

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. Upon receipt of the application for zoning the Town will begin review of the Annexation Plat and proposed zoning for the property.

Status: Approved by Town Council in meeting State Statute requirements. Waiting for zoning and development agreement application submittal.

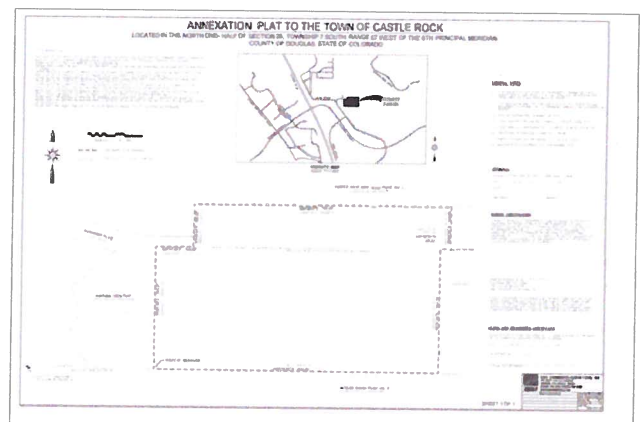
Construction schedule: To be determined

Of note: _____

Contacts: Renae Stavros, R&R Eng.-Surv., Inc. 720-390-5537 or rstavros@rrengineers.com
Kathy Marx, Sr. Planner, TOCR, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Arbors PD Zoning Amendment

Project# PDP16-0002

Description: Paragon Engineering, on behalf of the property owner, has submitted an application to amend the zoning regulations of the Arbors Planned Development (PD).

The amendment proposes to increase the maximum building height for multi-family and assisted care, convalescent or retirement buildings to 55-feet from 40-feet and to decrease the minimum setback requirement for assisted care, convalescent or retirement buildings to 20-feet from 40-feet. The application will require public hearings before the Planning Commission and Town Council.

Status: The project is currently under review

Construction schedule: N/A

Of note:

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

Property Owner: Wolfensberger Property Group LLC

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



Location Map

Residential Single Family

Maximum lot area 6,000 sq. ft., setbacks not determined until Final Plat. Maximum building height shall be 35 feet.

Multi-Family

Maximum gross density shall be 16 DU/Acre. Set backs not determined until Final Plat. Maximum building height shall be 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 2049' for the front. Maximum building height shall be 5549 feet.

Proposed Zoning Changes

Project# USR14-0012

Proposed Cell Tower

Development Activity

FAST FACTS – Auburn Ridge, Lot 2 Major Planned Development Amendment-Rezoning Project# COZ14-0001

Description: The proposed amendment would modify the permitted uses by removing the age-restriction (55 years and older) condition from the Auburn Ridge PD Plan and PD Zoning Regulations for Lot 2 only. If approved the multi-family residential use on Lot 2 would have no age-restriction requirement. In addition, planning areas would be created that would have specific densities and height allowances.

Planning Commission voted to recommend denial to Town Council on July 23, 2015. Town Council voted 5-0 on 1st reading on August 4, 2015 to approve. The 2nd reading was delayed in order to finalize the Development Agreement performance obligations.

Status: Town Council - 2nd Reading: Tuesday, September 20, 2016 at 6:00 pm.

Construction schedule:

Of note: If the rezoning is approved, the Site Development Plan will be considered in public hearing before the Planning Commission and Town Council in November, 2016.

Contacts: Jessica Raymond, Atlantic Dev., 480-256-0506, or jraymond@atlanticdev.com
Sandy Vossler, TOCR Planning, 720-733-3556 or svossler@crgov.com



Auburn Ridge, Lot 2 Vicinity Map

SECTION 16. DEFINITIONS.
In addition to the standard definitions found in Title 19 of the Code, the following definitions of terms shall apply to this planned development.

3.1 Age Restriction shall mean age 55 years and older.

3.2 Independent Living for Seniors shall mean non-subsidized multi-unit dwelling units for seniors, age restricted to 55 years and older.

4.1 (C)19.01.1 Use of all.

4.1 Multi-family Use Act - MUF

A. Permitted Use:

1) The proposed multi-family dwelling.

2) The proposed multi-family dwelling, including the density of the lot.

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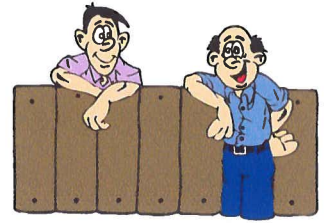
100) The proposed multi-family dwelling, including the density of the lot.

Auburn Ridge Proposed Zoning

In Your Backyard

FAST FACTS – Auburn Ridge, Lot 2

Site Dev. Plan (SDP) REVISED & RESUBMITTED



Description: The site development plan is for multi-family project which includes 100 attached units with amenities such as covered garages, pool and clubhouse. 27% of the site will be landscaped. 213 parking spaces are required and 213 spaces will be provided. A 25' landscaped buffer will provide screening for single family neighborhood. This revised submittal reduces the building setbacks along the southern property line.

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

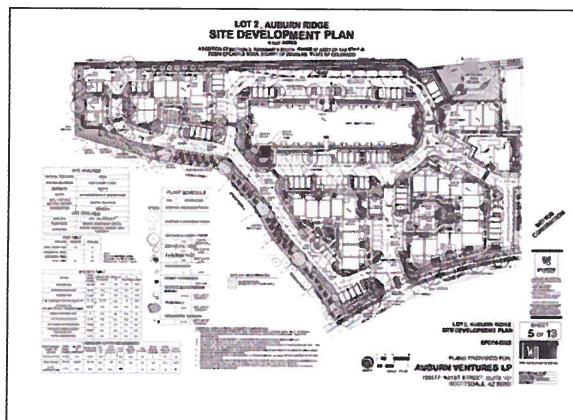
Construction schedule: TBD

Of note: Concurrent with the submittal of this SDP, the property owner has submitted a rezoning application for Lot 2 that would remove the age-restricted condition of the multi-family use.

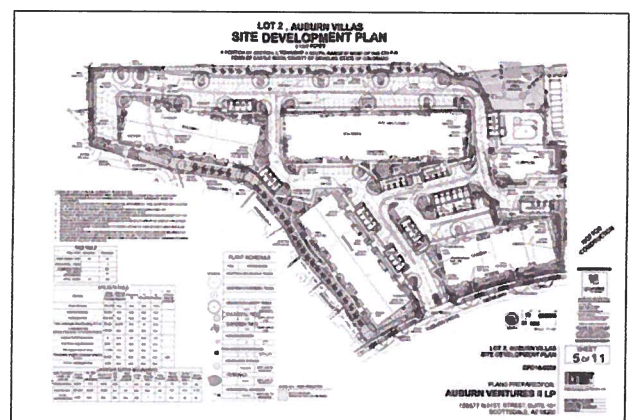
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

John Cichon, Atlantic Development, wcichon@aol.com

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



Original Landscape and Site Plan Proposal



Revised & Current Landscape and Site Plan Proposal

Development Activity

FAST FACTS – Calvary Chapel Castle Rock Annexation Request

Project# ANX16-0001

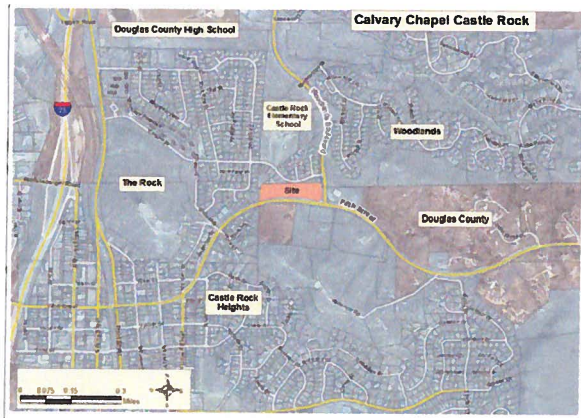
Description: Joey McKee, authorized agent for Calvary Chapel Castle Rock, Inc., submitted a new annexation petition to the Town on February 23, 2016, reviewed and filed with the Town Clerk under the name of Calvary Chapel Castle Rock. The Petition was approved at a Substantial Compliance Hearing by the Town Council on May 3, 2016, and the Eligibility Eligibility Hearing on June 21, 2016. The 5.4 acre property is located at the northwest corner of 5th Street and Woodlands Boulevard. The vacant property is currently zoned Rural Residential within Douglas County. If annexed into the Town, Calvary Chapel proposes to build a new church on the property.

