

In Your Backyard

FAST FACTS – AT&T Wireless Facility

472 Ridge Road (Town-owned Water Tank site)



Description: AT&T (New Cingular Wireless) has submitted a Use By Special Review to allow a 70 foot tall stealth pole and associated equipment shelter at the Town's water tank site located at 472 Ridge Road.

The existing Verizon wireless tower on this site is 70 feet high.

Status: staff review completed, scheduling public hearings

Construction schedule: unknown

Of note: On May 22, 2014, Planning Commission approved a Skyline Variance.

TENTATIVE Planning Commission hearing for UBSR, June 25, 2015

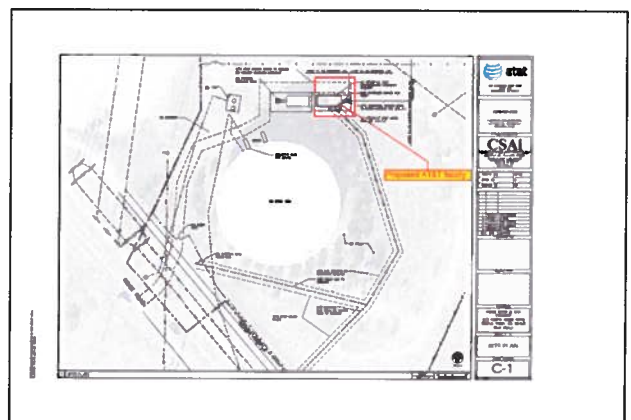
TENTATIVE Town Council hearing for UBSR, July 21, 2015

Contacts: Applicant: Ralph Walker, (303)905-4444, ralph@walkercommercial.com

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



Location Map



Proposed Wireless Facility

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.

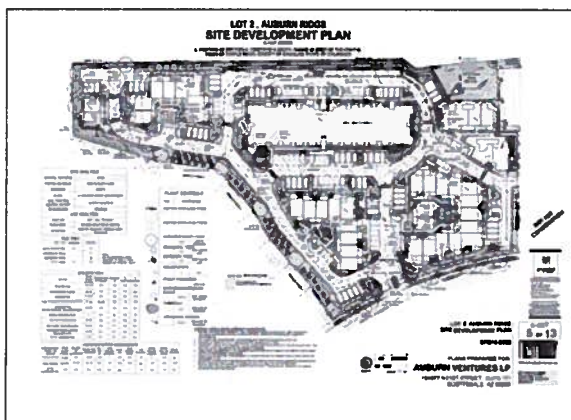
Construction schedule: TBD

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.

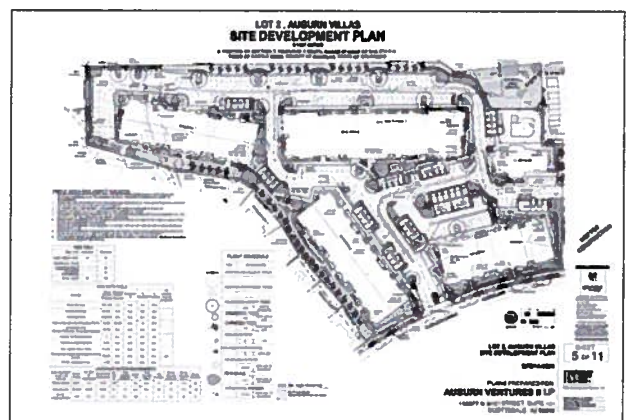
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

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: The proposed zoning amendment is under 1st staff review and has been referred for external comments to service providers, surrounding HOAs and neighborhood groups.

