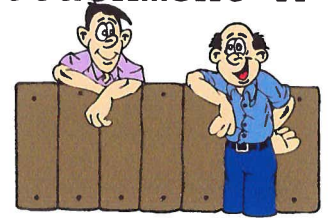


In Your Backyard

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: The SDP is under 4th staff review and has been referred for external comments to service providers, surrounding HOAs and neighborhood groups.

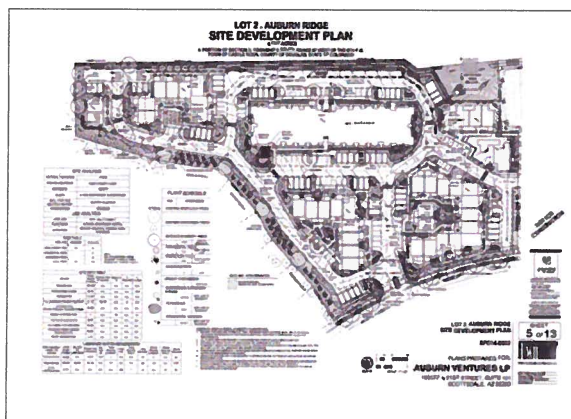
Construction schedule: TBD

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.

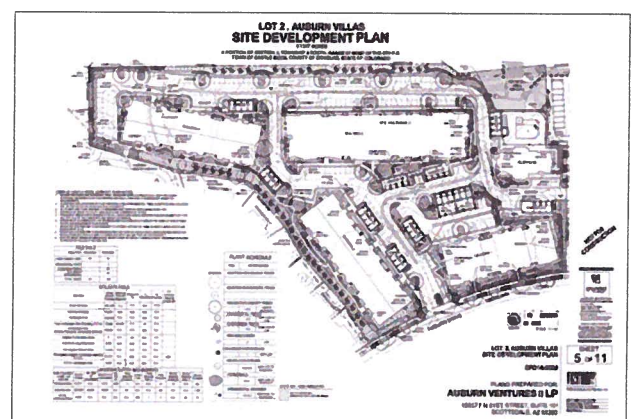
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

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

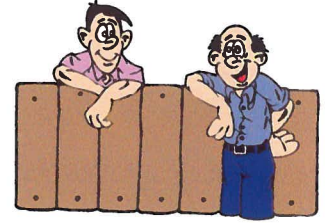


Revised & Current Landscape and Site Plan Proposal

In Your Backyard

FAST FACTS – Auburn Ridge Lot 2

PD Zoning Regulations Text Amd. (Rezoning)



Description: The proposed Planned Development Zoning text amendment would modify the permitted uses by removing the age-restricted (55 years and older) condition from the Auburn Ridge PD Zoning Regulations for Lot 2 only. If approved, the multi-family residential use on Lot 2 would have no age restriction or requirement.

Status: Planning Commission voted to recommend denial to Town Council on July 23, 2015
Town Council approved on 1st reading on August 4, 2nd reading has been delayed

Construction schedule: unknown

Of note: No hearing dates have been set for the Site Development Plan, which is a separate application. The second reading with Town Council is on hold until the Development Agreement can be finalized

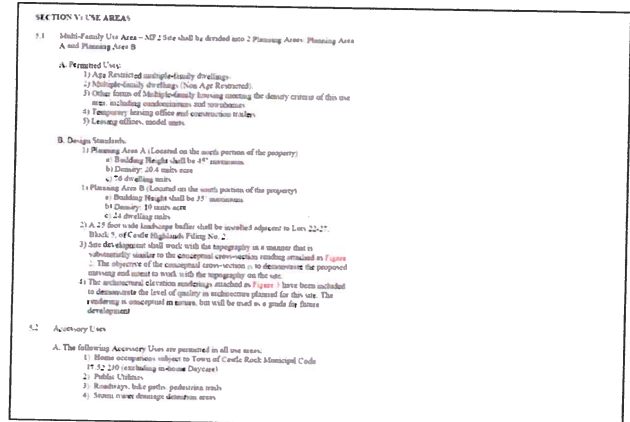
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

Sandy Vossler, TOCR Planning, 720-733-3556 or svossler@crgov.com

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



Auburn Ridge, Lot 2 Vicinity Map

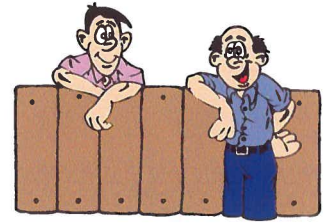


Auburn Ridge, Lot 2 Proposed PD Text

In Your Backyard

FAST FACTS – Auburn Ridge Phase 3

Site Development Plan



Description: This lot is located at the SW corner of Wolfensberger Road and Auburn Drive. The property is approximately 4.8 acres. The SDP proposes 96 apartment units in 6 buildings. A private clubhouse and 202 parking spaces also proposed. The proposed density is about 20 du/ac., the maximum height is 45' and lot coverage is 40% decorative gable trusses.

Status: Planning Commission Public Hearing: Thursday, January 14, 2016 @ 6:00 PM
Town Council Public Hearing: Tuesday, February 2, 2016 @ 6:00 PM

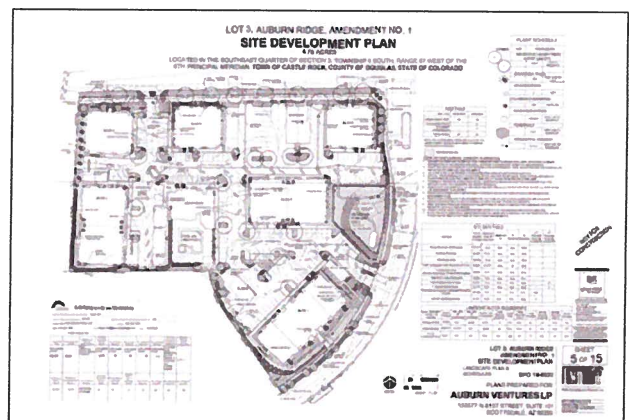
Construction schedule: 2016

Of note:

Contacts: Jessica Breen, 480-256-0506 or jbreen@atlanticdev.com
Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



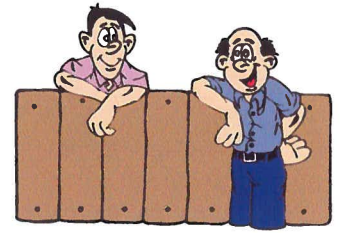
Auburn Ridge Phase 3 - Vicinity Map



Auburn Ridge Phase III-Proposed Site Development Plan

In Your Backyard

FAST FACTS – Canyons South 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 proposal includes 1,506 single family residential homes and a clubhouse.

Status: Staff first review complete. The developer has reached out to adjacent HOAs and held a number of informational neighborhood meetings. Official meetings will be held in 2016.