Status: The Annexation Public Hearing before Planning Commission Oct. 13, 2016, will be continued to Oct. 27, 2016.

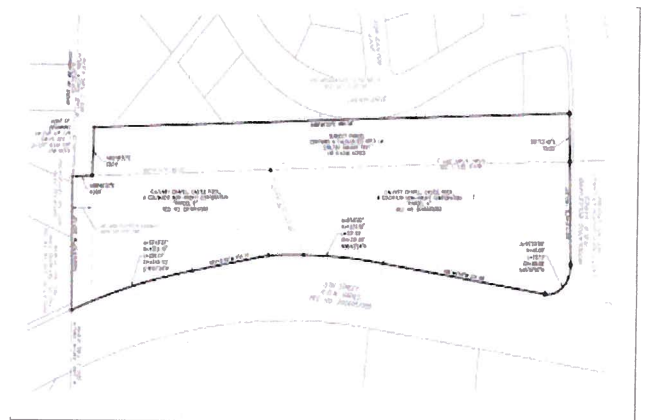
Construction schedule: To be determined

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 SITE DEVELOPMENT PLAN

Project# SDP16-0031

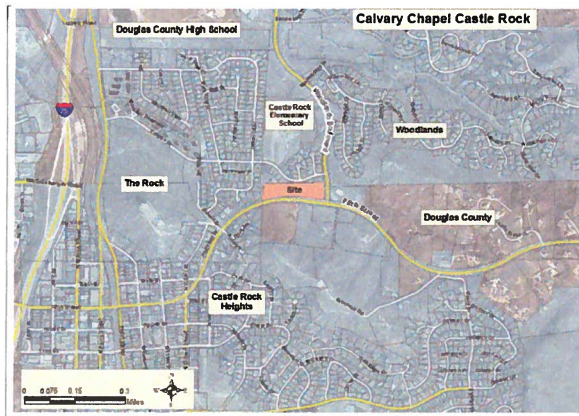
Description: Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north property 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 (SZ16-0001). Will go before Planning Comm. & Town Council after ANX & Zoning.

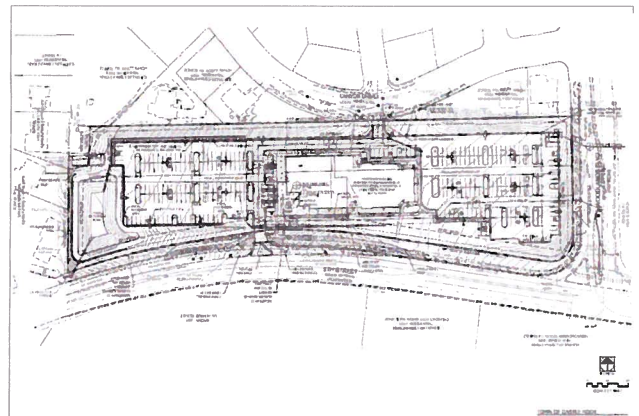
Construction schedule: To be determined

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

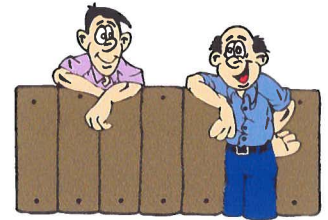


Site Plan

In Your Backyard

FAST FACTS – Canyons South

Proposed Annexation



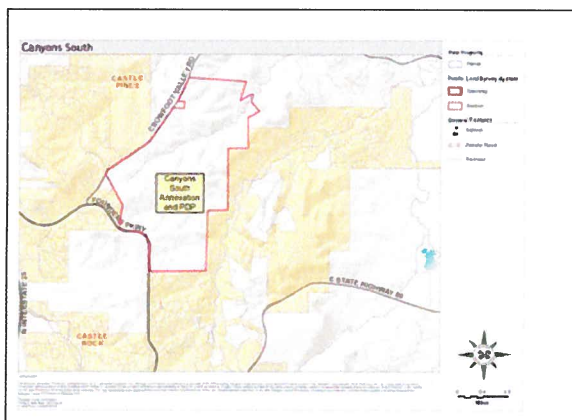
Description: Subject property is located south of Crowfoot Valley Road, north and east of Founders Parkway generally. Proposed annexation of approximately 1,564 acres to be zoned Planned Development in the Town of Castle Rock, with a single-family residential use. The property is currently zoned in Douglas County for 968 units.

Status: February 16, 2016: Town Council found the Petition to be in Substantial Compliance.
April 5, 2016: Town Council found the application to be eligible for annexation.

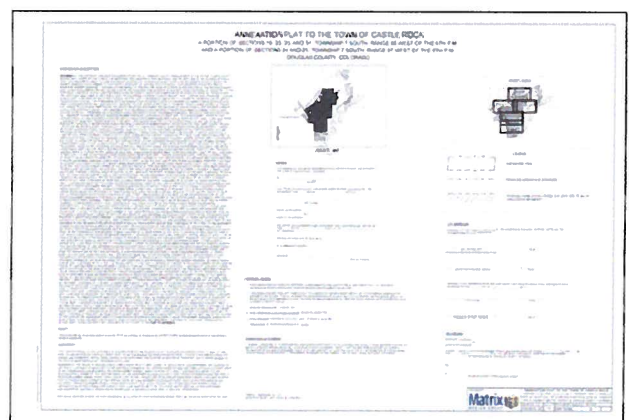
Construction schedule: TBD

Of note: This process for the Canyons South Annexation with the Town of Castle Rock, CO will run concurrent with the IGA process, in concert with Douglas County, CO.
Public Hearings have not yet been scheduled.

Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406
Sandy Vossler, Town of Castle Rock, svossler@crgov.com, 720-733-3556



Vicinity Map

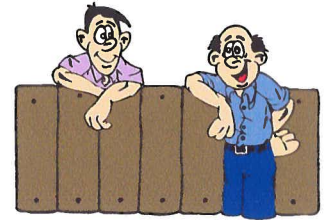


Canyons South Annexation Plat Cover Sheet

In Your Backyard

FAST FACTS – Canyons South

Planned Development Plan (PDP)



Description: Subject property is located south of Crowfoot Valley Road, north and east of Founders Parkway generally. The Proposed Planned Development Plan (PDP) includes 1,584 acres, currently zoned as 968 single-family detached homes with a private golf course in Douglas County. The proposed PD Plan includes approximately 1,506 units, a clubhouse, 620 acres open space, and the omission of the golf course.

Status: Town Council has found that the petition for annexation meets the statutory requirements for annexation. Public Hearings have not yet been scheduled.