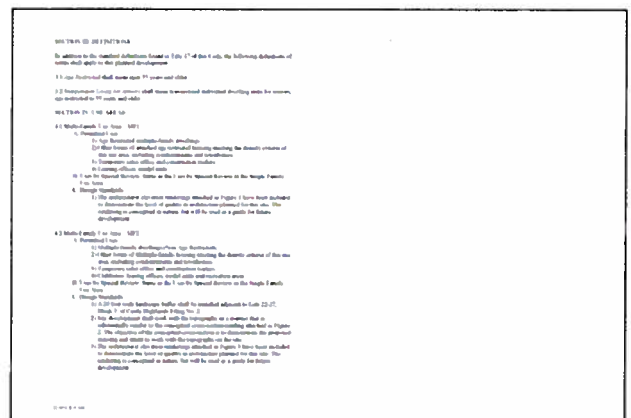
Construction schedule: TBD

Of note: Public hearings before the Planning Commission and Town Council are required, but have not yet been scheduled. The Site Development Plan for Lot 2 has also been submitted to the Town and is under staff review. No hearing dates have been set for the SDP.

Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com
Sandy Vossler, TOCR Planning, 720-733-3556 or svossler@crgov.com



Auburn Ridge, Lot 2 Vicinity Map

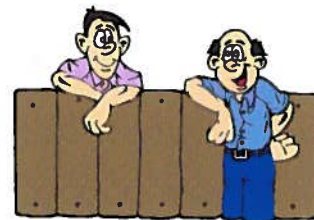


Auburn Ridge, Lot 2 Proposed PD Text

In Your Backyard

FAST FACTS – Auburn Ridge, Phase III

Major Planned Development Amendment



Description: This application proposes to rezone the 4.84 acre lot located at the southwest corner of Auburn Drive and Wolfensberger from commercial to multi-family uses. A max. of 96 units is proposed for a max. density of 19.8 dwelling units per acre. Permitted uses would include apartments, condos, and townhomes without age-restrictions. In addition, the max. building height would be increased to 45 feet.

Status: Planning Commission public hearing is set for June 11, 2015 at 6:00 p.m.

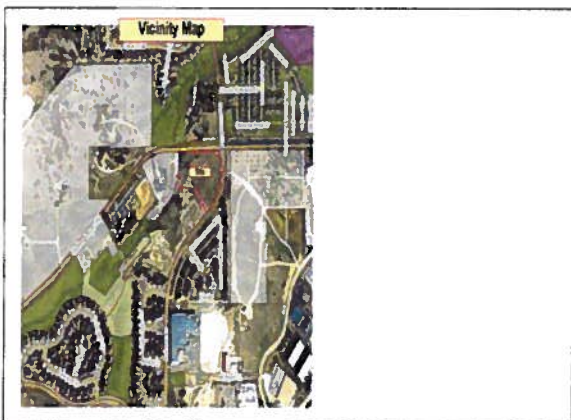
Town Council public hearing is set for July 7, 2015 at 6:00 p.m.

Construction schedule: To be determined.

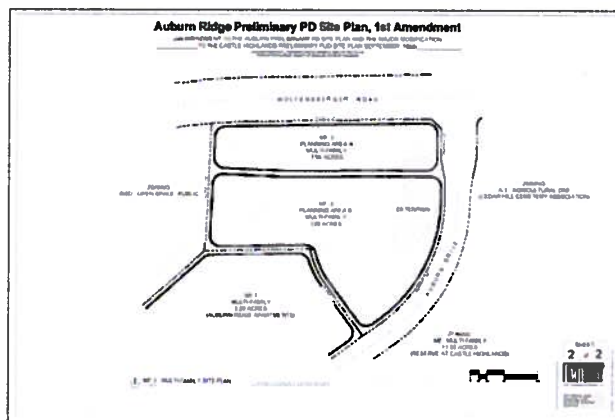
Of note: A Site Development Plan has also been submitted for Auburn Ridge Phase III which is under staff review. Public hearings for the Site Development Plan will be scheduled once the review process is completed.

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

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



Vicinity Map



Proposed Planned Development Plan

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.