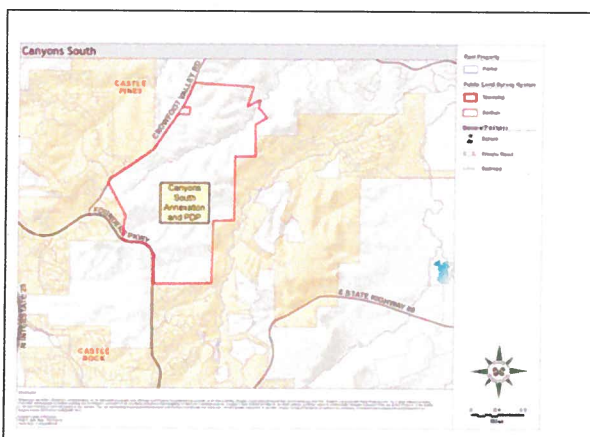
Construction schedule: TBD

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.

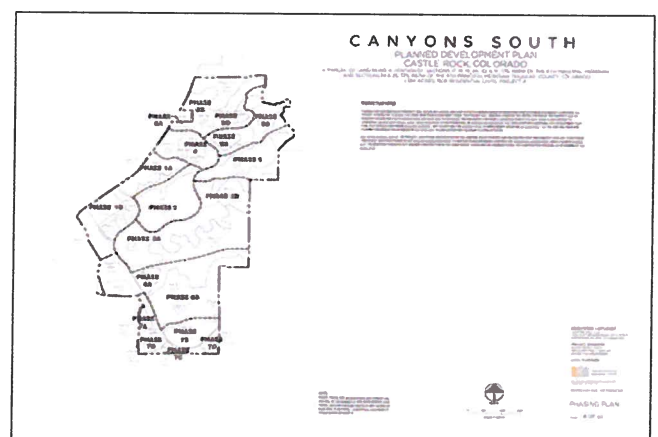
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

Teri Whitmore, Town of Castle Rock, twhitmore@crgov.com, 720-733-3537

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



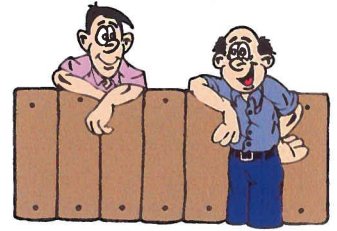
Vicinity Map



Canyons South Phasing Plan

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: Staff first review completed. No official public hearings or neighborhood mtgs. have been scheduled. External comments have been compiled and informal HOA meetings held.

Construction schedule: TBD

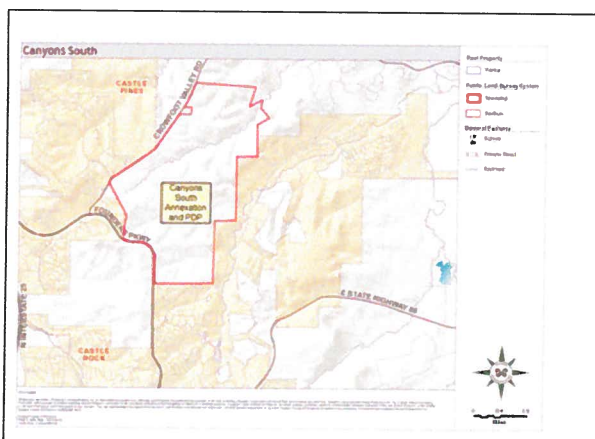
Of note: The Planned Development Plan (PDP) will be reviewed and approved in concert with the Canyons South Annexation proposal with the Town of Castle Rock, CO.

The Annexation and PDP reviews, will also run concurrent with the County IGA process.

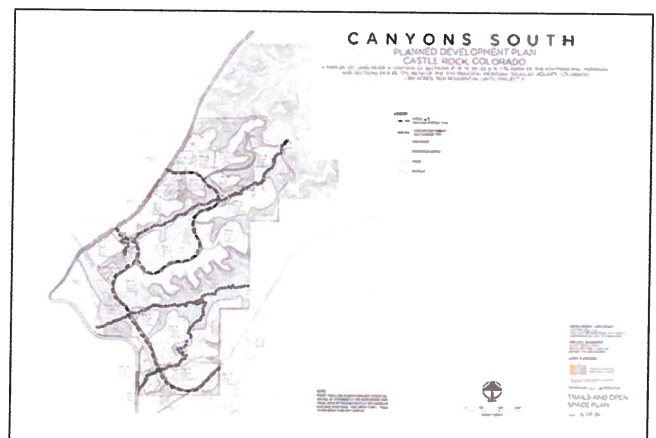
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

Teri Whitmore, Town of Castle Rock, twhitmore@crgov.com, 720-733-3537

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



Vicinity Map

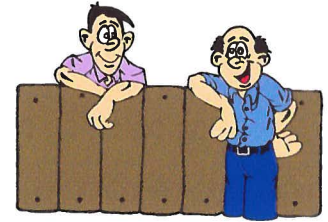


Canyons South Phasing Plan

In Your Backyard

FAST FACTS – Castle Meadows

Interchange Overlay PD



Description: Proposed Interchange Overlay Planned Development west of the Plum Creek and Interchange 25 interchange. The Town created the Interchange Overlay Designation to encourage high density development around the Town's interchanges with I-25. Potential development could include a mix of industrial, commercial, office, and residential.

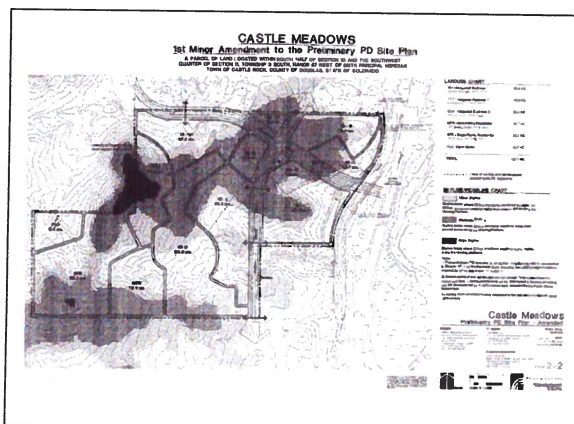
Status: Planning Commission recommended approval to Town Council on December 10, 2015
Town Council hearing dates scheduled for December 15, 2015 and January 5, 2016

Construction schedule: TBD

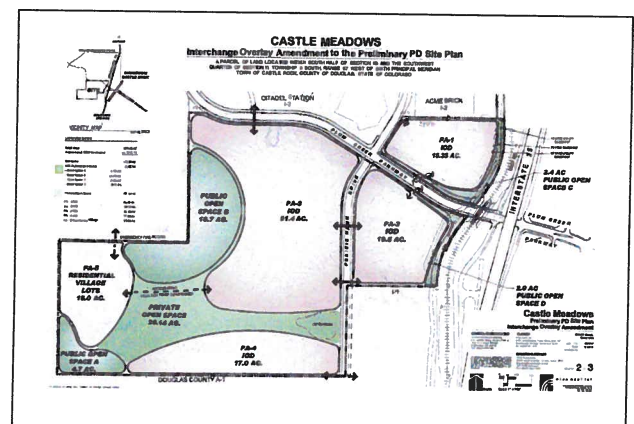
Of note: If approved, the Interchange Overlay would remove skyline/ridgeline restrictions from the Castle Meadows site (shown as grey on the existing Planned Development below).

