

Development Activity

FAST FACTS – 221 N Wilcox, Site Development Plan

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

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

Status: Please contact Town project manager for current status.

Construction schedule: possibly starting fall 2018

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

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

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

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

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



221 N. Wilcox Street location map



Proposed View from Wilcox & 3rd St

Development Activity

FAST FACTS – Site Development Plan Amendment

519 N Wilcox St - brewery facade

Project# SDP18-0015

Description: Located at the SW corner of 6th and Wilcox Streets, the applicant is proposing changes to the approved, new building facade for the Wild Blue Yonder Brewery. The Design Review Board approved the original Site Development Plan on November 8, 2017. The Site Development Plan Amendment proposes different facade materials from the approved plan, including changes in the amount of brick and using board and batten siding instead of metal siding. A new fence gate was also added, in addition to changes in light fixtures. The facade colors were also changed from a siding color of white to pearl gray and brick color changing from gray to black.

Status: Please contact the Town project manager for current project status

Construction schedule: 2018

Of note: The Design Review Board approved the original Site Development Plan application on November 8, 2017.

Contacts: Andrew Wasson, applicant & owner, wasson13@gmail.com, 303-957-7689
Christopher Campbell, christopher@clutchdesignstudio.com, 303-459-4681
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Approved facade from Wilcox St



Proposed facade from Wilcox St

Development Activity

FAST FACTS – 1470 Clear Sky Way Use by Special Review for Wireless Facility

Project# USR17-0008

Description: Verizon Wireless has submitted a Wireless Use By Special Review application to install a wireless facility at 1470 Clear Sky Way. The new facility, located within the parking lot of Bison Park, will consist of a new light pole with a stealth antenna array on top. The site will service Bison Park and part of the Meadows Neighborhood.

Status: Under Review

Construction schedule:

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

Contacts: Verizon Contact: Garrett Kendall, Centerline Solution, 720-365-7012, gkendall@centerlinesolutions.com

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



Location Map



Photo Simulation

Development Activity

FAST FACTS – 1760 Meadows Blvd Use by Special Review for Wireless Facility

Project# USR17-0007

Description: Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 1760 Meadows Boulevard. The property is owned by the Town of Castle Rock and is managed by Castle Rock Water. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation. The wireless facility will serve the surrounding neighborhoods.

Status: Under Review

Construction schedule: Not known 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 Solution, 720-365-7012, gkendall@centerlinesolutions.com

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



Location Map



Photo Simulation

Development Activity

FAST FACTS – 3065 Foothills Dr Use by Special Review for Wireless Facility

Project# USR17-0006

Description: Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 3065 Foothills Drive. The property is owned by the Town of Castle Rock and is managed by Castle Rock Water. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation. The wireless facility will serve the surrounding neighborhoods.

Status: Under Review

Construction schedule:

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

Contacts: Verizon Contact: Garrett Kendall, Centerline Solution, 720-365-7012, gkendall@centerlinesolutions.com

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



Location Map



Photo Simulation

Development Activity

FAST FACTS – Alexander Place Annexation

Project# ANX16-0002

Description: Martinez Real Estate, LLC has submitted an annexation petition to bring approximately 8.4 acres, now part of unincorporated Douglas County, into the Town of Castle Rock. The parcel is addressed as 382 Alexander Place and is located east of the Alexander Place and Allen Street intersection. The Annexation Petition has been accepted by the Town as complete. Town Council found the annexation to be in Substantial Compliance with State statutes and in conformance with the State Eligibility criteria.

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

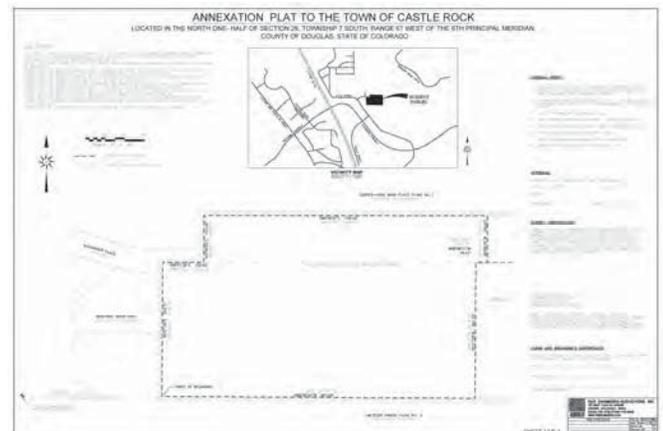
Construction schedule: To be determined

Of note: _____

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



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Alexander Place Planned Development Plan

Project# PDP17-0001

Description: Martinex Real Estate, LLC has submitted a request for Planned Development Plan (PD) plan review. The proposal is to construct an age restricted senior private housing development consisting of 26 for lease dwelling units (12 duplexes and 2 single family residences) and a 63 unit residential apartment building with a below grade garage in phase one. In phase two it is proposed to construct an 18 bed assisted living component and an 18 bed assisted memory care component. The intent of the entire project is to offer an "age in place" residential option for seniors.

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

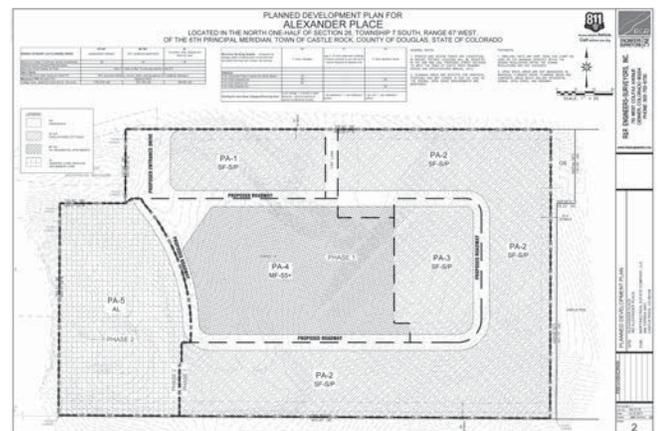
Construction schedule: To be determined

Of note:

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



Vicinity Map



Planned Development Plan

Development Activity

FAST FACTS – 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 55.40 feet.
Assisted Care, Convalescent Retirement Communities,	Maximum Number of units is 160. Setbacks of 10' for the side lot, 20' for the rear; and 20.40' for the front. Maximum building height shall be 55.40 feet.