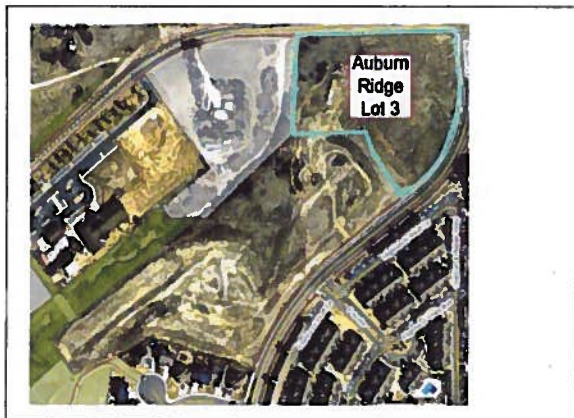
Status: The proposed SDP is currently under staff review. Public hearing dates before Planning Commission and Town Council are expected to be held in September and October.

Construction schedule: 2016

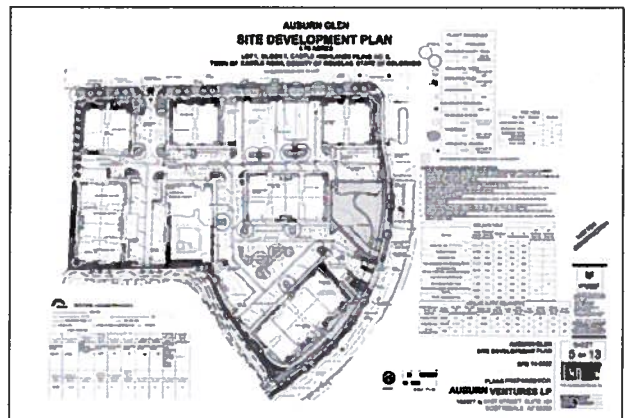
Of note: The SDP was submitted for concurrent review with the Major PD Amendment to rezone the subject property from neighborhood commercial to multi-family. The SDP will not be considered at public hearing until and unless the rezoning has been approved.

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 – Brookwood Maj. PD Amendment (PDP15-0003)



Description: Richmond Homes has submitted a proposed amendment to the Brookwood PD Zoning Regulations. The amendment would remove an existing fence regulation which limits fence placement within single-family Estate and Single-family home areas to private patios, dog runs, etc. attached to the principal structure. The amendment would effectively expand the area to which fences may be erected.

Status: The PD Zoning Amendment has been reviewed by staff and has been scheduled for public hearings by the Planning Commission and Town Council.

Construction schedule:

Of note: The following Public hearings have been scheduled:

Planning Commission - July 9;

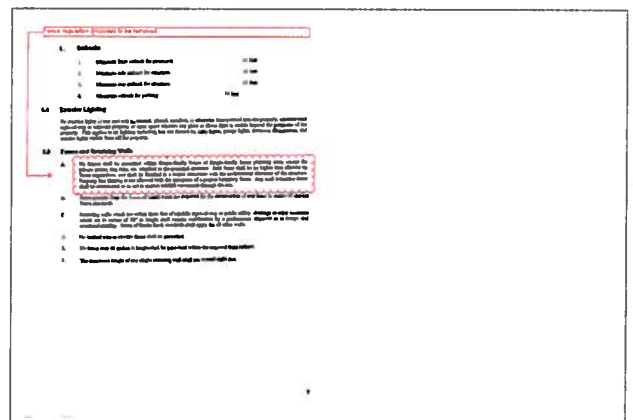
Town Council (1st hearing) - July 21; Town Council (2nd hearing) - August 4

Contacts: Jason Pock, Richmond American Homes, 720-977-3859, jason.pock@mdch.com

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



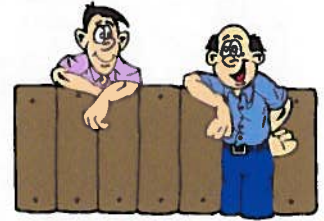
Brookwood PD Zoning location map



Brookwood PD proposed zoning amendment

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.

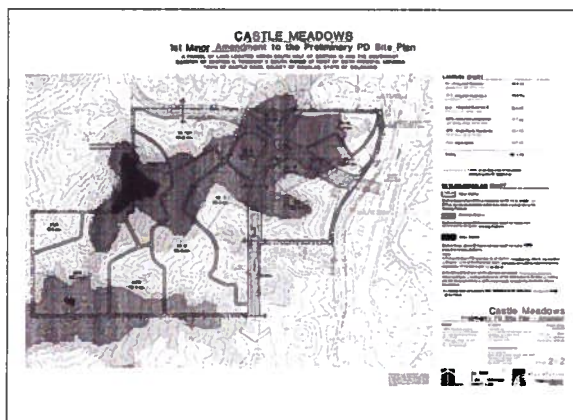
Status: Awaiting applicant resubmittal.