Contacts: Applicant: David Brehm, Plan West - 303-741-1411

Town: Teri Whitmore, Planning Manager, 720-733-3537, TWhitmore@crgov.com



Existing Zoning

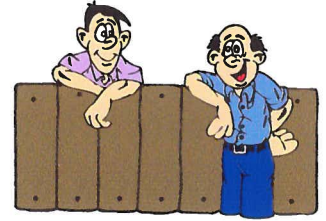


Proposed Zoning

In Your Backyard

FAST FACTS – Castle Oaks Filing 5 Am 1

Site Development Plan within Terrain



Description: SLV Castle Oaks, LLC, has submitted a Site Development Plan for the proposed "Flat Rock Village" area of the Terrain, located on the west side of Autumn Sage Street, adjacent to SH 86. The plan proposes 154 single family detached homes over the approximately 60 acres, with proposed private open space equaling approximately 33 acres.

Status: under staff review

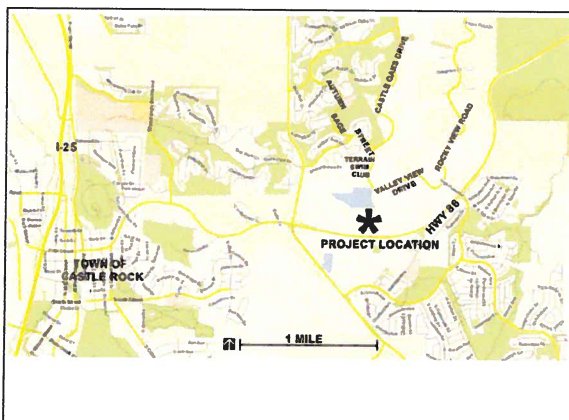
Construction schedule: unknown

Of note: This Site Development Plan will go to public hearings before the Planning Commission for recommendation and before Town Council for approval or denial.

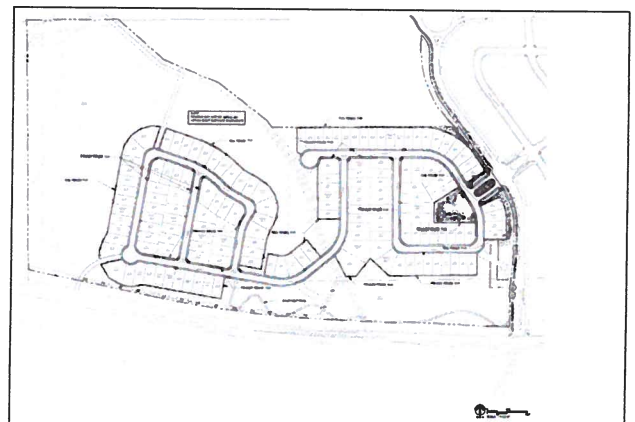
Contacts: Kurt Jones, SLV Castle Oaks, LLC, 720-346-2800, kauaijones@gmail.com

Phil Dalrymple, CORE Consultants, 303-703-4444, dalrymple@corecivil.com

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



Vicinity Map, located in the Terrain community

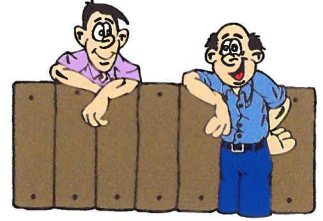


Proposed Site Development Plan

In Your Backyard

FAST FACTS – Terrain Filing 1

formerly Castle Oaks Filing 6, SDP



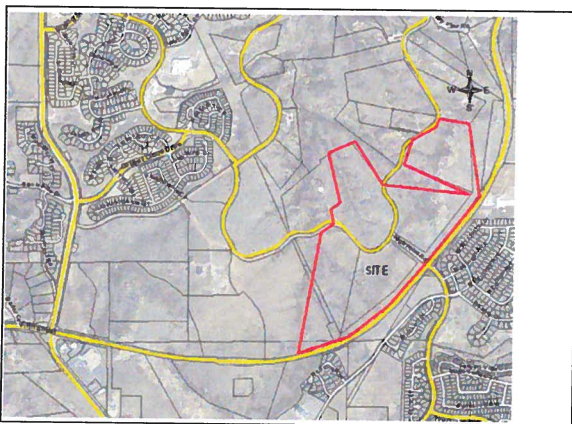
Description: The applicant proposes 367 new, single family detached homes within the Terrain community. In addition to single family detached lots averaging in size of approximately 6,500 sf, the plan includes almost 46 acres of open space, including a small neighborhood park. The project is located along State Highway 86 in the vicinity of High Point Road

Status: Planning Commission recommended approval to Town Council on December 10, 2015
Town Council scheduled for January 5, 2016

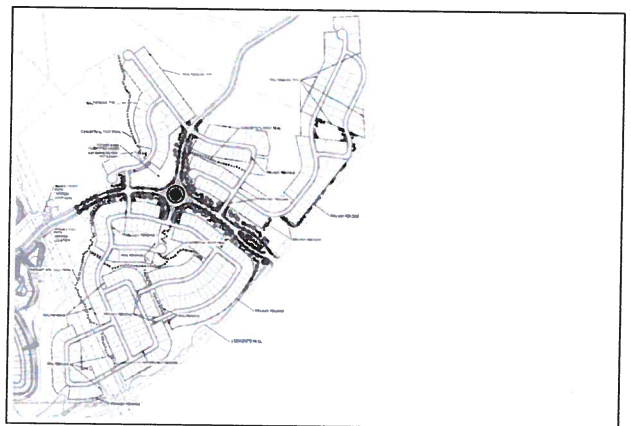
Construction schedule: unknown

Of note: The rezoning for this property was approved earlier this year.
Planning Commission recommended approval of the SDP and removing street lights and sidewalks along Rocky View Road as it transitions to Douglas County.

Contacts: applicant: Kurt Jones, SLV Castle Oaks, LLC, kurt@terraincastlerock.com, 720-346-2800
engineer: Phil Dalrymple, CORE Consultants, Inc, dalrymple@corecivil.com
Town: Julie Kirkpatrick, jkirkpatrick@crgov.com, 720-733-3516



Location Map, off HWY 86, west of Founders Pkwy

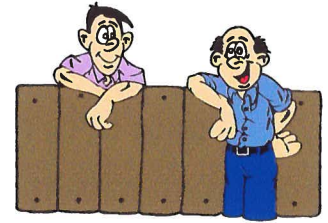


Proposed Site Development Plan

In Your Backyard

FAST FACTS – Terrain Filing 2 - Approved

Site Development Plan within Terrain



Description: SLV Castle Oaks, LLC, has submitted a Site Development Plan for the proposed "Flat Rock Village" area of the Terrain, located on the west side of Autumn Sage Street, adjacent to SH 86. The plan proposes 154 single family detached homes over the approximately 60 acres, with proposed private open space equaling approximately 33 acres.