Proposed Zoning Changes

Development Activity

FAST FACTS – Calvary Chapel Castle Rock SDP

Project# SDP16-0031

Description: Calvary Chapel Castle Rock, LLC has submitted an application for a site development plan (SDP) to build a 22,506 sq. ft. church which will seat 758 congregates. Access to the church is proposed to be off of 5th Street and Canyon Drive with on site parking consisting of 277 parking spaces. Currently, the church offers one Saturday evening service and two Sunday services as well as a bible study on Wednesday evening. There is no daycare or schooling offered during the week. This SDP will require public hearing for review and determination by Town Council after a review and recommendation by Planning Commission.

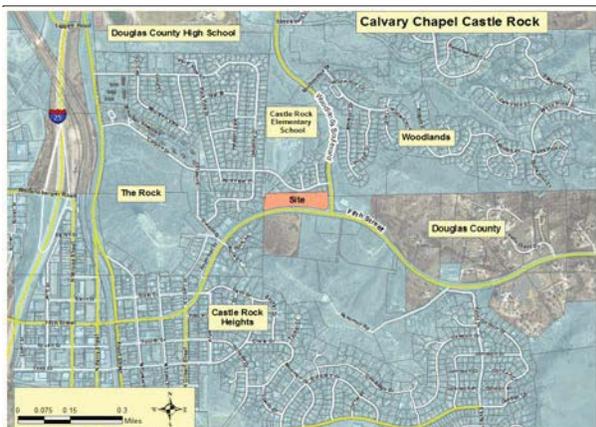
Status: For current status information please contact the Project Manager (Proj. Mgr.)

Construction schedule: None at this time.

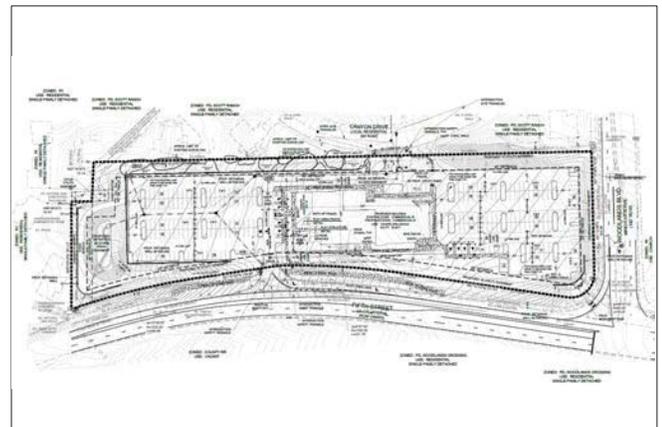
Of note:

Contacts: Jason Alwine, Thomas & Thomas, 710-578-8777 or jalwine@ttplan.net

Proj. Mgr: Donna Ferguson, Planner II, 720-733-3566, DFerguson@CRgov.com



Vicinity Map



Site Development 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.

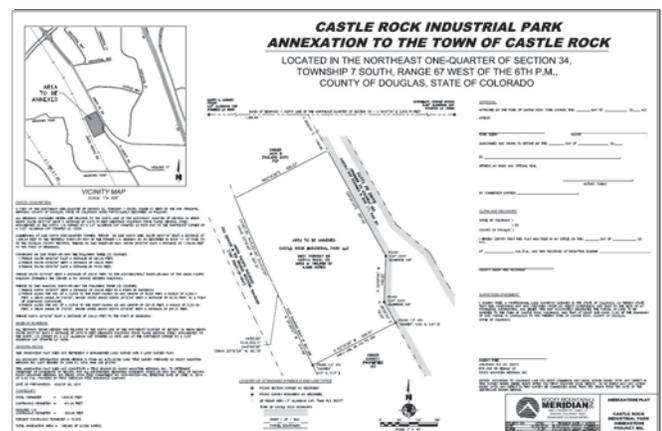
Construction schedule: Not known at this time.

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 – Castle Rock Bike & Ski (411 4th St)

Mural Sign

Project#

Description: Castle Rock Bike & Ski is proposing a mural sign on the east side of their building, located at 411 4th Street. The mural would face the public alley. The Design Review Board must review and approve all mural designs prior to issuance of a sign permit.

Status: contact Town project manager for status

Construction schedule: Spring/Summer 2018

Of note: The Design Review Board will consider this application at the May 9, 2018, public hearing.

Contacts: KC Neel, CR Bike & Ski, 303-688-1722

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



Proposed Mural

Development Activity

FAST FACTS – Crystal Valley Ranch Filing No. 11

Site Development Plan

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: 9-5-17: Town Council approved the Site Development Plan as proposed.

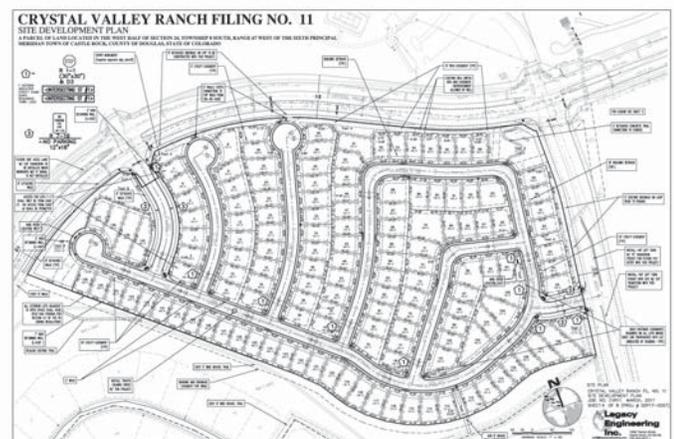
Construction schedule: 2018

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 – Crystal Valley Ranch PDP (PA 4)

Major Amendment No. 5

Project# PDP18-0005

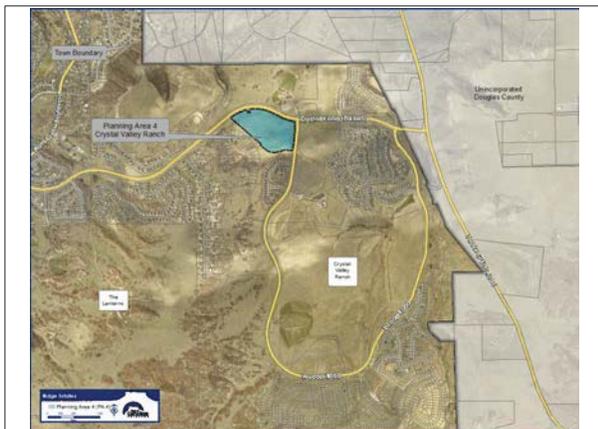
Description: Crystal Valley Development Company, the applicant, has submitted an application to amend Planning Area 4 (PA 4) of the Crystal Valley Ranch Planned Development Plan (PDP). The amendment proposes to formally reduce the permitted densities of PA 4 by 52 units; from 290 units down to 238 units. No other changes are proposed for the Planning Area. This amendment is being processed at the request of the Town and in conjunction with the proposed Ridge Estates Annexation for 52 units.