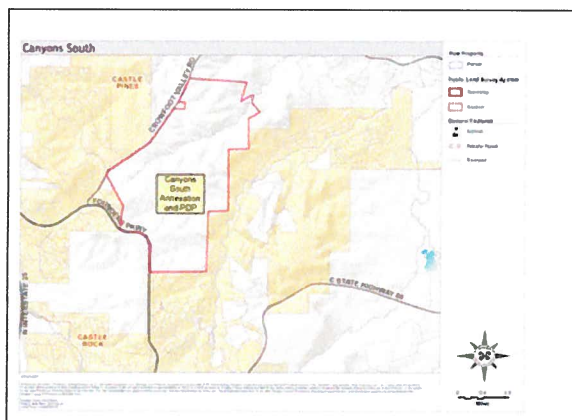
Construction schedule: TBD

Of note: The Planned Development Plan (PDP) will be reviewed and approved in concert with the Canyons South Annexation proposal with the Town of Castle Rock, CO.

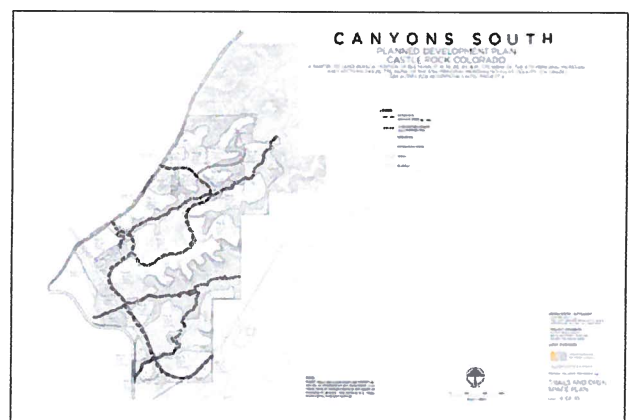
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

-Tara Vargish, Town of Castle Rock, tvargish@crgov.com, 720-733-3582

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



Vicinity Map



Canyons South Phasing Plan

Development Activity

FAST FACTS – Castle Rock Industrial Park Annexation

2801 US Highway 85

Project# ANXP16-0004

Description: Castle Rock Industrial Park, LLC (Hier & Company) has submitted an annexation petition to bring approximately 4.5 acres into the Town of Castle Rock from unincorporated Douglas County. The parcel is located at 2801 US Highway 85 just north of the intersection of Liggett Road. The applicant proposes to zone the property for mixed industrial uses such as offices, warehouses, flex space, or shop space.

Status: The Substantial Compliance hearing before Town Council has been scheduled for Tuesday, October 4, 2016.

Construction schedule: Not known at this time.

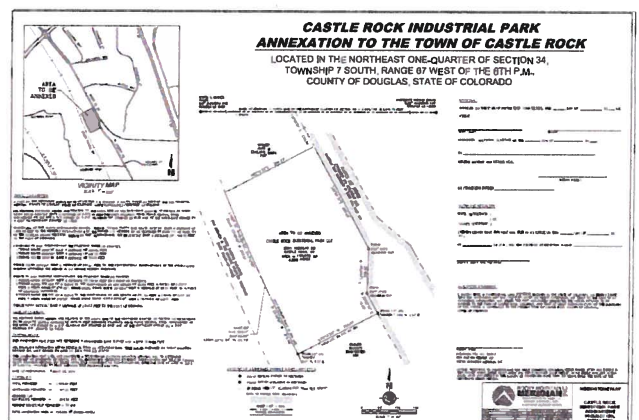
Of note:

Contacts: Applicant: Nicholas Hier, nick.hier@hierandcompany.com or 303-688-3105

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. 15

Site Development Plan (SDP)

Description: This site plan proposes 900 single-family detached lots on approximately 253 acres located between E. Loop Road and W. Loop Road and south of The Pinnacle within the Crystal Valley Ranch Planned Development. Approximately 68 acres are set aside in open space tracts, which will function as buffers, trail and wildlife corridors. The plan includes extension of the existing trail network within the subdivision.

Status: Planning Commission Public Hearing: Thursday, Sept. 22, 2016 at 6:00 p.m.

Town Council Public Hearing: Tuesday, Oct. 4, 2016 at 6:00 p.m.

Construction schedule: TBD

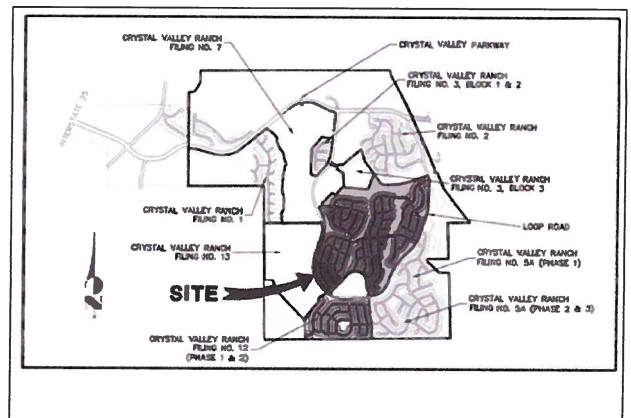
Of note:

Contacts: David Thorpe, Associate Planner, Norris Design, 303-892-1166

Sandy Vossler, Senior Planner, Town of Castle Rock, 720-733-3556



Vicinity Map



Proposed Site Plan

Development Activity

FAST FACTS – Crystal Valley Ranch, Filing No. 16

Site Development Plan

Project # SDP16-0007

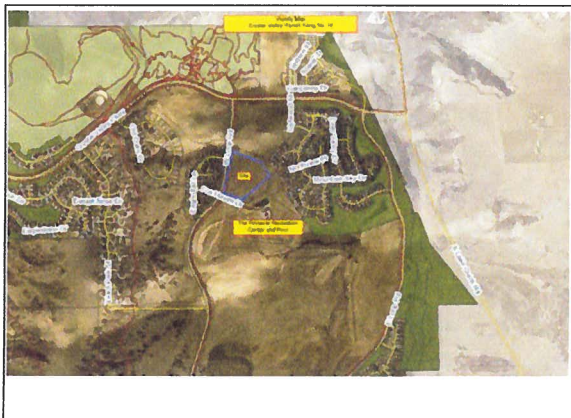
Description: The site plan proposes 58 single family, patio style, detached lots on approximately 14.2 acres. Current zoning allows up to 125 dwelling units and 12.3 DU/Ac. The avg. lot size will be 5,433 square feet. Approximately 4.5 acres will be set aside as private open space. The property is located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

Status: July 19, 2016: Town Council voted 4-0 to approve SDP as presented.
June23, 2016: Planning Commission voted 7-0 to recommend approval to Town Council.

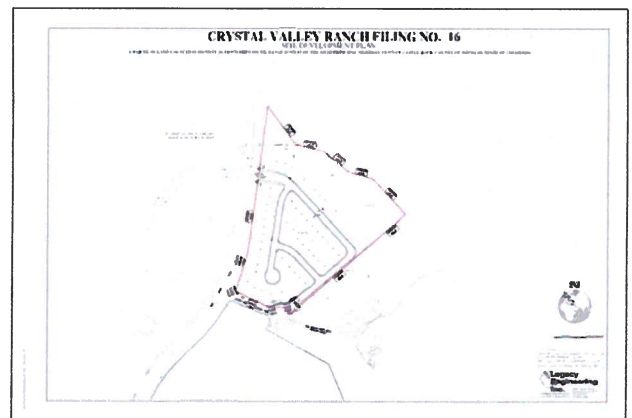
Construction schedule: TBD

Of note: _____

Contacts: Jim Mill, Legacy Engineering, Inc, 720-200-4577 or jmill@legacyengineering.com
Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



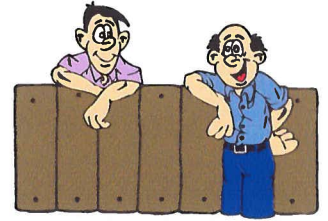
Vicinity Map



Proposed Site Development Plan

In Your Backyard

FAST FACTS – Emerald Hills SDP Amendment SDP15-0026



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

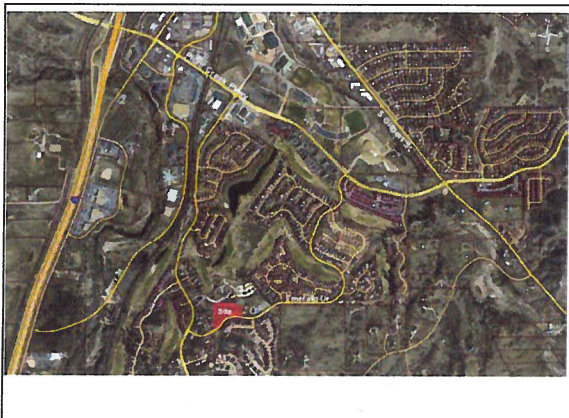
Status: The application is currently under review.

