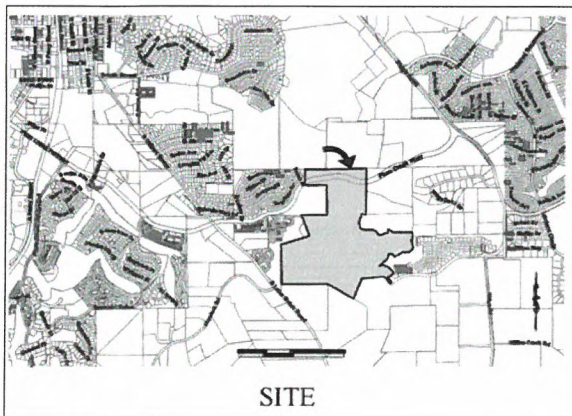
**Status:** Under Staff Review.

**Construction schedule:** TBD

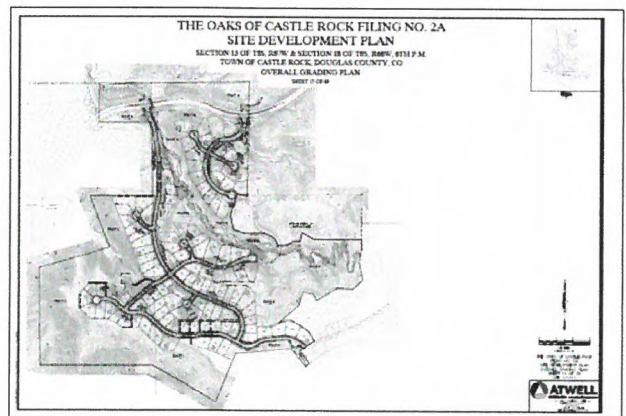
**Of note:** This project requires public hearings before the Planning Commission and Town Council prior to approval.

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

Town: 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

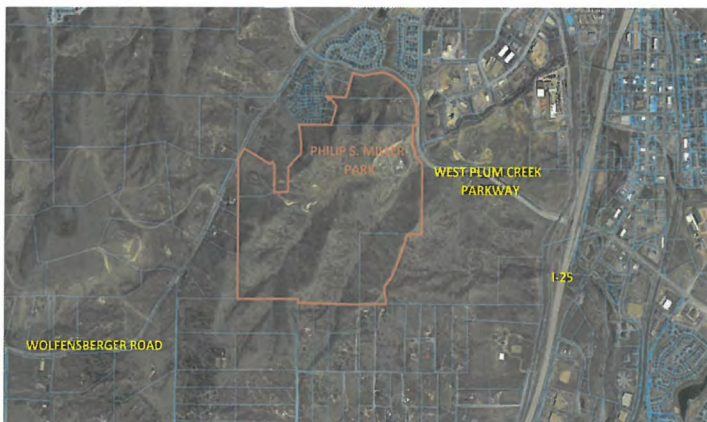
**Description:** The Town of Castle Rock has initiated a request to rezone the approximate 300 acre Philip S. Miller Park from four distinct Planned Development Plan zones (The Meadows Planned Development, Covenant at Castle Rock Planned Development, Castle Highlands Planned Development and Castle Meadows 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:** The Planning Commission recommended approval to Town Council 4-27-17. TC 1st reading 5/16/17 at which time the Council tabled the item.

**Construction schedule:** N/A

**Of note:**

**Contacts:** Jeff Smullen, Asst, Director, Parks and Rec, 303-814-7458; JSmullen@crgov.com  
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.

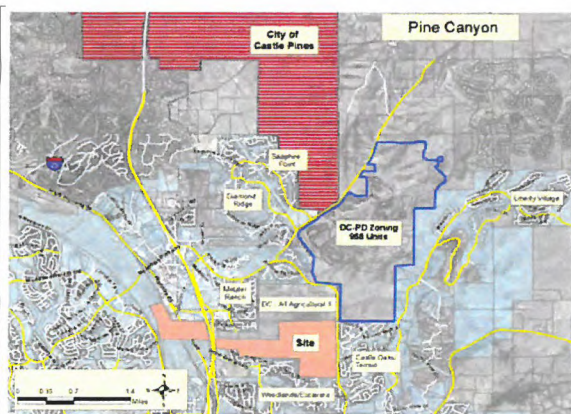
**Construction schedule:** To be determined.