Status: For current status information please contact the Town Planner.

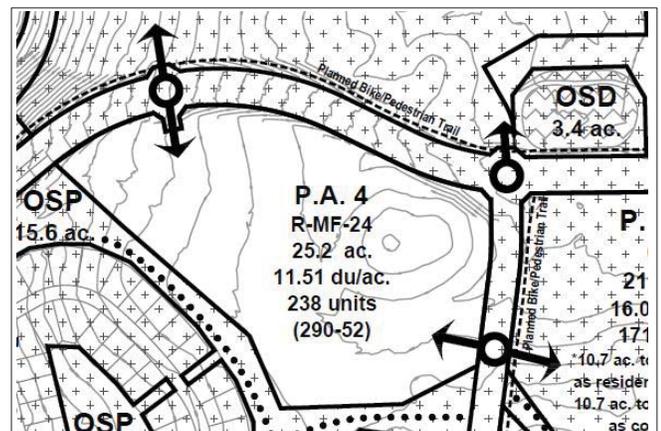
Construction schedule:

Of note:

Contacts: Applicants: Gregg Brown, Crystal Valley Development Company, 303-814-6862 & James Mill, WSB Engineering 720-318-8862, jmill@lwsbeng.com
Town Planner: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Vicinity Map



Proposed Amendment to PA 4

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 and 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 13,676 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.

Status: Town Council approved the Site Development Plan as proposed on August 1, 2017.

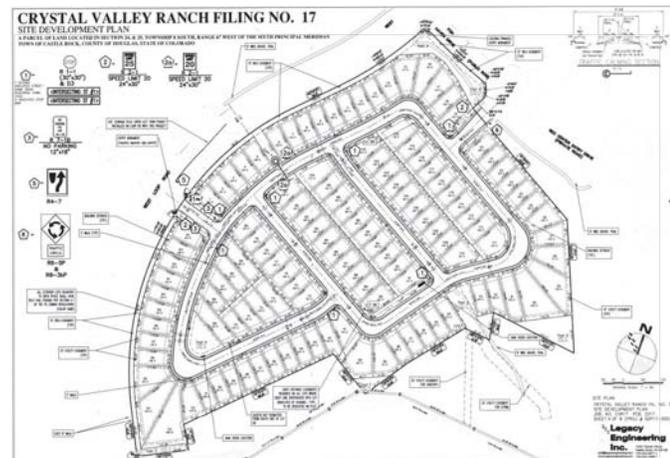
Construction schedule: TBD

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 F17 Site Plan

Development Activity

FAST FACTS – Davey Daycare Use by Special Review

Project# USR18-0002

Description: The Town has received an application for a Use by Special Review for a day care located at 399 North Gilbert Street, in the Craig & Gould neighborhood. The proposed capacity of the day is 39 children, qualifying as a large in-home day care per state regulations is an allowed Use by Special Review in the R-2 zoning districts. Site improvements include the installation of a playground behind the building and reconfiguration of parking. A Use by Special Review requires public hearings before Planning Commission and Town Council.

Status: For information on the status of this application please contact the Town Project Manager (PM)

Construction schedule: TBD

Of note:

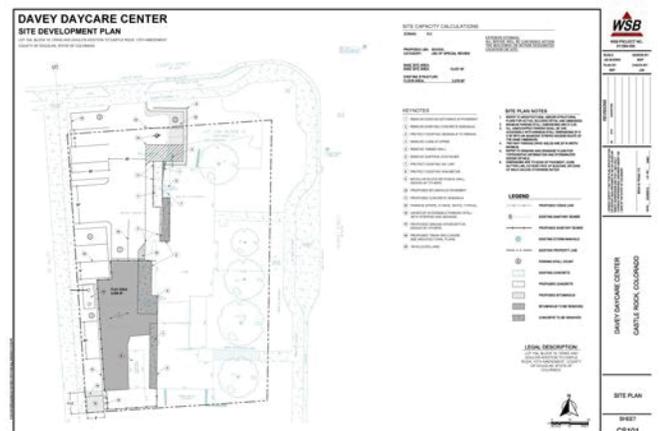
Contacts: Applicant: Leah Davey

Applicant Rep: Adam Alexander, 303-688-9848, AAlexander@mwgolden.com

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



Vicinity Map



Site Plan

Development Activity

FAST FACTS – Zoning of the Town owned East Plum Creek Property

Project# COZ18-0002

Description: The Town of Castle Rock Parks and Recreation Department has submitted an application to zone the Town owned East Plum Creek Property to the Public Land One (PL-1) zoning district. The property was previously zoned Public Open Space (POS-1). In 2016, the Town of Castle Rock Town Council approved Ordinance No. 2016-09 amending the Municipal Code to change the existing Public Open Space (POS-1) and (POS-2) zone districts to the Public Land (PL-1) and (PL-2) zone districts. This ordinance did not rezone properties zoned Public Open Space to Public Land. In order for the town to activate the property for public use, the PL-1 zoning district will need to be established on the property.

Status: The project has been scheduled for the following Public Hearings:
Planning Commission - April 26, 2018, Town Council - May 1, 2018 and May 15, 2018

Construction schedule: N/A

Of note: An emergency adoption on second and final reading has been requested

Contacts: Applicant: Jeff Smullen, Assistant Director Parks and Recreation,
jsmullen@crgov.com
Town PM: Brad Boland, 720-733-3538, BBoland@crgov.com



Vicinity Map

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
Project Mgr: Sandy Vossler, Senior Planner 720-733-3556 (svossler@crgov.com)



Vicinity Map



Site Plan

Development Activity

FAST FACTS – Heckendorf Ranch Multi-Family Project

Site Development Plan

Project# SDP18-0010

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

A neighborhood meeting was held on February 22, 2018.

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

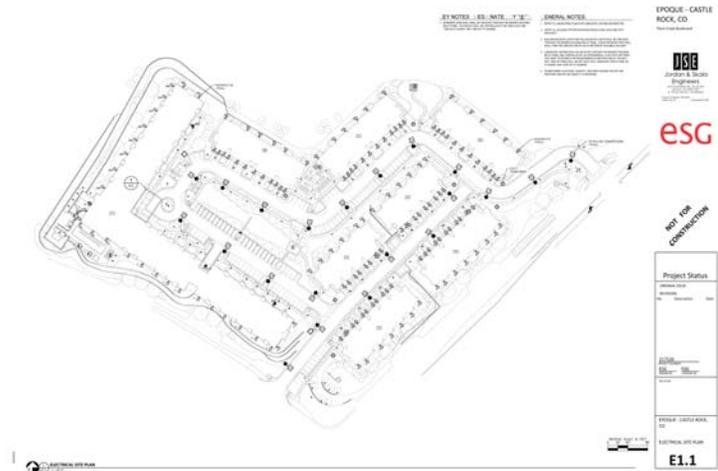
Construction schedule:

Of note: Public hearings before the Planning Commission and Town Council are required
The public hearing dates are yet to be scheduled.