Status: Planning Commission voted 5-0 to recommend approval to Town Council on 11/12/15
Town Council approved SDP on December 1, 2015.

Construction schedule: unknown

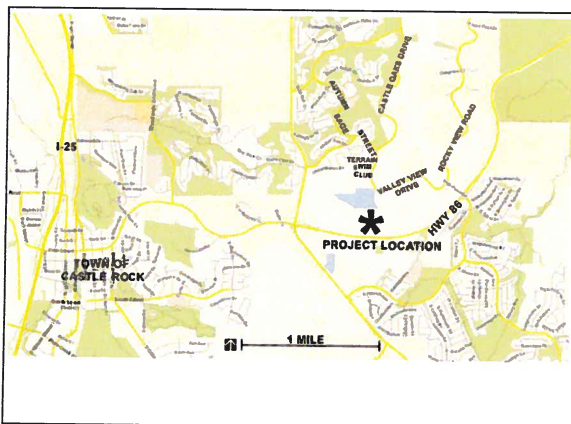
Of note: This Site Development Plan will go to public hearings before the Planning Commission for recommendation and before Town Council for approval or denial.

This project was formally known as Castle Oaks Filing 4 Amendment 2 SDP.

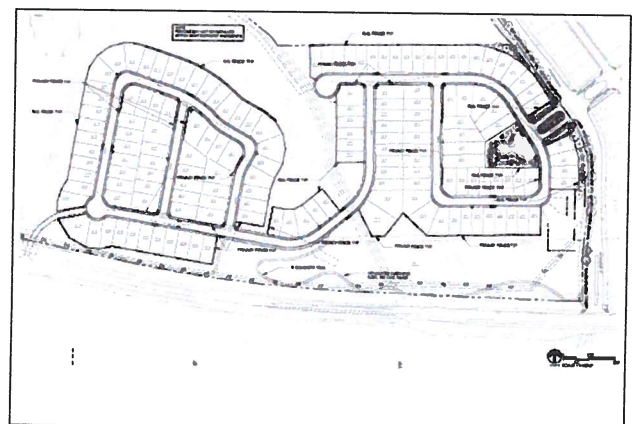
Contacts: Kurt Jones, SLV Castle Oaks, LLC, 720-346-2800, kauaijones@gmail.com

Phil Dalrymple, CORE Consultants, 303-703-4444, dalrymple@corecivil.com

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



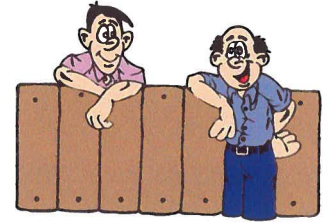
Vicinity Map, located in the Terrain community



Proposed Site Development Plan

In Your Backyard

**FAST FACTS – Terrain PDP and PD zoning regs.
APPROVED**



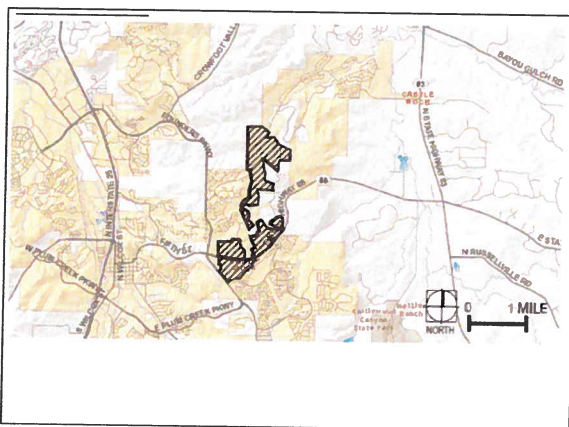
Description: This PDP would revise a portion of the current Castle Oaks PDP, currently approved in 2003. The proposal keeps the overall number of residential units, maintains the infrastructure, and keeps the same acreage for open space and public land dedication as the existing PD. However, the plan proposes a Village approach to allow flexibility in residential types to better respond to market conditions.

Status: Planning Commission recommended approval, 5-0
Town Council approved 5-0 1st reading, approved at 2nd reading on October 6

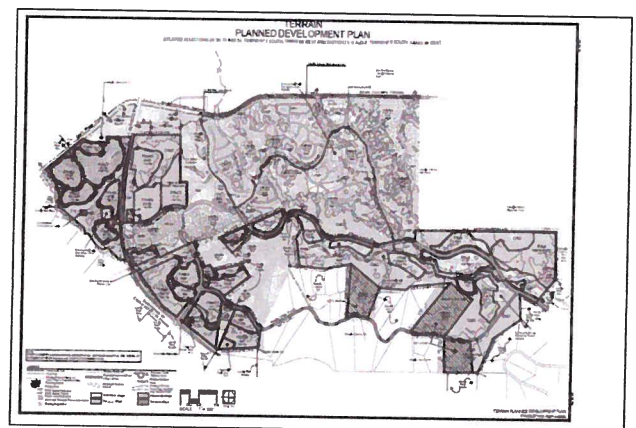
Construction schedule: unknown

Of note: Pending an unchallenged referendum period of 30 days, the new zoning will take effect on November 6, 2015.

Contacts: Applicant: Craig Campbell, SLV, ccampbell@starwoodland.com, 303-720-4436
Consultant: John Prestwich, PCS Group, Inc, john@pcsgroupco.com, 303-885-6261
Town contact: Julie Kirkpatrick, RLA, jkirkpatrick@crgov.com, 720-733-3516



Location Map, within Terrain community

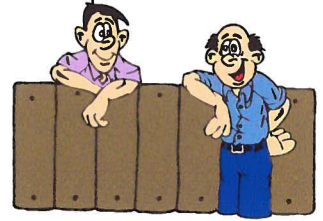


Proposed PDP Amendment

In Your Backyard

FAST FACTS – Castle Rock Industrial Park

Proposed Annexation, 2801 US Highway 85



Description: Castle Rock Industrial Park, LLC (Hier & Company) has submitted an annexation petition to bring approximately 4.5 acres now part of unincorporated Douglas County into the Town of Castle Rock. The parcel is located at 2801 US Highway 85. The applicant proposes to zone the property for mixed, industrial uses such as offices, warehouses, flex space, and/or shop space. This is the former Ready Mix site.

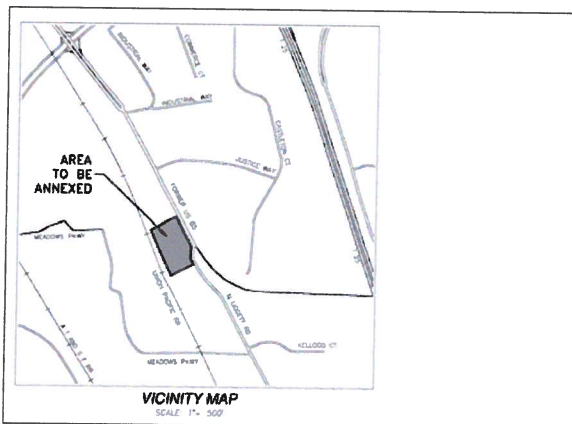
Status: Staff has completed the 1st review and is awaiting the 2nd submittal.