Construction schedule: None at this time.

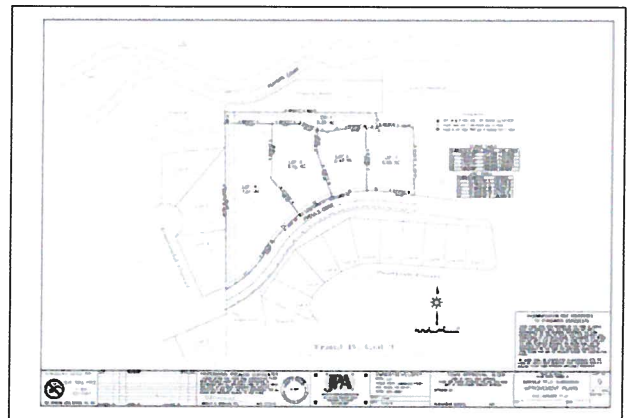
Of note: The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

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

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



Location Map



Site Development Plan

Development Activity

FAST FACTS – (SDP16-0002)-Approved 9/20/16

Hillside/Arbors Site Development Plan

Description: Paragon Engineering, on behalf of the property owner, has submitted an application for a Site Development Plan (SDP) for property located at the northeast corner of Coachline Rd. and Wolfensberger Rd. The applicant is proposing to develop a mixed residential community for seniors 55 and older. The SDP proposes a total of 120 units consisting of single-family & paired homes.

Status: Town Council approved the Site Development Plan by a vote of 7-0 on Sept. 20, 2016.

Construction schedule: Not yet known.

Of note: A community meeting to share & discuss the site development plan was held on June 23, 2016.

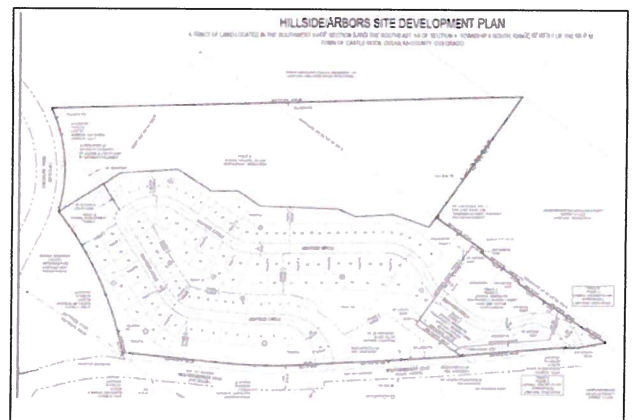
Contacts: Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Miles Grant, Wolfensberger Property Group LLC, 303-979-9858

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



Location Map



Site Development Plan

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.

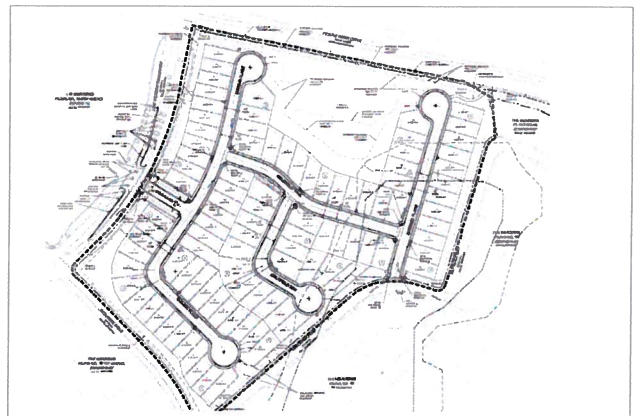
Construction schedule: Work has not yet started

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 18, Tract GG, Skyline/ Ridgeline Variance

Project# SKY16-0001

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

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

Construction schedule: Unknown

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

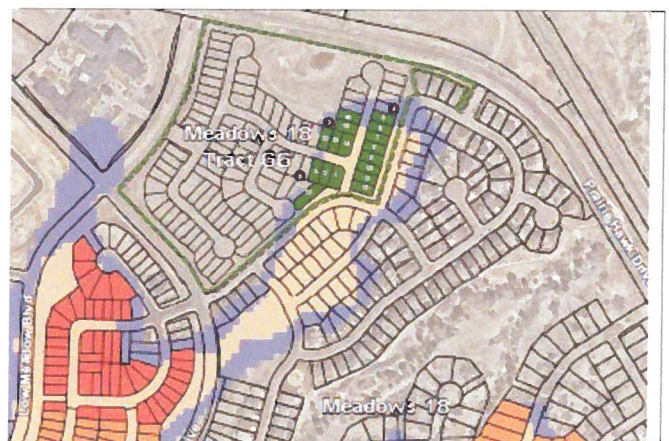
Contacts: Owner's Rep: Jordan Dame, Norris Design, 303-892-1166

jdame@norris-design.com

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



Vicinity Map



Skyline Variance Requested Lots

Development Activity

FAST FACTS – Meadows F20, Ph1, Lot 1 Block 11

Site Development Plan

Project# SDP16-0015

Description: The Garrett Companies, with the Meadows Master Developer CRDC, are proposing a multi-family development west of Meadows Boulevard, across from the hospital. The 14.1 acre site is bound by Meadows Boulevard, Coriander Street, N. Meadows Drive, Saffron Drive, and Bilberry Street. The development would include 25 buildings, one of which would be a clubhouse/amenity center. The remaining 24 buildings would house 240 luxury apartments, 10 apartments per building, and would be 2-stories to match the scale of the nearby single family homes within the Town Center.

Status: 9-22-16 Planning Commission voted 6-1 to recommend approval.

10-4-16 Town Council voted 6-0 to approve the SDP as presented.

Construction schedule: TBD

Of note:

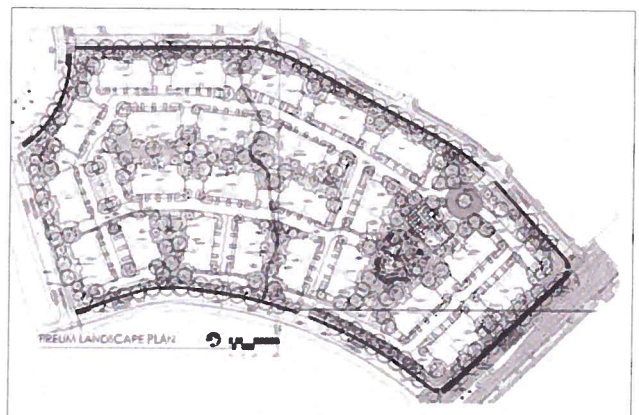
Contacts: Matt Griffin, The Garrett Companies, matt@thegarrettco.com, 317-507-1801