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



Vicinity Map



Proposed Site Plan

Development Activity

FAST FACTS – The Lantern Major PD Amendment

Project# PDP18-0003

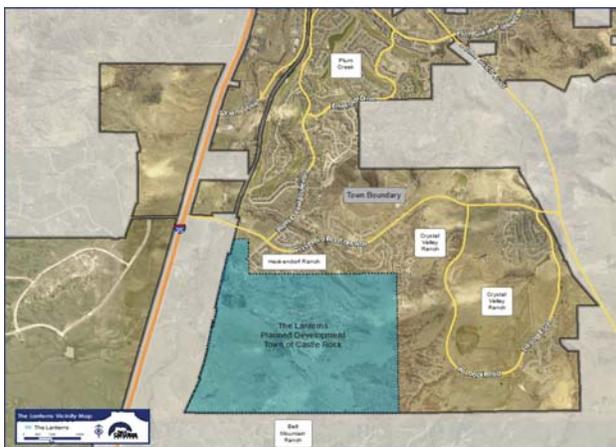
Description: A major Planned Development (PD) amendment has been submitted for the Lanterns PD, located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 848 acres. The current zoning allows up to 1,200 single family units, recreation facilities and approximately 437 acres of open space/public land. The proposed zoning amendment would create a new 4.5 acre planning area and allow a church as a permitted use. In addition, the amendment would incorporate into the Lanterns PD, the 5.2 acre parcel located on the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard. That property is currently zoned commercial under the Heckendorf Ranch PD zoning and would remain commercial under the Lanterns zoning. Approx. 432 acres would remain open space.

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

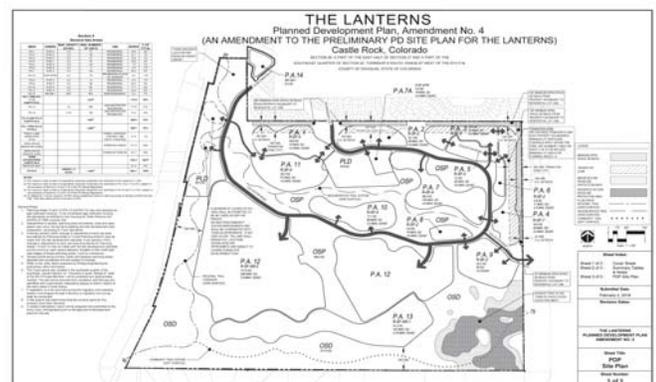
Construction schedule: To be determined.

Of note: The Planned Development Amendment requires Planning Commission and Town Council public hearings.

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



Lanterns Vicinity Map



Lanterns PD Plan Amendment

Development Activity

FAST FACTS – The Lanterns Minor PD Amendment

Project# PDP17-0003

Description: The Lanterns Planned Development (PD) Plan and Zoning Regulations were amended and approved in 2013. The owner is requesting an amendment to Section 16 (Transitional Uses) of the PD Zoning Regulations to allow continued use of the property for agricultural uses until the property is platted. No changes to permitted uses, planning areas, or development standards are proposed with this amendment.

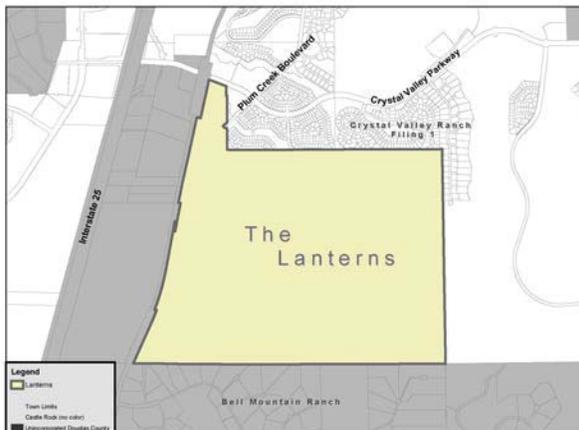
This is an administrative application. Public hearings are not required.

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

Construction schedule: 2018

Of note:

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



Vicinity Map

Section 16 Transitional Use

- 16.1 After approval of the Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a [Site Development Plan / Plat](#), may be used for agricultural purposes until approval of a [Site Development Plan / Plat](#) for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- 16.2 Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a [Site Development Plan / Plat](#) for such area or areas has been approved.
- 16.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.

Development Activity

FAST FACTS – The Lanterns Site Development Plan

Project# SDP17-0044

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

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

Construction schedule: Initial phases are planned for 2018.

Of note: This Site Development Plan requires Planning Commission and Town Council public hearings.

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



Proposed Site Development Plan



The Lanterns PD Vicinity Map

Development Activity

FAST FACTS – Meadows Town Center (3855 Ambrosia St)

Site Development Plan for Mixed Use Project# SDP18-0005

Description: The property is located at 3855 Ambrosia Street in the Meadows Town Center. The Town Center use area is zoned for mixed use and a permitted building height of 60 feet. The site plan proposes a 3-story building with a mix of office, retail and/or restaurant on the 1st and 2nd floors and six 1-bedroom apartments for lease on the 3rd floor. Twenty-nine off-street parking spaces will be constructed on an adjacent lot (Meadows F20, Ph1, Amd10, B3, L1A-1). Nineteen additional spaces will be allocated on-street, which is permitted under the Meadows Town Center zoning.

Status: For status update, please contact Sandy Vossler, Sr. Planner, at 720-733-3556 or svossler@crgov.com.

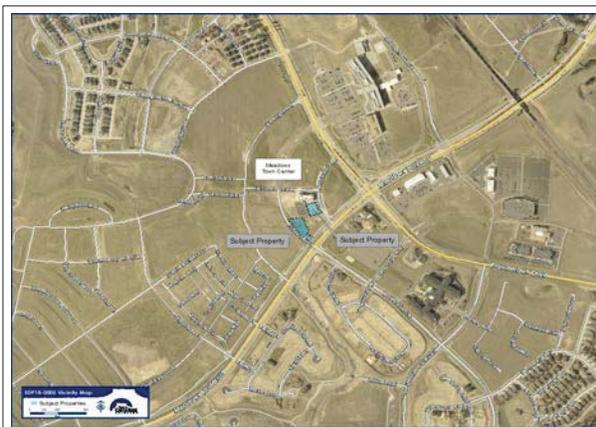
Construction schedule: 2018

Of note: A neighborhood meeting was held at the Taft House on January 31st. No members of the public attended.