Construction schedule: To be determined.

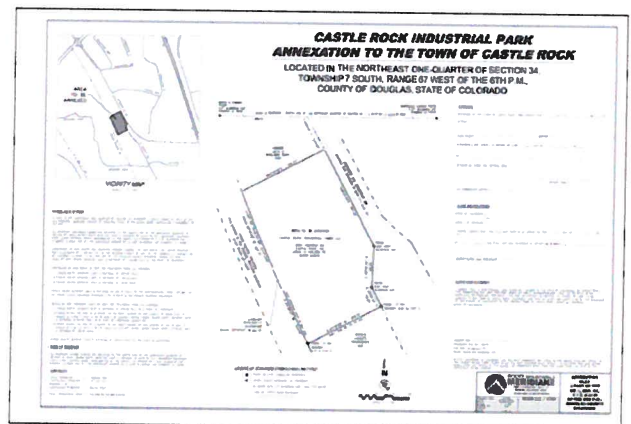
Of note: All annexations follow the Colorado State Statute requirements. The public hearings will be scheduled once the review process is completed.

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

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



Castle Rock Industrial Park Vicinity Map

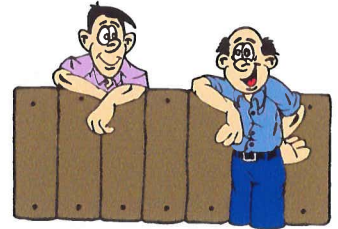


Proposed Annexation Plat

In Your Backyard

FAST FACTS – Crystal Valley Ranch Filing No. 13

Site Development Plan (SDP)



Description: This application is proposing 170 single-family detached lots on approx. 116 acres within Crystal Valley Ranch Filing 13. This plan includes a modified extension of Lions Paw St. The proposed density is 1.46 du/ac. with approx. 94% of the lots abutting open space. Approximately 51 acres are being set aside as private open space.

Traffic calming elements are proposed on Lions Paw Street.

Status: June 16, 2015: Town Council approved the SDP by a vote of 6-1.

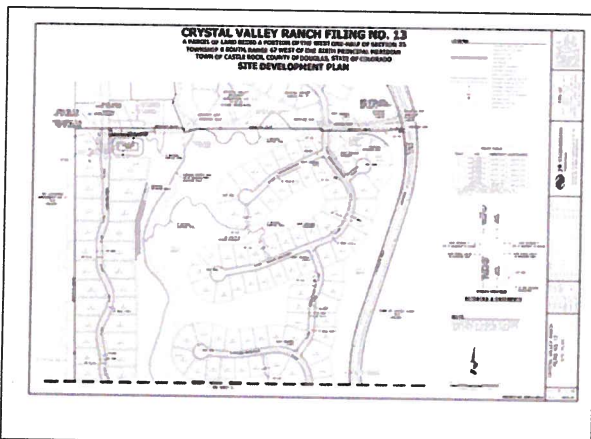
May 14, 2015: Planning Commission voted 6-0 to recommend approval to Town Council.

Construction schedule: TBD

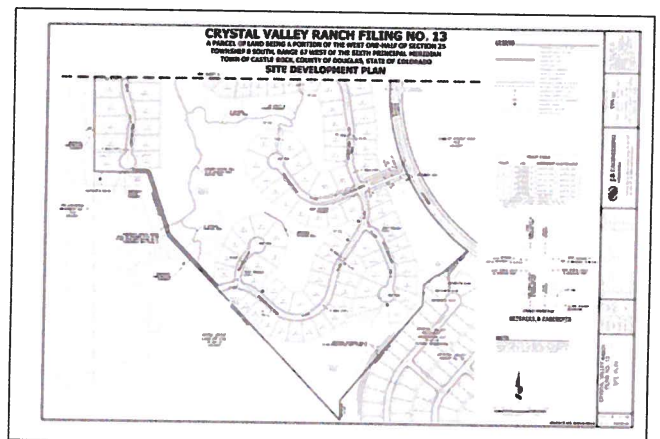
Of note: The public hearings have been continued to allow for review of a technical criteria variance pertaining to a proposed sight distance easement on Gold Ridge Drive and due to Council agenda scheduling.

Contacts: Jerry Richmond - Rain Tree Investment Corp. - 303-267-6195

Sandy Vossler - TOCR Planning - 720-733-3556 or svossler@crgov.com



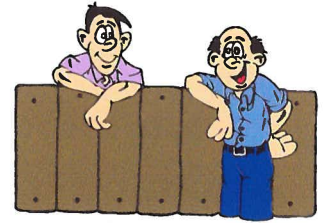
Proposed Site Plan - Northern Portion of Site



Proposed Site Plan - Southern Portion of Site

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.

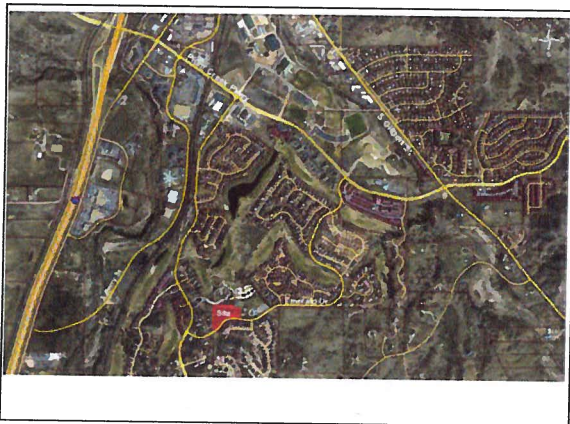
Status: The application is currently under review.

Construction schedule: None at this time.

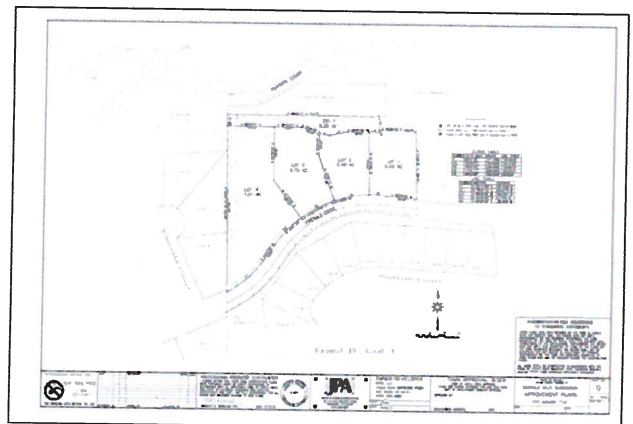
Of note: The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

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 – IREA Easement (MIS15-0006)

Downtown Castle Rock (vacated 2nd St. & alley)

Description: Intermountain Rural Electric Association (IREA) is requesting a 20-foot wide easement across Town owned property located in Downtown Castle Rock in order to serve a new 4-story, mixed use building known as Mercantile Commons which is currently under development review (SDP15-0029).

Status: The IREA easement request was approved on 2nd Reading as an emergency adoption by Town Council on December 15th, 2015.