Construction schedule: TBD

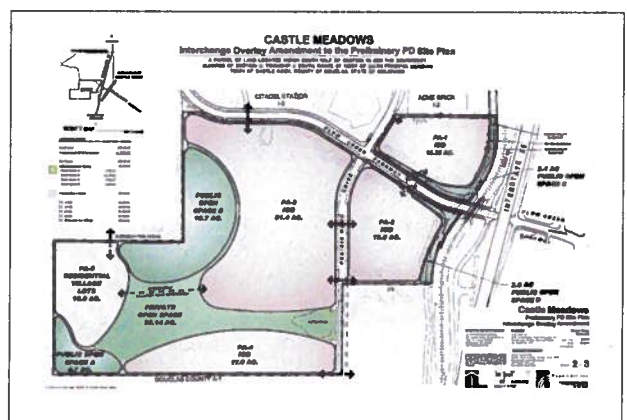
Of note: If approved, the Interchange Overlay would remove skyline/ridgeline restrictions from the Castle Meadows site (shown as grey on the existing Planned Development below).

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/Terrain Filing 6

Site Development Plan



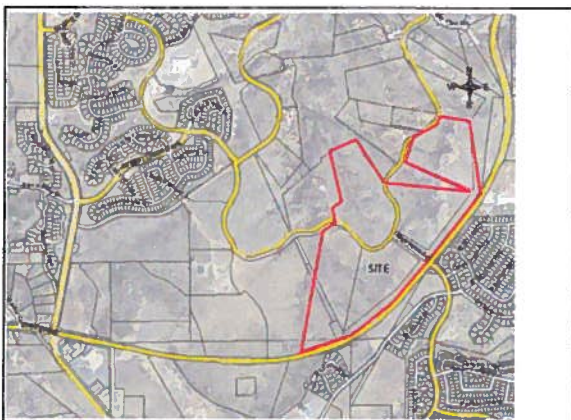
Description: The applicant proposes 371 new, single family detached homes within the Terrain community. In addition to single family detached lots averaging in size of approximately 6,500 sf, the plan includes almost 43 acres of open space, including a small neighborhood park. The project is located along State Highway 86 in the vicinity of High Point Road

Status: under review

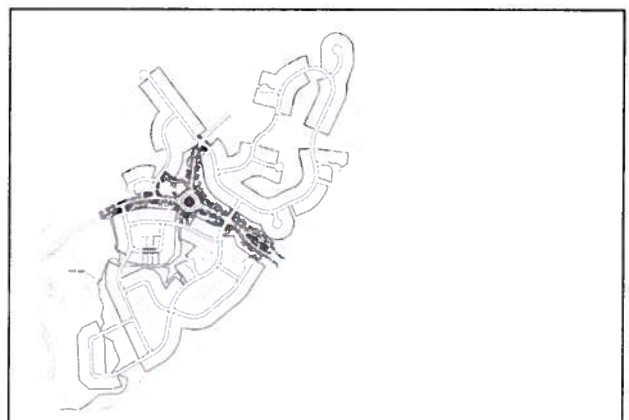
Construction schedule: unknown

Of note: The rezoning for this property is currently under review and will need approval from Town Council prior to Council's consideration of this Site Development Plan.