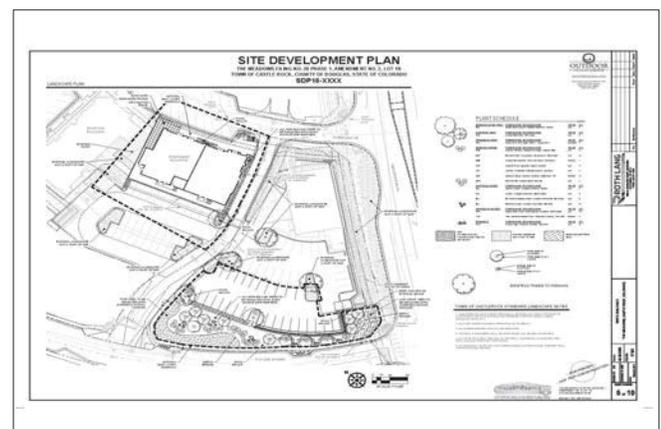
Contacts: R.C. Hanisch, Castle Rock Dev. Co., rhanisch@crdvco.com (303-394-5139)

Doug Decker, White Const. Group., ddecker@whitecg.com (303-688-6265)

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



Vicinity Map



Site Development Plan

Development Activity

FAST FACTS – Meadows Filing 20, Block 26, Lot 1

Site Development Plan Amendment Project# SDP17-0018

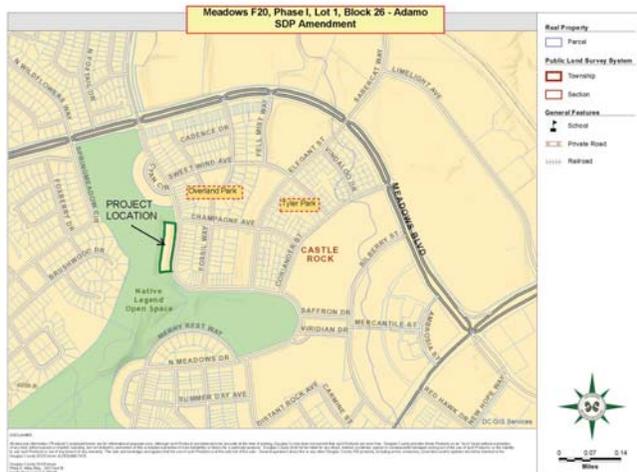
Description: This property is located on N. Meadows Drive, south of Champagne Avenue, within the Town Center use area of The Meadows Subdivision. The lot was originally planned for 24 multi-family units. This SPD amendment proposes instead 11 single-family detached units. The infrastructure is in place 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: Town Council approved the Site Development Plan amendment as proposed on October 17, 2017.

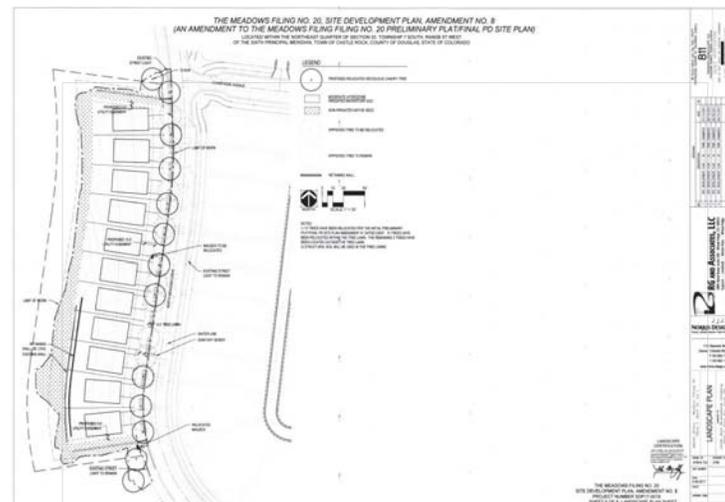
Construction schedule: TBD

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



Vicinity Map



Proposed Site Development Plan

Development Activity

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

Lot 1 Site Development Plan

Project# SDP17-0039

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

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

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

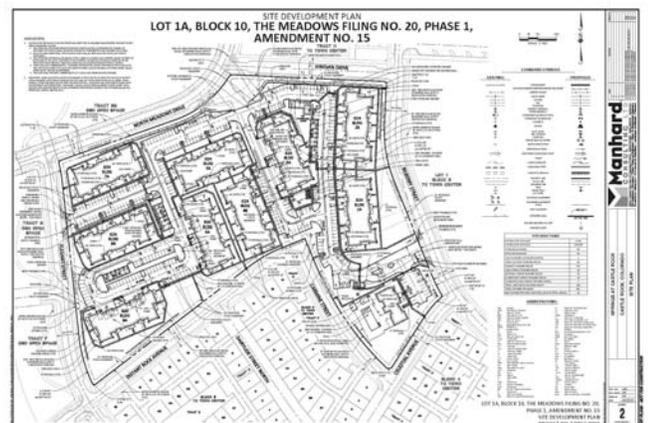
Construction schedule: To Be Determined

Of note:

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



Vicinity Map



Proposed Site Development Plan

Development Activity

FAST FACTS – Oakwood Apartments Expansion

PD Major Amendment

Project# PDP18-0001

Description: Douglas County Housing Authority has submitted a Planned Development Major Amendment for the Oakwood Apartments Complex, located at 550 Oakwood Drive. The Oakwood apartments offers affordable senior housing. The purpose of the Amendment is to increase the allowed density from 64 units to 109 units.

If the amendment were to be approved, one building containing 8 units of the existing 64 units would be removed, and 53 units will be added in a new building. The new building would be three stories tall. The new building will consolidate all leasing and amenity areas in its ground floor.

Status: For current status information please contact the Town Planner

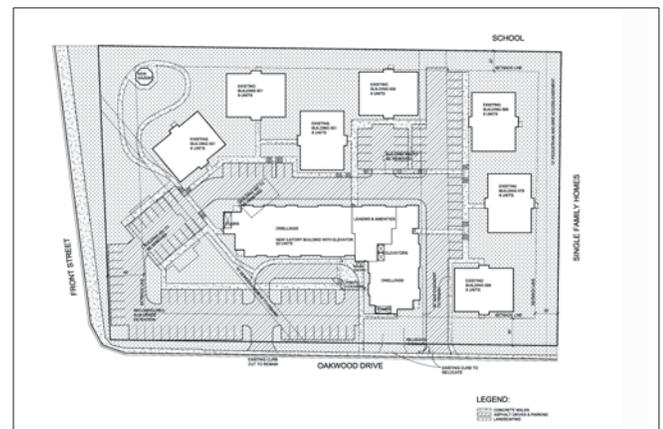
Construction schedule: TBD

Of note: This application will require public hearings in front of the Planning Commission and Town Council. Dates are to be determined.