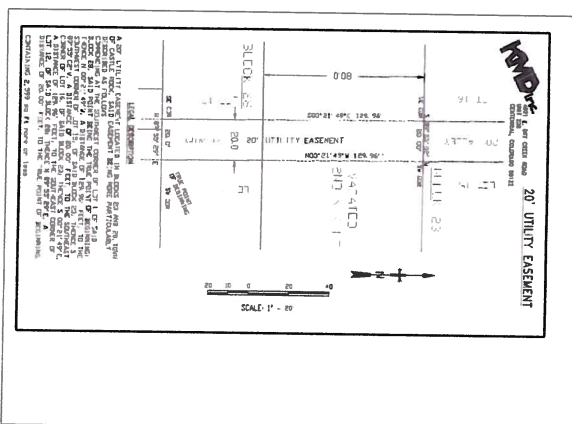
Construction schedule: _____

Of note: _____

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

IREA Contact: Brooks Kaufman, Bkaufman@irea.coop, 720-733-5493

Mercantile Commons Contact: Gene Gregory, genegreg11@gmail.com, 303-803-6326



Survey & Legal Description of Easement Request

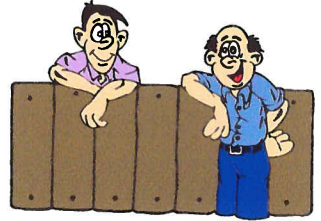


Location Map

In Your Backyard

FAST FACTS – IREA Easement

Woodlands Tie Line Easement 2015



Description: Intermountain Rural Electric Association (IREA) is requesting an easement to allow the replacement of an overhead electric tie line to an underground electric tie line on Town owned property located along the east side of the platted, yet unbuilt, Woodlands Blvd.

Status: The application is scheduled for public hearings before Town council on August 4th, 2015 (1st reading) and August 18th, 2015(2nd reading)

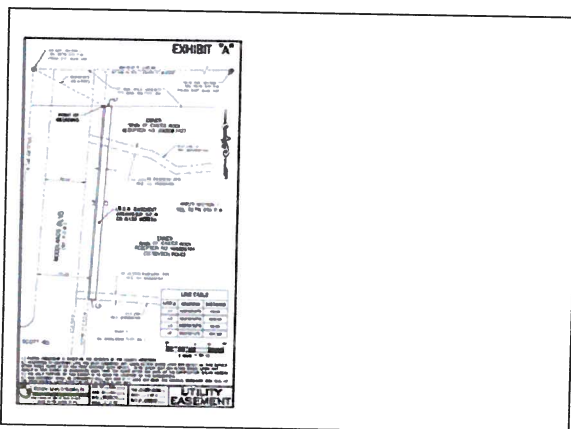
Construction schedule: Late September

Of note:

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

IREA Contact: Brooks Kaufman, Land & Rights-Of-Way Director, bkaufman@irea.coop,

720-733-5868



Survey Map of Proposed Easement



Location Map

Development Activity

FAST FACTS – Lower East Plum Creek Annexation and Zoning

Description: The Town of Castle Rock is proposing to annex 59.931 acres of property located between the BNSF and Union Pacific RR lines, east of US Hwy. 85 and north of the N. Meadows Extension (Castle Rock Parkway) currently under construction. Parks, Recreation and Open Space for active uses is the proposed zoning for the property.

Status: Town Council - December 15, 2015 voted 5-0 to approve on 1st reading.

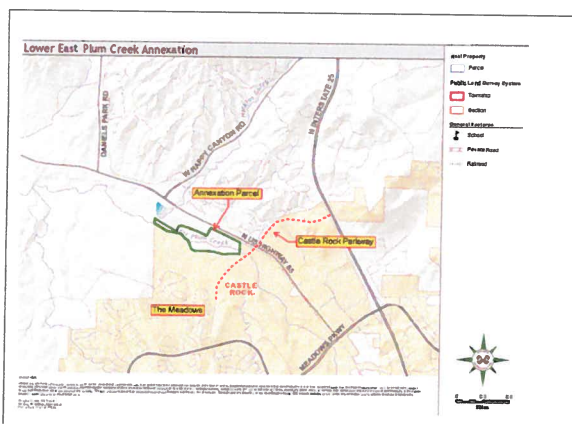
Town Council will take action on 2nd reading on Tuesday, January, 5, 2016 @ 6:00 PM.

Construction schedule: TBD

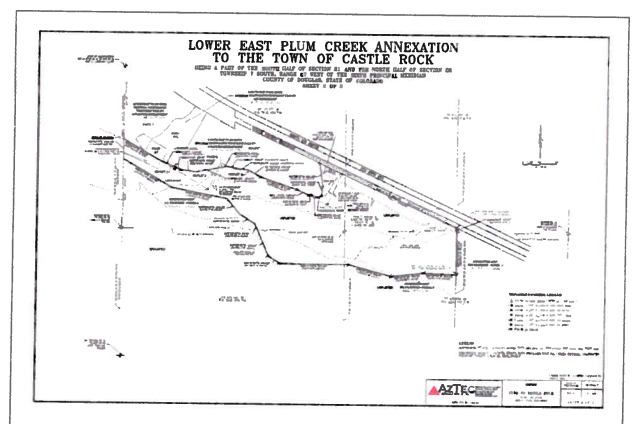
Of note: The Town of Castle Rock Utilities Department proposes to construct a diversion structure on the property, along East Plum Creek. The structure is key to helping the Town achieve its goal of 75% renewable water supply.

Contacts: Matt Hayes, TOCR Utilities Project Manager, 720-733-6040, mhayes@crgov.com

Sandy Vossler, TOCR Senior Planner, 720-733-3556, svossler@crgov.com



Lower East Plum Creek Vicinity Map

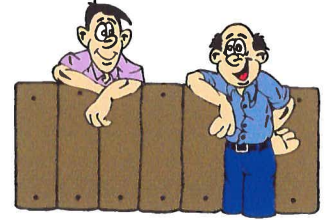


Lower East Plum Creek Annexation Plat

In Your Backyard

FAST FACTS – Meadows F17 Area 4 Lot 6E

Site Development Plan - Brooklyn Vet Clinic



Description: Brooklyn Veterinary Clinic is proposing a new 8,247 square foot general practice animal hospital in the vicinity of Prairie Hawk and Fence Post Drives, on the north side of Prairie Hawk. The 7 exam rooms, treatment center, surgery suite and dental facility will also include a boarding facility with 20 dog runs and a dedicated cat room. A pet daycare facility would also include a fenced exterior exercise yard.