Eric Garrett, The Garrett Companies, 317-886-7923

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



West of Meadows Blvd by hospital



Proposed Site Layout

Development Activity

FAST FACTS – Miller's Landing Interchange Overlay

Planned Development Plan/Zoning Project# PDP16-0003

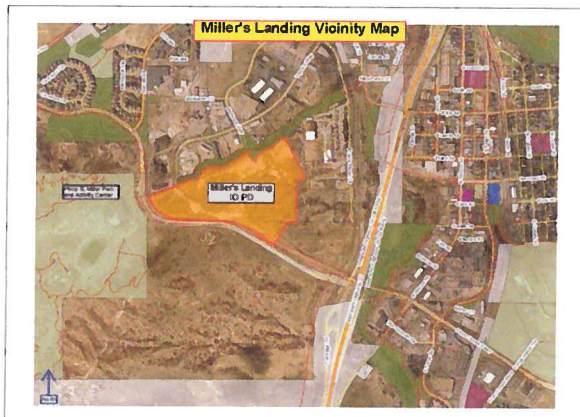
Description: This property is located generally north and east of Plum Creek Parkway and west of I-25. It is approximately 48 acres and is currently zoned General Industrial (I-2) in the Citadel Station subdivision. A portion of the vacant site was once an active landfill for Castle Rock. Development of the site will include State supervised remediation of the landfill. An IO PD allows a mix of uses. The Miller's Landing development plan proposes office, commercial, restaurant and entertainment uses. Key infrastructure improvements will include public parking for the P.S. Miller Park and Activity Center, a trail connection from the Park to Downtown and the extension of Prairie Hawk Drive, linking Wolfensberger Road and Plum Creek Parkway.

Status: Currently under staff review. A request for external comments has been sent to service providers, Douglas County and the Castle Highlands HOA.

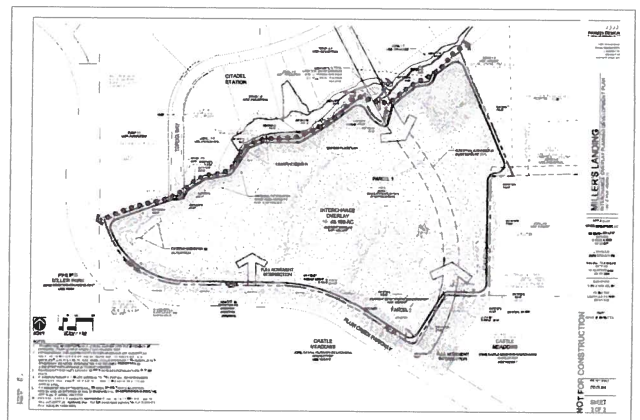
Construction schedule: To be determined.

Of note: _____

Contacts: Mitch Black, Norris Design Group, 303-892-1166 or mblack@norris-design.com
Sandy Vossler, Town of Castle Rock, 720-733-3556, or svossler@crgov.com



Vicinity Map



Proposed Planned 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.

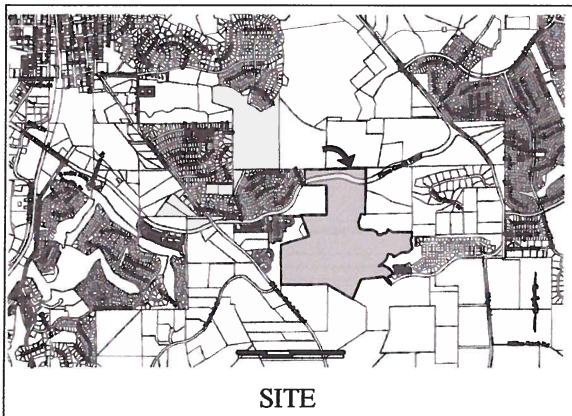
Status: Under Staff Review.

Construction schedule: TBD

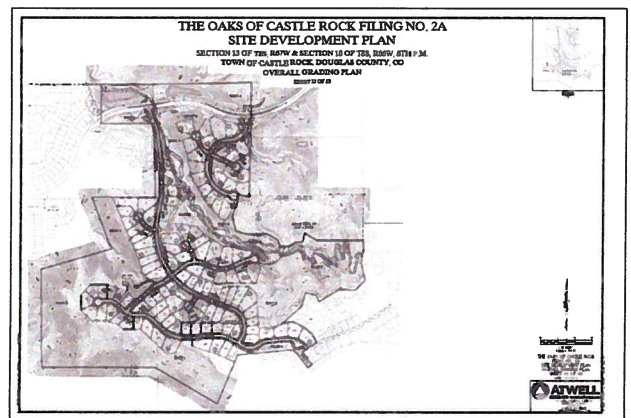
Of note: This project requires public hearings before the Planning Commission and Town Council prior to approval.

Contacts: Bob Kelsey, Atwell, LLC, 303-462-1100 or bkelsey@atwell-group.com

Julie Kirkpatrick, TOCR Planning, 720-733-3516 or jkirkpatrick@crgov.com



Location Map

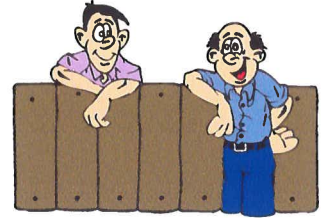


Proposed Site Development Plan Amendment

In Your Backyard

FAST FACTS – Pine Canyon Ranch

Annexation, PD Plan and PD Zoning Regulations



Description: The proposed Pine Canyon Ranch property consists of approximately 539 acres.

The proposed zoning would allow up to 515 single-family dwelling units and up to 805 multi-family dwelling units. In addition, approximately 1,327,055 square feet of commercial, office, retail space is proposed, with the majority of that use area located west of I-25 and east of the Union Pacific RR.

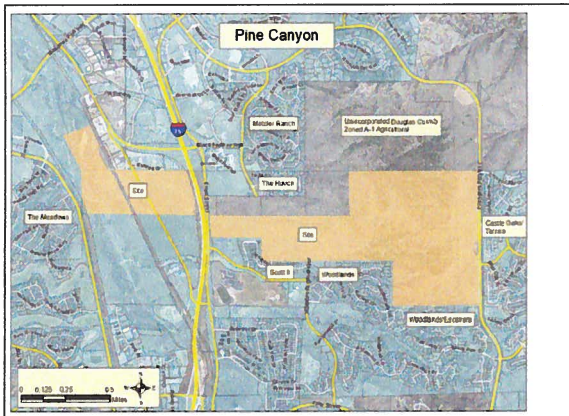
Status: Town Council has found that the petition for annexation compliances with state statutes for annexation. The proposed zoning is currently under staff review.

Construction schedule: To be determined

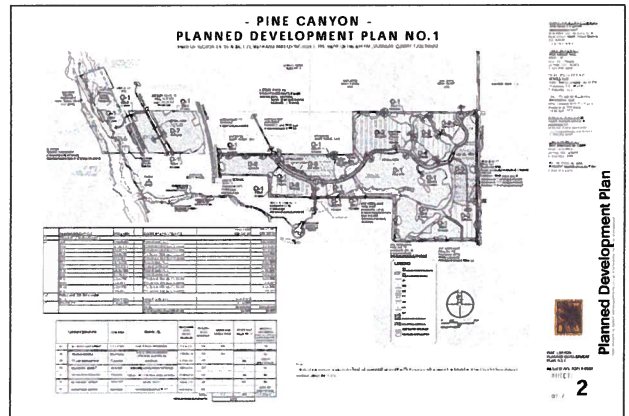
Of note: Public Hearings before the Planning Commission and Town Council have not yet been scheduled.