Contacts: Applicants: Diane Leavesley, Douglas County Housing Partnership, 303-784-7824 & Harsh Parikh, Parikh Stevens Architects, 303-825-2595
Town Planner: Brad Boland, Planner 1, BBoland@crgov.com, 720-733-3538



Location Map



PDP

Development Activity

FAST FACTS – Pine Canyon (Annexation, PD Plan and PD Zoning Regulations) Project# PDP13-0009

Description: The Pine Canyon property is located west of Founders Parkway, east of Front Street. The Woodlands PD is adjacent to the south and Douglas County A-1 property lies to the north. A portion of the property is located west of I-25 and east of Liggett Road. The site is approximately 540 acres. The PD Plan proposes a mix of single-family, attached and detached and multifamily, to a maximum of 1320 dwelling units. A maximum of 815,000 s.f. of commercial, office, retail uses would be allowed; the majority of that s.f. would be located west of I-25. The current submittal proposes 133 acres (25%) of the site be maintained as public or private open space. As per the Town's Transportation Master Plan, Woodlands Blvd. would be extended from Scott Blvd. northward.

Status: The proposed PD Plan, PD Zoning Regulations and traffic impact analysis are under staff review and have not yet been accepted for Planning Commission or Council action.

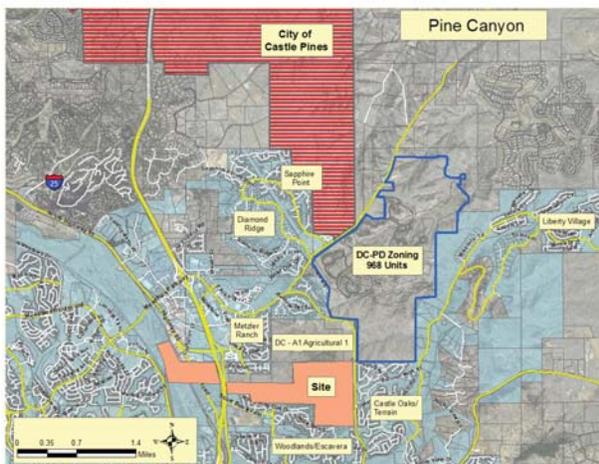
Construction schedule: To be determined.

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

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

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

Sandy Vossler, TOCR Sr. Planner (720-733-3556, svossler@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

TOTAL SITE LAND USE DATA		SUMMARY TABLE	
LAND USE DATA: WM-1 AND WM-2 COMBINED		LAND USE DATA: EXISTING LAND USE: MULTIFAMILY APARTMENTS PROPOSED LAND USE: MULTIFAMILY APARTMENTS	
SITE AREA:	141,600 SF = 3.25 ACRES	SITE AREA:	94,360 SF = 2.16 ACRES
BUILDING FOOTPRINT:	22,987 SF	BUILDING FOOTPRINT:	13,792 SF
VEHICULAR CIRCULATION:	37,000 SF	VEHICULAR CIRCULATION:	22,475 SF
SO/WALKWAYS:	14,000 SF	SO/WALKWAYS:	6,500 SF
OPEN SPACE (LANDSCAPE):	87,614 SF	OPEN SPACE (LANDSCAPE):	48,789 SF
TOTAL:	141,600 SF	TOTAL:	94,360 SF
BUILDING FOOTPRINT:		BUILDING FOOTPRINT:	
BUILDING 472:	3,800 SF	BUILDING 472:	3,800 SF
BUILDING 481:	3,300 SF	BUILDING 481:	3,300 SF
BUILDING 488:	3,300 SF	BUILDING 488:	3,300 SF
BUILDING 489:	2,200 SF	BUILDING 489:	2,200 SF
BUILDING D:	2,415 SF	BUILDING D:	2,415 SF
BUILDING C:	3,565 SF	BUILDING C:	3,565 SF
TOTAL:	22,987 SF	TOTAL:	13,792 SF
BUILDING AREA:		BUILDING AREA:	
BUILDING 472:	7,784 SF	BUILDING 472:	7,784 SF
BUILDING 481:	8,800 SF	BUILDING 481:	8,800 SF
BUILDING 488:	8,800 SF	BUILDING 488:	8,800 SF
BUILDING 489:	6,800 SF	BUILDING 489:	6,800 SF
BUILDING D:	4,830 SF	BUILDING D:	4,830 SF
BUILDING C:	4,830 SF	BUILDING C:	4,830 SF
TOTAL:	10,895 SF	TOTAL:	27,044 SF
LAND USE DATA:		LAND USE DATA:	
EXISTING LAND USE: SINGLE FAMILY APARTMENTS		EXISTING LAND USE: SINGLE FAMILY APARTMENTS	
SITE AREA:	47,296 SF = 1.09 ACRES	SITE AREA:	47,296 SF = 1.09 ACRES
BUILDING FOOTPRINT:	8,939 SF	BUILDING FOOTPRINT:	8,939 SF
VEHICULAR CIRCULATION:	10,025 SF	VEHICULAR CIRCULATION:	10,025 SF
SO/WALKWAYS:	4,841 SF	SO/WALKWAYS:	4,841 SF
TRASH ENCLOSURES:	181 SF	TRASH ENCLOSURES:	181 SF
LANDSCAPE:	18,844 SF	LANDSCAPE:	18,844 SF
TOTAL:	42,830 SF	TOTAL:	42,830 SF
FLOOR AREA RATIO:		FLOOR AREA RATIO:	
47,296 SF / 141,600 SF = .338		42,830 SF / 94,360 SF = .455	
DENSITY:		DENSITY:	
52 DU / 3.25 ACRES = 16 DU/ACRE		20 DWELLING UNITS / 1.09 ACRES = 18.35 DU/ACRE	
REQUIRED PARKING:		REQUIRED PARKING:	
6 (1) BEDROOM DWELLING UNITS	9 PARKING SPACES	4 (1) BEDROOM DWELLING UNITS	6 PARKING SPACES
8 (2) BEDROOM DWELLING UNITS	14 PARKING SPACES	8 (2) BEDROOM DWELLING UNITS	12 PARKING SPACES
14 (1) BEDROOM DWELLING UNITS	28 PARKING SPACES	14 (1) BEDROOM DWELLING UNITS	13 PARKING SPACES
VEHICLE PARKING	13 PARKING SPACES	VEHICLE PARKING	13 PARKING SPACES
TOTAL:	114 PARKING SPACES	TOTAL:	20 DWELLING UNITS