Status: under staff review

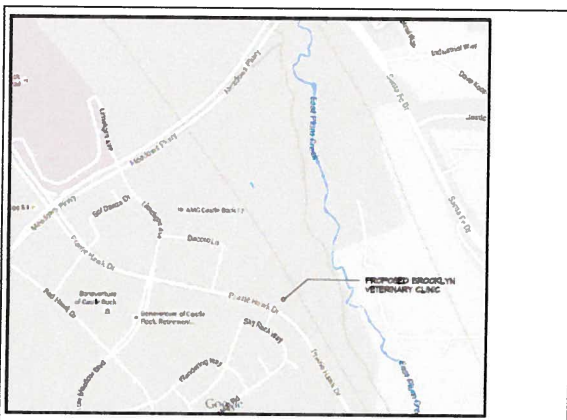
Construction schedule: to be determined

Of note: Because this commercial project would be adjacent to residential homes (south of Prairie Hawk), the Residential/Nonresidential Interface applies. Therefore, this application requires public hearings for approval.

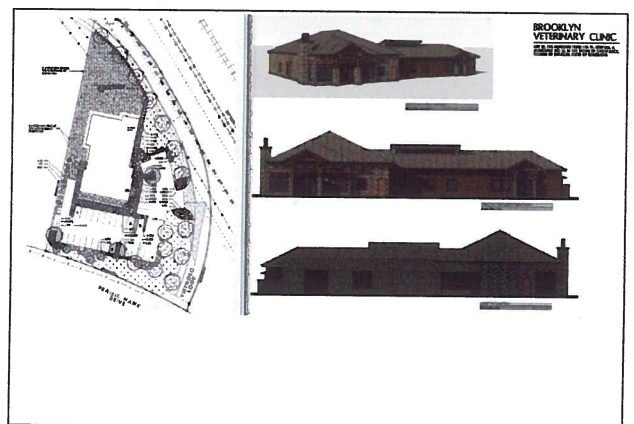
Contacts: Deborah Patterson, applicant ,303-688-9352, drdeb@brooklynvet.com

Jeffrey A Keast, 3LD+Architecture, 303-263-4491, jeff@3ldarch.com

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



Location Map-N of Prairie Hawk & Fence Post Drives



Proposed Site Plan and Building Elevations

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.

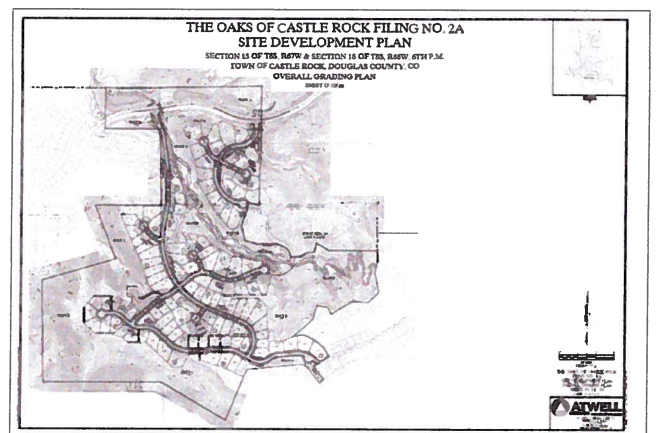
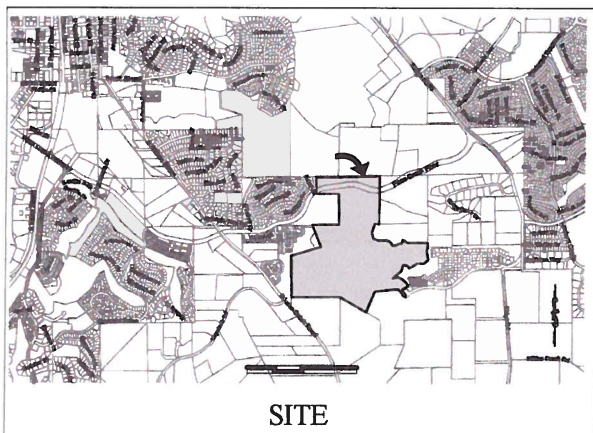
Status: Under Staff Review.

Construction schedule: TBD

Of note:

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

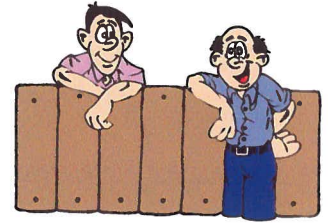
Julie Kirkpatrick, TOCR Planning, 720-733-3516 or jkirkpatrick@crgov.com



In Your Backyard

FAST FACTS – Pine Canyon Ranch

Annexation, PD Plan and PD Zoning Regulations



Description: Proposed annexation and zoning of 535 acres located north of Woodlands from Founders Parkway/Highway 86 on the east to Plum Creek west of I-25. Proposed zoning would allow up to 515 single-family homes and up to 805 multi-family units. The applicant estimates 900,000 s.f. of office, 130,000 s.f. of retail, 208,000 s.f. of light industrial, and lodging/resort uses.

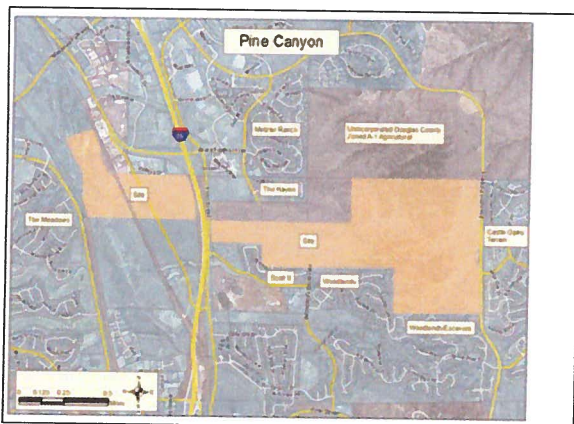
Status: The proposal is under staff review. Public hearings before Planning Commission and Town Council to be determined.

Construction schedule: To be determined

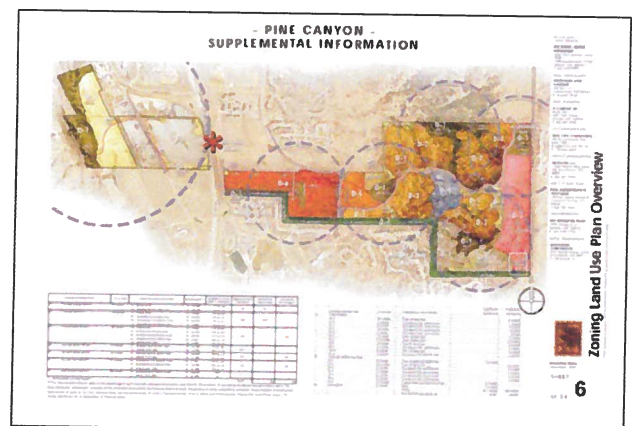
Of note:

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

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

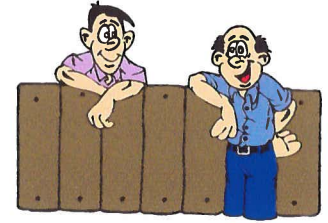


Pine Canyon Ranch Vicinity Map



Color Rendering of Proposed PD Plan

In Your Backyard



FAST FACTS – Pinon Manor PDP and DA

498, 488 & 472 S Gilbert St & 481 & 495 Oman Rd

Description: The property owner is proposing to rezone what is currently zoned SR-1 Single-Family Residence District (498 S Gilbert St) and the adjacent properties to the north (488 & 472 S Gilbert St and 481 & 495 Oman Rd) currently zoned Planned Development into a new Planned Development to be known as Pinon Manor PDP. This rezone would allow for the development of 3 new multi-family dwellings upon the 498 S Gilbert site.