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

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



Pine Canyon Ranch Vicinity Map



Proposed Planned Development Plan

Project# PDP15-0004

Zoning Regulations

Development Activity

FAST FACTS – Pioneer Ranch

Proposed Annexation

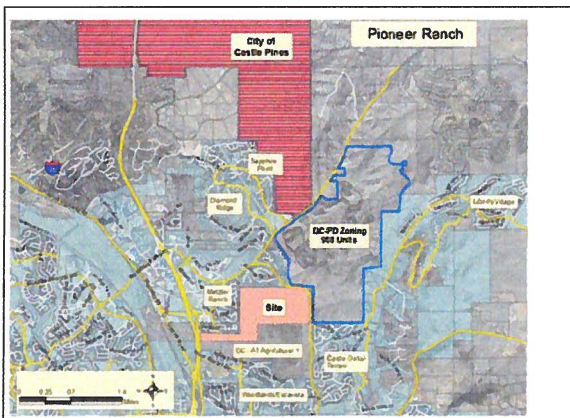
Description: An Annexation Petition was submitted to the Town on December 22, 2015, reviewed and filed with the Town Clerk on January 27, 2016. The subject property is located east of I25, west of Hwy. 86 and south of Founders Pkwy. It is approximately 388 acres and is currently zoned Agriculture One in Douglas County.

Status: February 16, 2016: Town Council found the Petition to be in Substantial Compliance.
April 5, 2016: Town Council found the application to be eligible for annexation.

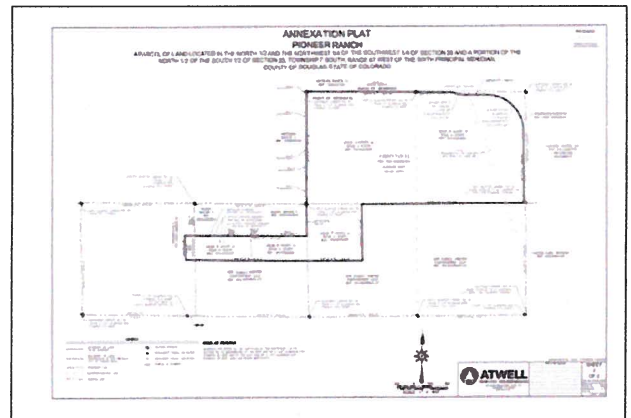
Construction schedule: TBD

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

Contacts: Paul Shoukas, PCS Group, Inc, 303-531-4905 or paul@pcsgroupco.com
Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Annexation Plat

Development Activity

FAST FACTS – Pioneer Ranch

Proposed PD Plan and PD Zoning

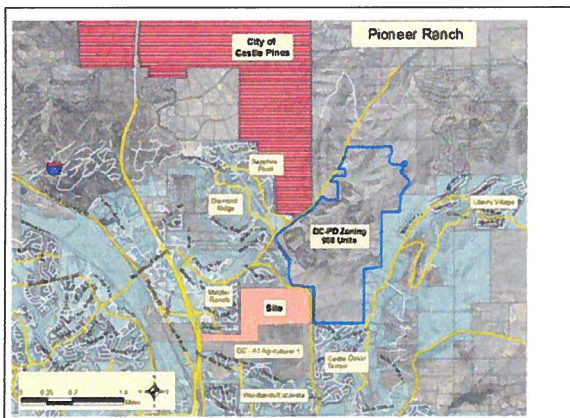
Description: The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123 dwelling units, a gross density of 2.89 du/ac. and up to 400,000 s.f. of commercial development. Approx. 78 acres would be set aside as open space and an additional 40 acres as dedicated public land, to include a school site. Woodlands Blvd. is proposed to be extended, and a new east/west road would connect Founders Pkwy. and Front Street.

Status: Currently under staff review and external referral requests have been sent. Public Hearings have not yet been scheduled.

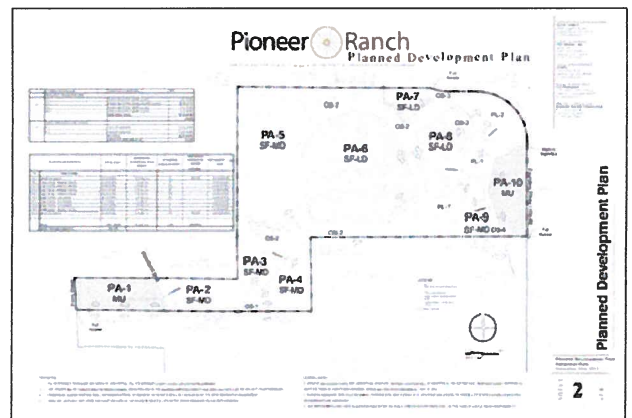
Construction schedule: TBD

Of note: The Comprehensive Master Plan identifies this area as future residential and mixed use. The Douglas County/ Town of Castle Rock IGA identifies this property as an area of future growth and annexation.

Contacts: Paul Shoukas, PCS Group, Inc, 303-531-4905 or paul@pcsgroupco.com
Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan and Zoning

Development Activity

FAST FACTS – Plum Creek Ridge - townhomes

Site Development Plan Major Amendment

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

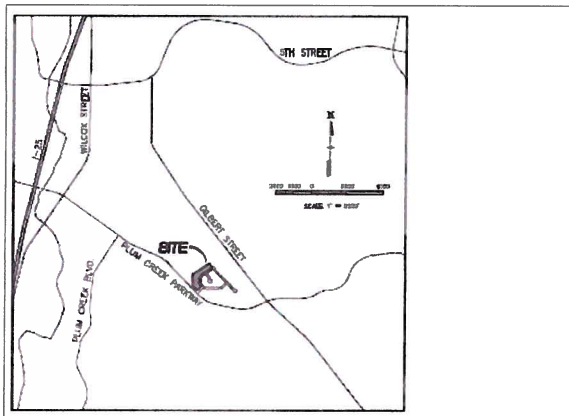
Status: The SDP Amendment was approved by Town Council on August 2, 2016

Construction schedule: unknown at this time

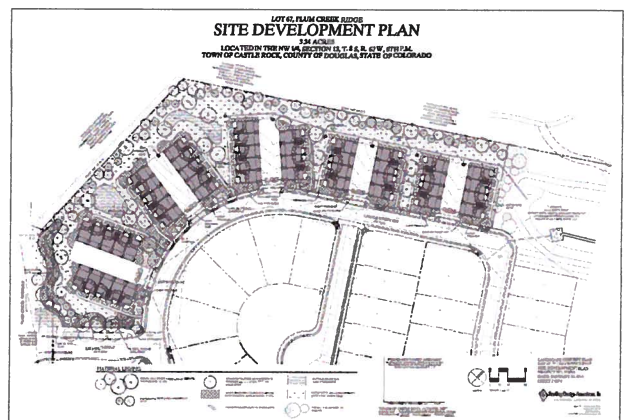
Of note: A community meeting to share and obtain feedback on the design of the townhomes took place on 1/23/ 2014.