Zoning Regulations

Development Activity

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

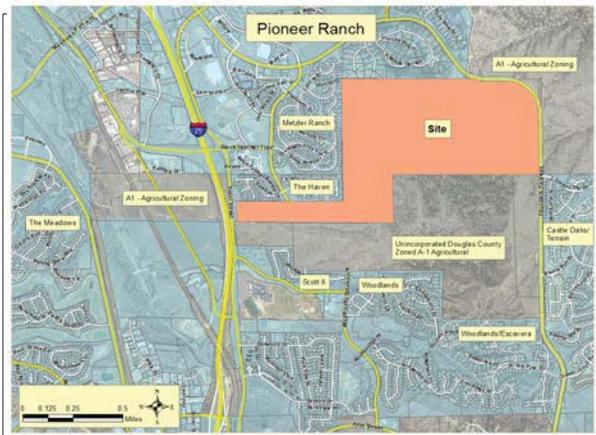
Description: Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123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

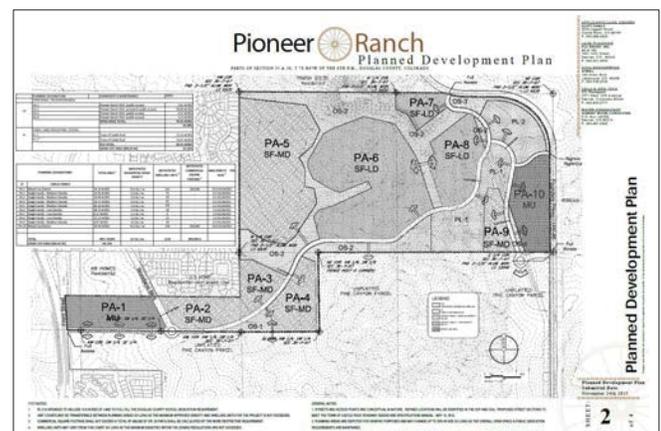
Construction schedule: To be determined.

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



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan

Development Activity

FAST FACTS – Plum Creek 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 two buildings with 5-units each for a total of 10 dwelling units. Each townhome unit will also have a two-car garage which will be accessed from the rear of the unit. This application will require public hearings before the Planning Commission and the Town Council.

Status: For current status information please contact the Town Planner/Project Manager

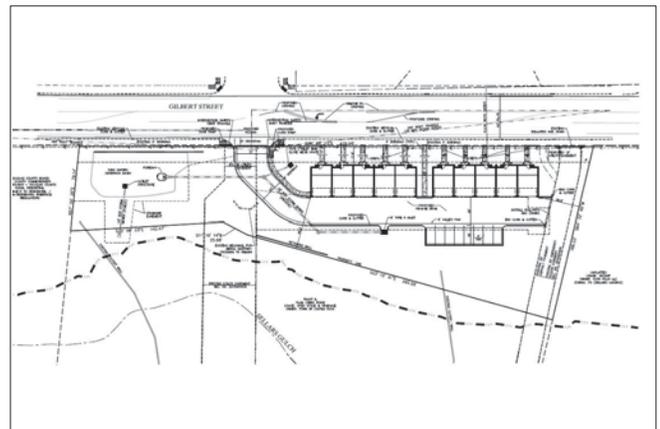
Construction schedule: None at this time.

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
Town Planner, Donna Ferguson, 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. Applications for new cell towers are a Wireless Use by Special Review and require review and decision by Town Council (TC) after review and recommendation by Planning Commission (PC).

Status: Town Council will review & make a decision on the application on Tuesday, 4-3-2018. PC reviewed the application on 3-22-2018 & recommended that TC deny the application.

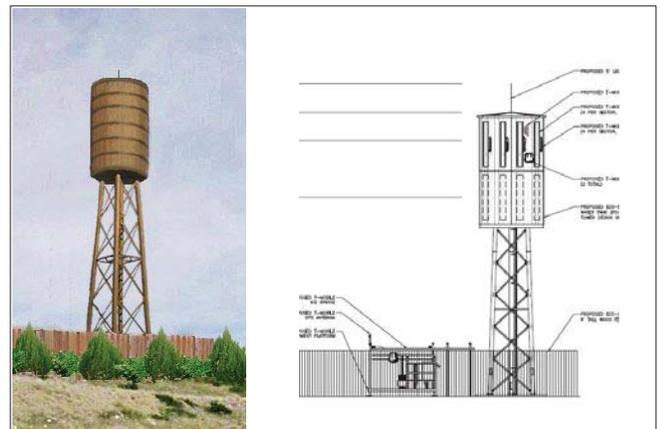
Construction schedule: None at this time.

Of note:

Contacts: Eco-Site Agent: Robert Krebsl, Powder River Dev Services, 760-224-6000
Robert.Krebs@powderriverdev.com
Town Planner: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Location Map



Proposed Water Tank Wireless Tower

Development Activity

FAST FACTS – Ridge Estates

Annexation, PDP & DA

Project# ANX06-006

Description: Crystal Valley Development Company, the applicant, is proceeding with an Annexation, a Planned Development Plan (PDP) & Development Agreement (DA) application for property known as Ridge Estates, formerly known as Sellers Creek Ranch Estates. The property is approximately 70 acres in size and located south of Crystal Valley Ranch, east of Bell Mountain Ranch & north of Sellers Creek Ranch (see Location Map below). The applicant proposes to bring the property into the jurisdiction of the Town and create a PDP to develop a residential neighborhood consisting of 52 single-family homes with open space, a pocket park and two primary road connections to the Crystal Valley Ranch neighborhood (see PDP below).

Status: For current status information please contact the Town Planner.

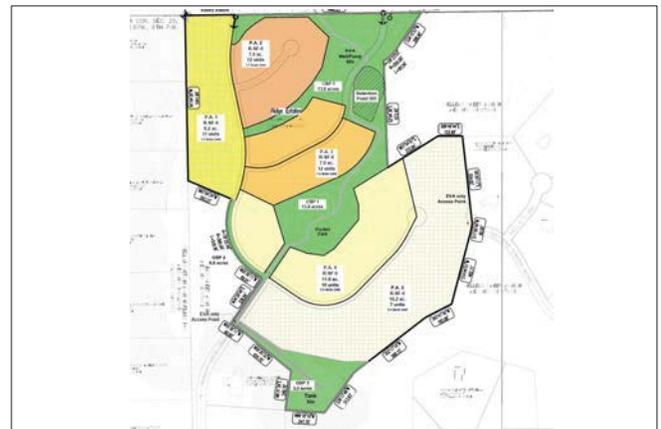
Construction schedule: _____

Of note: Town Council found the Annexation Petition to be in Substantial Compliance on May 3, 2016 and Eligible for Annexation consideration on June 21, 2016.