**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](mailto:john@pcsgroupco.com))

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

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



Pine Canyon - Vicinity Map



Pine Canyon - Proposed PD Plan

**B.W. Squared & 498 S. Gilbert St.      Project# PDP15-0004**

**Contacts:** Owner: Tim Peterson, 310-980-0301; timoakridgepropertiesllc.com  
Ownr Rep: Patricia Parish, Opus Planning; 719-660-3604; triciaparish@msn.com  
Town Contact: Donna Ferguson; 720-733-3566; dferguson@crgov.com



## Zoning Regulations

# Development Activity

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

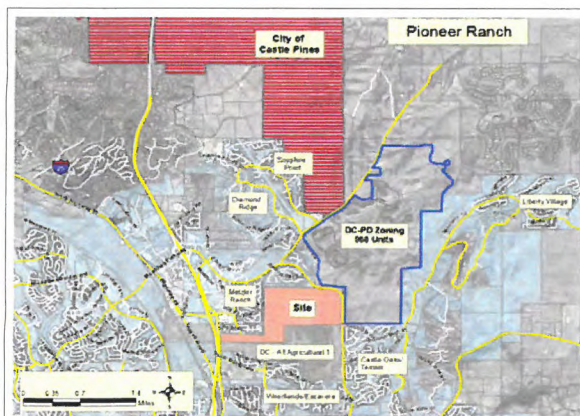
**Description:** Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123 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:** The proposal is currently under staff review. External referral requests have been sent. Public hearings have not yet been scheduled.

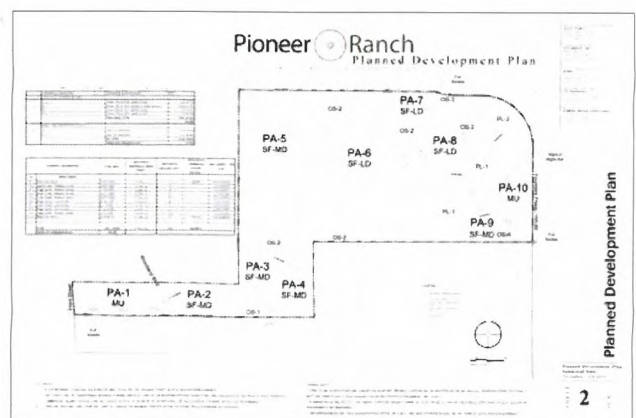
**Construction schedule:** To be determined.

**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)  
Sandy Vossler, TOCR Sr. Planner (720-733-3556, svossler@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:** Substantial Compliance and Eligibility have been approved by Town Council. Further review pending submittal of zoning proposal.

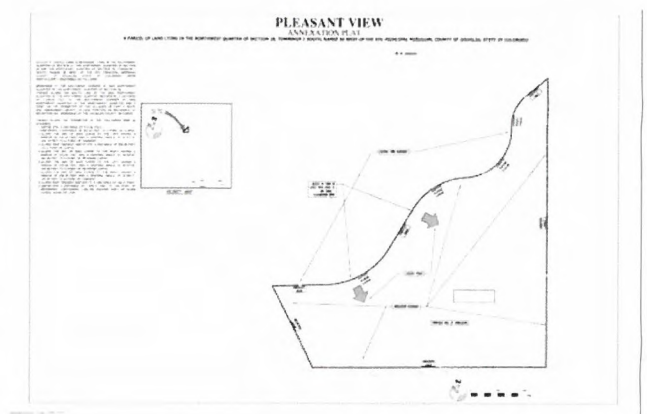
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Gregg Brown, Crystal Valley Ranch Dev.Co. 303-814-6882, [gregg@cvranch.com](mailto:gregg@cvranch.com)  
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 - 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.

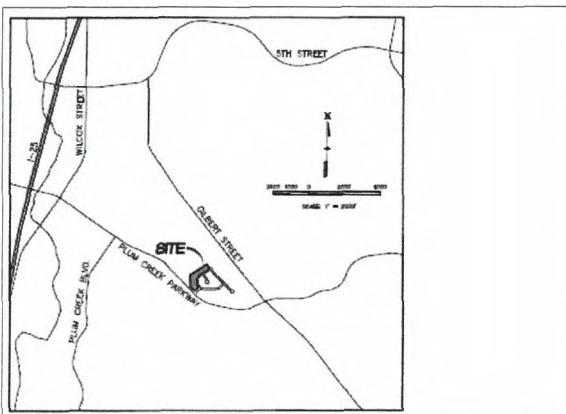
**Status:** The SDP Amendment was approved by Town Council on August 2, 2016