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 – Ridge Estates Proposed Annexation (Sellers Creek Ranch Estates)

Project# ANX06-0006

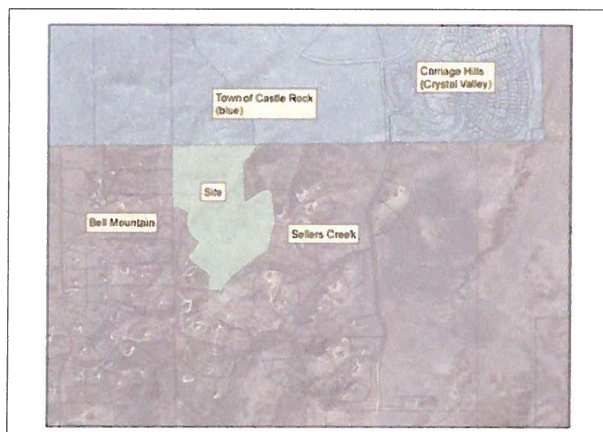
Description: The annexation petition formerly known as Sellers Creek Ranch Estates has expired. The property owner has submitted a new annexation petition to Town on February 18, 2016, reviewed and filed with the Town Clerk on March 10, 2016, under the new name of Ridge Estates. The approximately 70-acre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

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

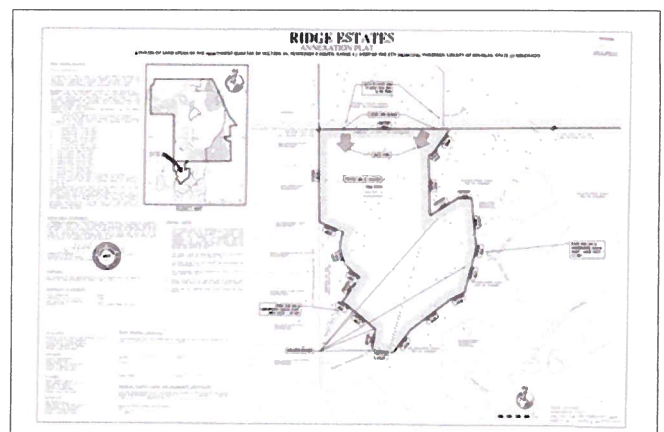
Construction schedule: unknown

Of note:

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



Location Map, west of Ditmars Ln



Ridge Estates - Annexation Plat

Development Activity

FAST FACTS – Ridge Estates Proposed

Planned Development Plan

Project# PPD06-004

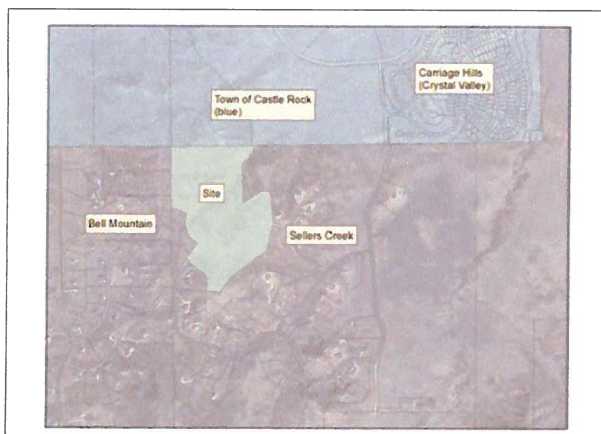
Description: The proposed Planned Development Zoning for Ridge Estates would allow 100 single-family dwelling units on approximately 70 acres. Approximately 28.3 acres, or 40% of the property would be reserved for private open space. Two points of access are proposed; both through Crystal Valley Ranch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

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

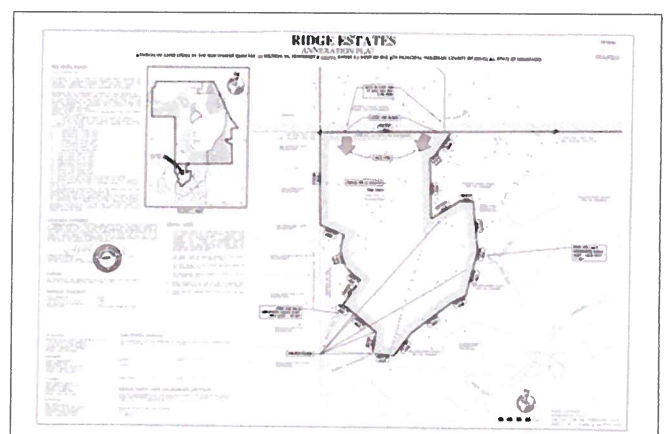
Construction schedule: unknown

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

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



Location Map - west of Ditmars Ln



Ridge Estates - Annexation Plat

Development Activity

FAST FACTS – Riverwalk Site Development Plan

Downtown - APPROVED

Project# SDP16-0020

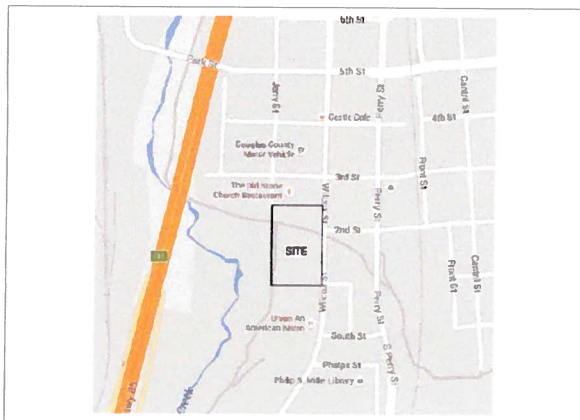
Description: This Downtown Site Development Plan proposes to re-develop the land at 111-133 Wilcox Street and 215 Wilcox Street in downtown Castle Rock. The existing buildings would be demolished and replaced with two, new buildings: Riverwalk North and Riverwalk South. Riverwalk North would be a 5-story building w/approx 9,000 sf of retail space on the ground floor and 114 residential apartments above with 153 parking spaces provided. The Riverwalk South building would be 6 stories with 2,000 sf of retail space on the ground floor, 20,000 sf of office space on level 2, and 114 residential apartments above with 175 parking spaces provided.

Status: Design Review Board APPROVED the SDP, 1 extra story on the north building, and a landscape variance at their public hearing on September 14, 2016.

Construction schedule: possibly mid to late 2016

Of note: This project must be approved by the Design Review Board since it is located within the zoning of Downtown Overlay District and Business/Commercial.

Contacts: Kieran McGuire, Craine Architecture, 720-457-2012, kieran@crainearch.com
Anthony DeSimone, Bates Leasing Co, 720-253-4234, tony@confluenceco.com
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Located west side of Wilcox



Proposed Buildings

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

Description: Verizon has submitted a Wireless Use by Special Review application to install a wireless facility at 3950 Butterfield Crossing Drive. The new facility, located within the parking lot of Butterfield Crossing Park, will consist of a new light pole with a stealth antenna array on top. An equipment cabinet will be placed adjacent to the light pole. The site will service Butterfield Cross Park and part of the Meadows Neighborhood.

Status: This project is under review

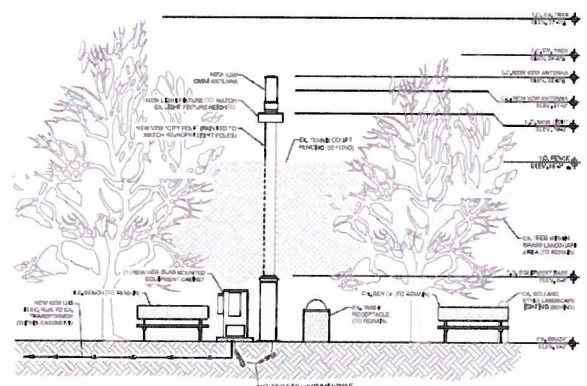
Construction schedule: None at this time

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

Contacts: 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 – 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: This project is under review

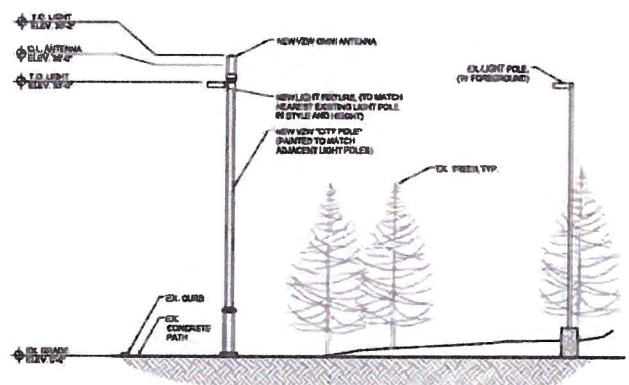
Construction schedule: None at this time

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

Contacts: 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 – 3990 Limelight Ave Use by Special Review for Wireless Facility

Project# USR16-0006

Description: Verizon has submitted a Use by Special Review application to install a wireless facility at 3990 Limelight Ave. The antennas will be located upon the roof of the building behind stealth screens and the equipment will be located inside the building. The site was selected by Verizon Wireless to provide capacity coverage to the existing network in Castle Rock and Douglas County.