Contacts: Applicants: Gregg Brown, Crystal Valley Development Company, 303-814-6862 & James Mill, Legacy Engineering, Inc, 720-200-4577, jmill@legacyengineering.com
Town Planner: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Location Map



PDP

Development Activity

FAST FACTS – Riverwalk Common Sign Plan

Project# SDP18-0014

Description: Arthouse Design has submitted a Common Sign Plan on behalf of the Riverwalk Development. The purpose of the document is to create a policy for a comprehensive and balanced system of signs for the project. The plan identifies the developments identification signage while also creating standards for the retail/tenant signage. The standards are intended to set out a coordinated program for identification signage and retail/tenant signage. The standards set forth in the Common Sign Plan will be in addition to the Town of Castle Rock Downtown Sign Regulations. The Common Sign Plan will be processed as an amendment to the Riverwalk Site Development Plan and will go before the Town of Castle Rock Design Review Board for review.

Status: Please contact the Town's contact for the current status

Construction schedule: TBD

Of note: The Common Sign Plan will be reviewed at a public hearing by the Town of Castle Rock Design Review Board on a date yet to be scheduled.

Contacts: Applicant Representative: Anais Mares, Arthouse Design,
anais@arthousedenver.com or 303-892-9816

Town of Castle Rock: Brad Boland, bboland@crgov.com or 720-733-3538



Vicinity Map



RIVERWALK
COMMON SIGN PLAN
Prepared by Arthouse Design



Common Sign Plan

Version: 1

Development Activity

FAST FACTS – Sunstone Village SDP

Planning areas 49 & 50 in Terrain

Project# SDP17-0033

Description: SLV Castle Oaks, LLC has submitted an application for a site development plan (SDP). The SDP proposes to create a neighborhood consisting of 120 attached single-family homes on a 45 acre property located south of the intersection of Highway 86 and Autumn Sage Street. Attached single-family homes are a use by special review in the Terrain. As such, the application will require a review and approval by Town Council (TC) after a review and a recommendation by the Planning Commission (PC).

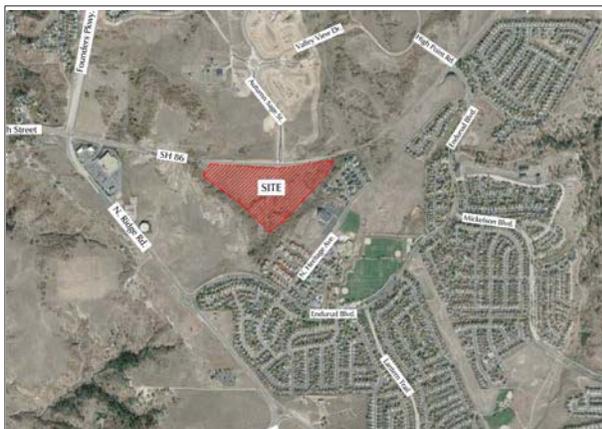
Status: Town Council will review & make a decision on the application on Tuesday, 4-3-2018. PC reviewed the application on 3-22-2018 & recommended that TC approve the application.

Construction schedule: None at this time

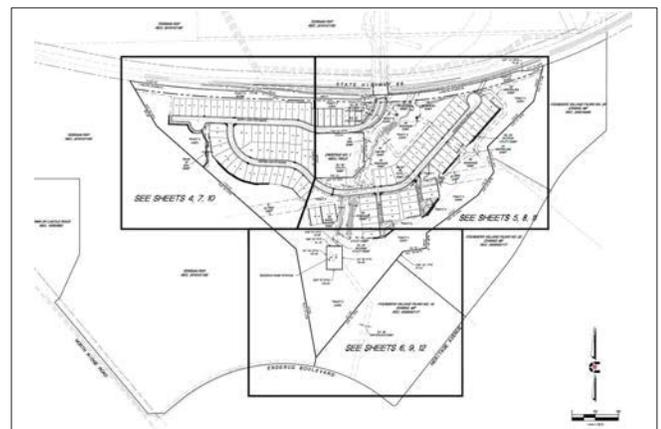
Of note:

Contacts: Kurt Jones, kjones@starwoodland.com

Proj. Mgr: Donna Ferguson, Planner II, 720-733-3566 or DFerguson@CRgov.com



Vicinity Map



Site Development Plan

Development Activity

FAST FACTS – Your Storage Center at Castle Rock

Annexation, PDP & DA

Project# ANX17-0002

Description: Cactus Moon Maizeland, LLC, the property owner & developer, has submitted an application for Annexation, a Planned Development Plan (PDP) & a Development Agreement (DA) for parcels located along the south I-25 Frontage Road between Brookside Circle & Perry St. Cactus Moon Maizeland, LLC proposes to bring 2 parcels (approx. 1.5 acres) into the jurisdiction of the Town, combine it with an adjacent parcel to the east, and then zone/rezone the combined property into a Planned Development Plan (PDP) to permit self-storage & light industrial uses. The property is currently unimproved. The Annexation, PDP & DA applications will require public hearings before Planning Commission and the Town Council.

Status: For information on the status of this application please contact the Town Project Manager (PM).

Construction schedule: Not known at this time.

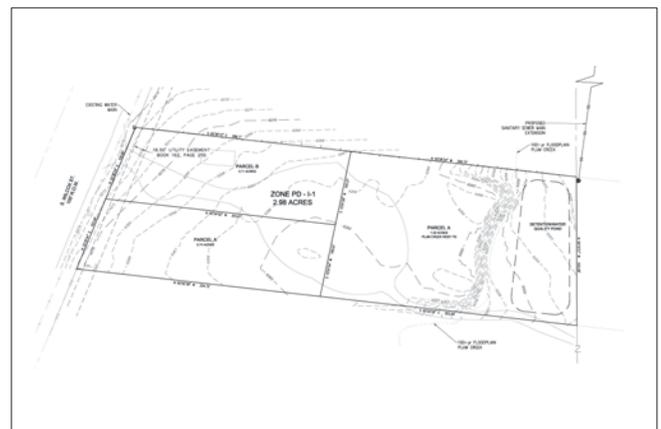
Of note: The associated Annexation Petition was found to be in Substantial Compliance on July 19, 2017 and Eligible for annexation consideration on September 6, 2017.

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

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



Location Map



Planned Development Plan