**Construction schedule:** unknown at this time

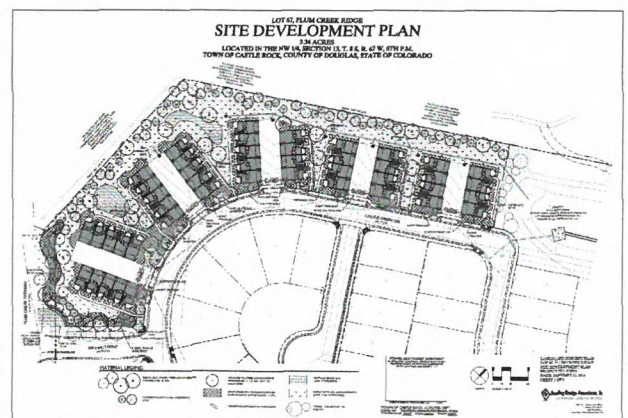
**Of note:** A community meeting to share and obtain feedback on the design of the townhomes took place on 1/23/ 2014.

**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 – 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:** A Neighborhood Meeting is being held on June 14th at 7 P.M. at the Castle Rock Rec Center to share the revised cell tower design and obtain feedback from the community.

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

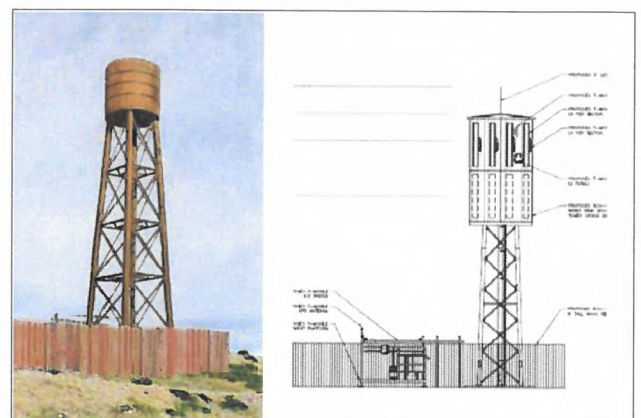
**Of note:** This application will require public hearings before the Parks & Recreation Commission, the Planning Commission and Town Council.

**Contacts:** Eco-Site Agent: Brandon St. Michel, Powder River Dev Services, 208-938-8844, [brandon.stm@powderriverdev.com](mailto:brandon.stm@powderriverdev.com)

Town Contact: 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

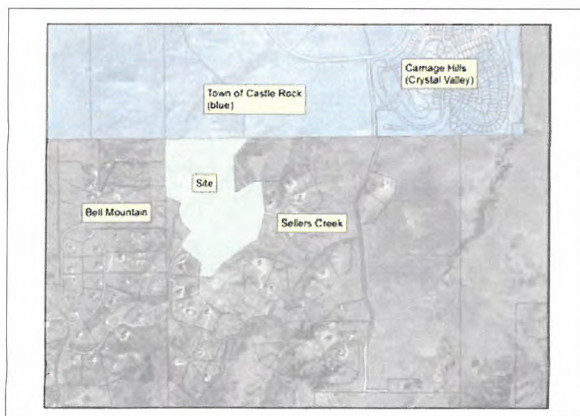
**Description:** Ridge Estates (formerly Seller Creek Ranch Estates) is located south of Crystal Valley Ranch. It is adjacent to Bell Mountain Ranch on the west and Sellers Creek Ranch on the east. The property is approximately 70 acres and is currently zoned A-1 in Douglas County. The proposed zoning 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:** 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.

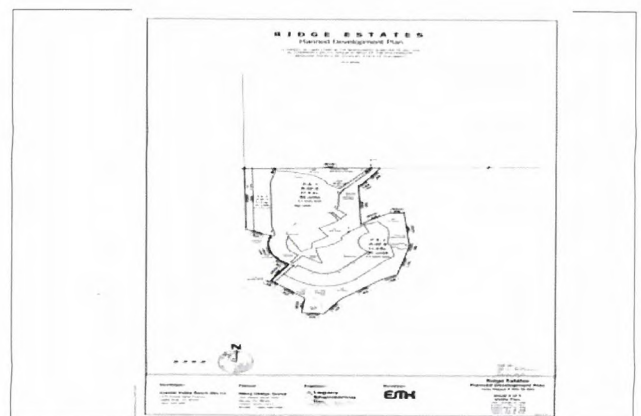
**Construction schedule:** To be determined

**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](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 – 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 S. the 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:** The application is currently under review.