Status: This project is currently under review

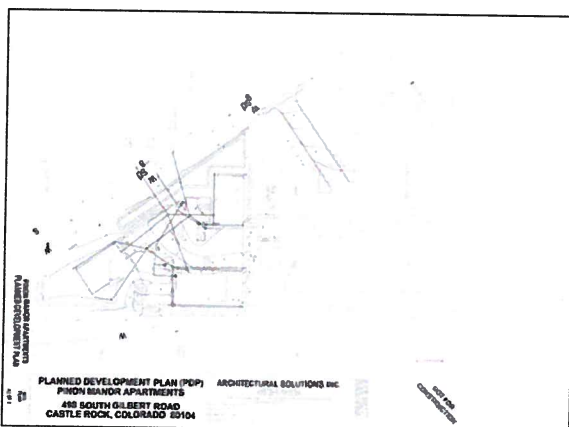
Construction schedule: None at this time

Of note: A neighborhood meeting for this project was conducted on February 10th, 2015

Contacts: Owner: Tim Peterson, 310-980-0301; tимоakridgepropertiesllc.com

Owner Rep: Patricia Parish, Opus Planning; 719-660-3604; triciaparish@msn.com

Town Contact: Donna Ferguson; 720-733-3566; dferguson@crgov.com



Planned Development Plan



Location Map

Development Activity

FAST FACTS – PS Miller House (210 Front St.)

Site Development Plan Amendment No. 1

Description: This property is located at 210 Front Street and is zoned Planned Development (PD) within the PS Miller PD. This proposed SDP amendment would allow the construction of a loft style office space above an attached garage. Access to the offices would be from the alley parallel to Front and Cantril Streets. This development is subject to the Residential/Non-Residential Interface regulations.

Status: Under staff review.

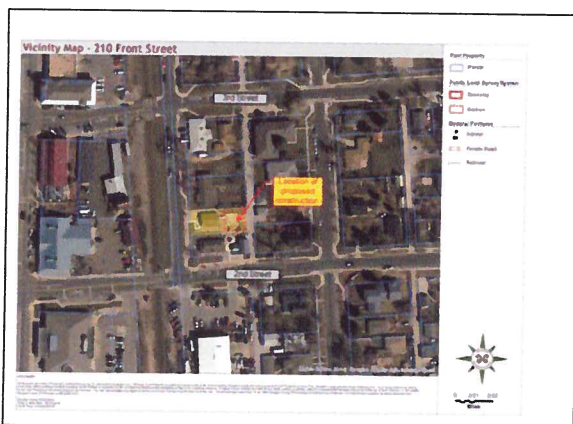
Dates of the Planning Commission and Town Council hearings to be determined.

Construction schedule:

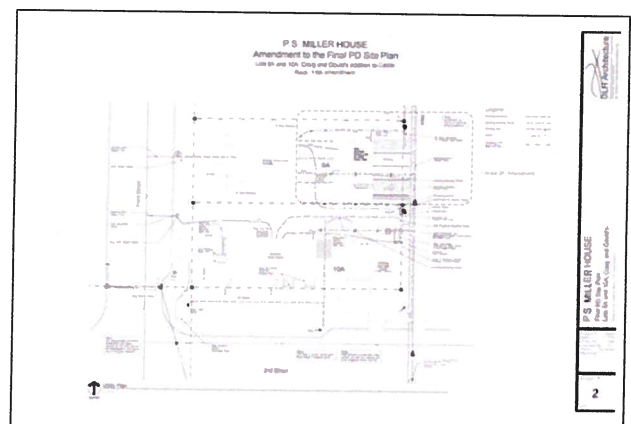
Of note: A neighborhood meeting was held on Tuesday, October 6, 2015 at 6:00 p.m. One neighbor attended.

Contacts: Dave Hieronymus, Owner, dhieronymus@dlharchitecture.com or 303-688-5273

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



Vicinity Map of 210 Front Street

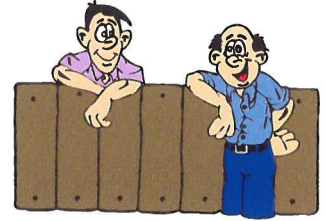


Proposed Site Development Plan

In Your Backyard

FAST FACTS – Sellers Creek Ranch Estates

Proposed Annexation and PD Zoning



Description: Located south of Crystal Valley Ranch between Bell Mountain and Sellers Creek neighborhoods.

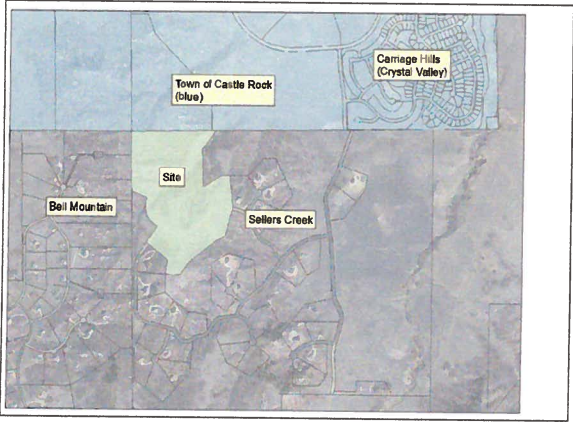
Applicant proposes zoning to allow up to 100 houses on 70 acres.

Status: Awaiting resubmittal. In 2012, the applicant revised their original application from a proposal for up to 20 homes to the current proposal of up to 100 homes.

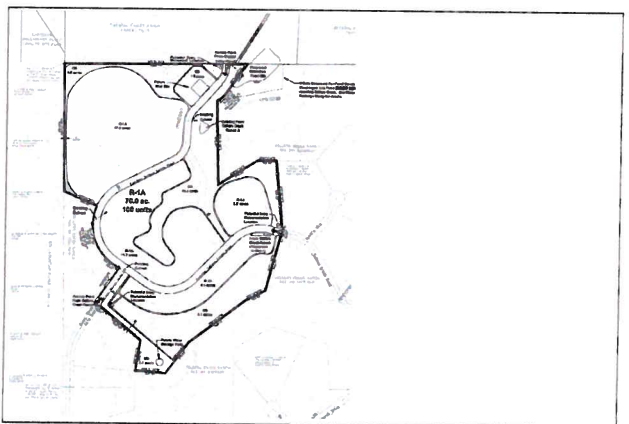
Construction schedule: Unknown

Of note: The property is identified as part of the Town's growth and annexation area. Annexation and zoning are the first steps in the Town development process.

Contacts: Applicant: Jim Mill - Legacy Engineering - 720-200-4577
Town of Castle Rock - 303-660-1393 (planner of the day) or Planning@crgov.com



Sellers Creek Ranch Estates Vicinity



Proposed PD Plan