Status: Town Council approved this Use by Special Review as presented by a vote of 6-0 on Tuesday, October 4.

Construction schedule: October 2016

Of note:

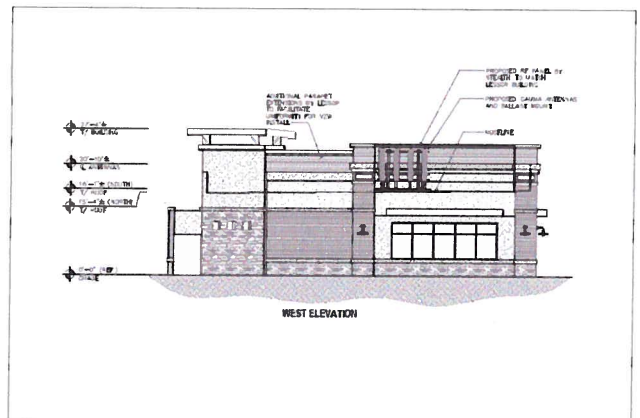
Contacts: Verizon Contact: Herb Quintana, Q3 Consulting, 303-915-4556,

Herb@q3consulting.com

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



Location Map



Antenna Elevation

Development Activity

514 N. Perry Street, proposed patio

Downtown Site Development Plan

Project# SDP16-0028

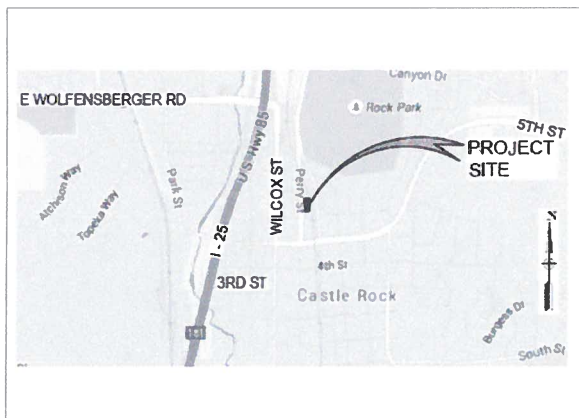
Description: Mark Quinnell, Castle Rock Beer Company, has submitted a Site Development Plan amendment that proposes a new patio on the north side of his business at 514 N. Perry Street. The gravel patio would be located on private property and within Town right-of-way. If the Design Review Board approves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

Status: under staff review

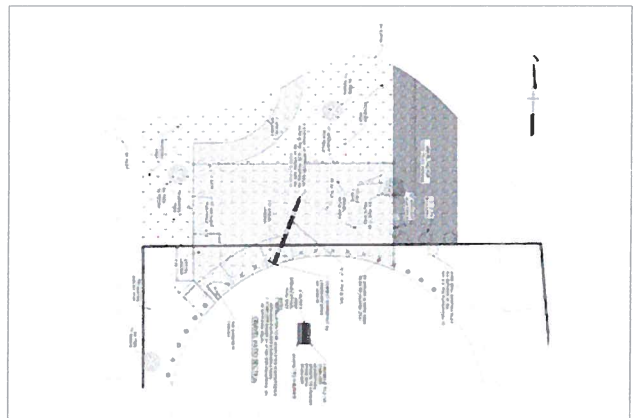
Construction schedule: possibly mid 2016

Of note: This project must be approved by the Design Review Board since it is located within the zoning of Downtown Overlay District and Business/Commercial.

Contacts: Applicant: Mark Quinnell, Castle Rock Beer Co, markq@castlerockbeerco.com
Consultant: Kevin Roth, Roth Engineering, kroth@rothengineering.com
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



514 N Perry Street



Proposed Patio

Development Activity

FAST FACTS – Use by Special Review Indoor Amusement
520 Topeka Way Unit D **Project# USR16-0007**

Description: The applicant, Ninja Intensity, LLC, is proposing to establish an indoor obstacle course business. The business would offer classes to adults and children with class sizes ranging from 8-12. The business would operate Monday through Friday 4PM to 9PM and on the weekends. A commercial amusement indoor use is a use permitted in the I-2 zone district only after review and approval by the Planning Commission.

Status: The Use by Special is currently under review.

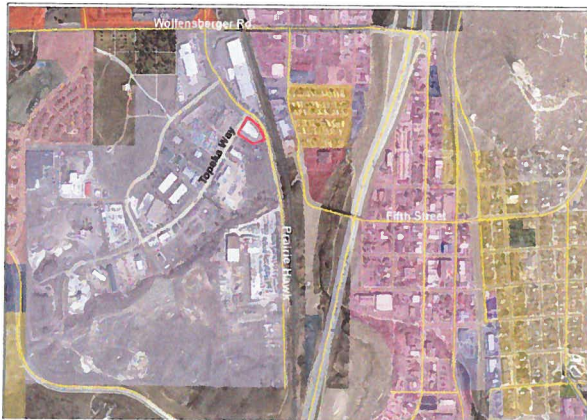
Construction schedule: None at this time

Of note:

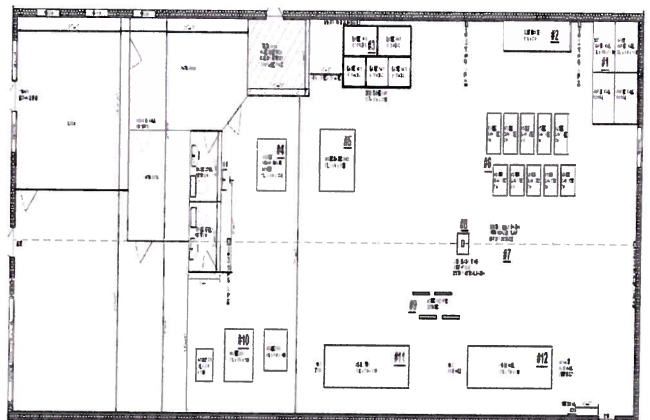
Contacts:

Ryan Lebsack, Ninja Intensity, 720-201-4395, ryan@rcimapping.com

Donna Ferguson, Town of Castle Rock, 720-733-3566, DFerguson@crgov.com



520 Topeka Way (Unit D only)



Indoor Obstacle Course

Development Activity

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

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

Status: Planning Commission approved this application on July 28th, 2016.

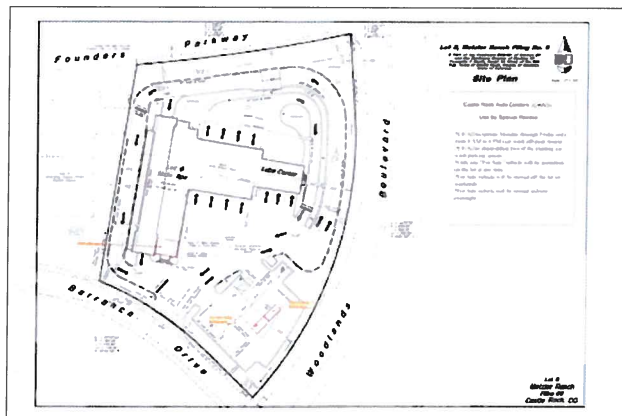
Construction schedule: N/A

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

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



Vicinity Map



Site Plan