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

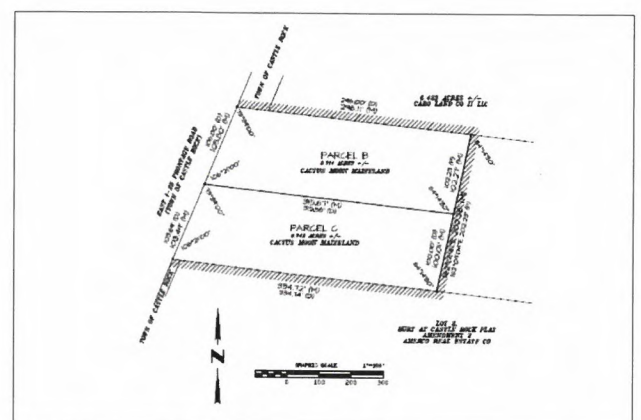
**Of note:** A Neighborhood Meeting to share and obtain feedback on the proposal was held on February 22, 2017.

**Contacts:** Applicant Rep: Michael Humphrey, 303-594-1194, [mike@poloproperties.com](mailto:mike@poloproperties.com)

Town Contact: Donna Ferguson, 720-733-3566, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com)



Location Map



Annexation Plat

## FAST FACTS – 3950 Butterfield Crossing Drive Use by Special Review for Wireless Facility Project# USR16-0009

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



# 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.

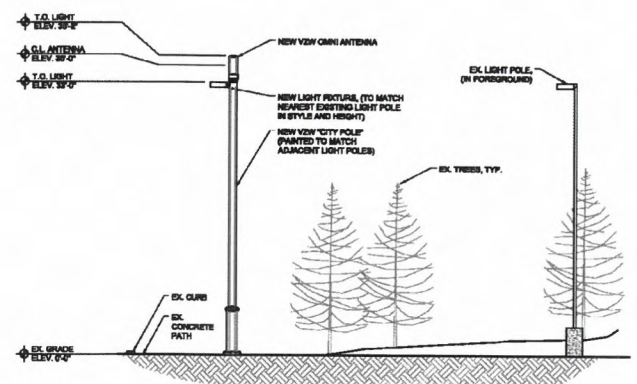
**Construction schedule:** None at this time

**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  
Town Contact: Brad Boland, 720-733-3538, 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.

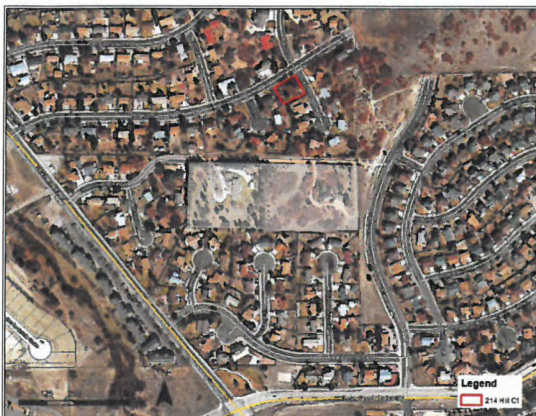
**Status:** Under Review

**Construction schedule:** Not applicable

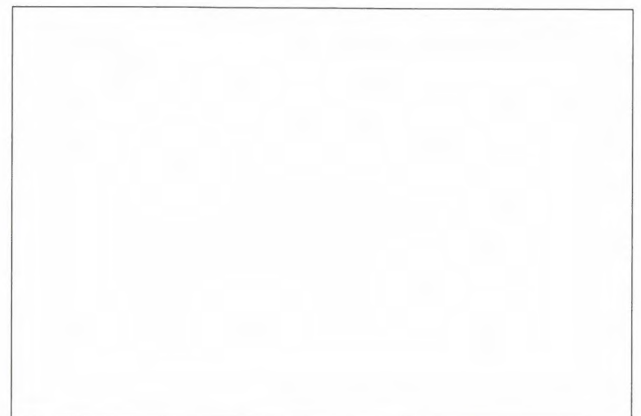
**Of note:** The application will require public hearings before Planning Commission and Town  
Council for approval

**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.

**Status:** The rezoning application has been scheduled for public hearings before the Planning Commission on May 11, 2017. Town Council hearings will be held May 16, 2017 (1st reading) and June 6, 2017 (2nd reading)

**Construction schedule:** Not applicable

**Of note:**

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



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 65 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 will be individual office suites. The proposed building height and use are allowable per the zoning.

**Status:** under staff review

**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 future public meeting.

**Contacts:** Gene Gregory, 5th Avenue Apts. LLC, 303-850-4123, genegreg11@gmail.com

Dawn Borchers, Roth Lang Engineering, 303.841.9365, dborchers@rothlang.com

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



NW corner of Fifth and Jerry



Proposed Building from S Jerry