Contacts: applicant: Kurt Jones, SLV Castle Oaks, LLC, kurt@terrainscalerock.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 – Castle Oaks (Terrain)PDP Am. 2 proposed amendment to Castle Oaks PDP Am 1



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

Status: under review

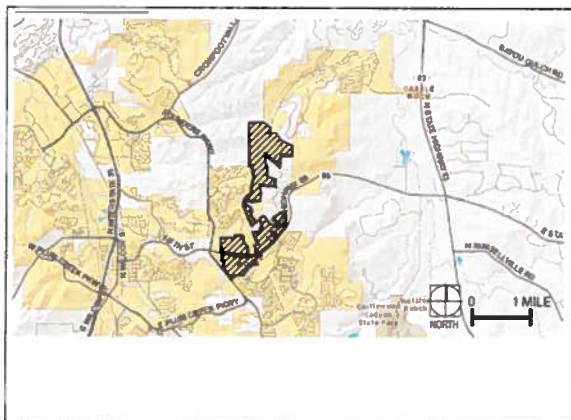
Construction schedule: unknown

Of note:

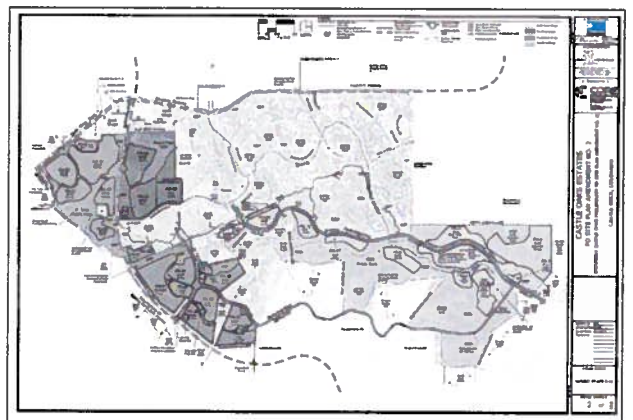
Contacts: Applicant: Kurt Jones, Starwood Land Ven., kurt@terraincastlerock.com, 720-346-2800

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.

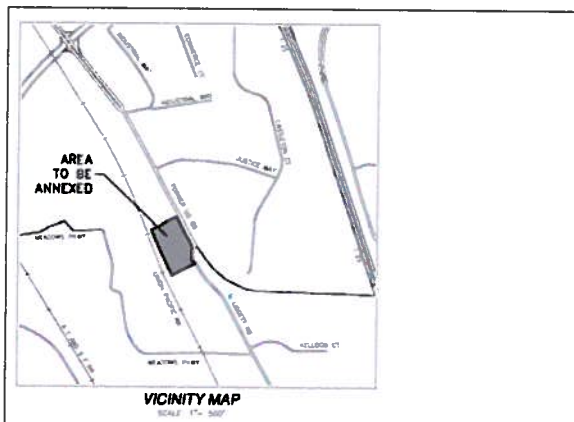
Status: Staff has completed the 1st review and is awaiting the 2nd submittal.

Construction schedule: To be determined.

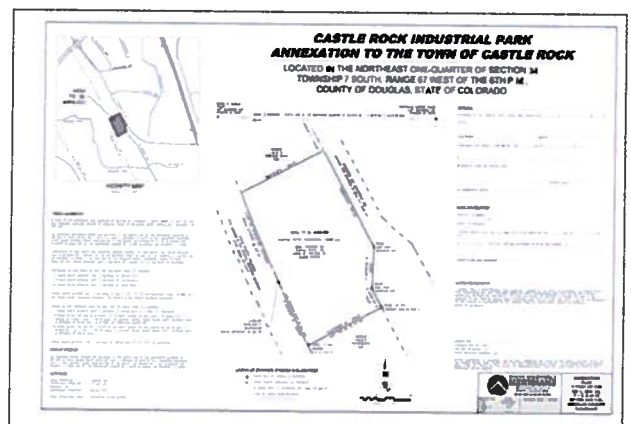
Of note: All annexations follow the Colorado State Statute requirements. The public hearings will be scheduled once the review process is completed.

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

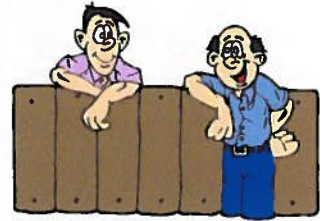


Proposed Annexation Plat

In Your Backyard

FAST FACTS – Citadel Station F6, Bl 3, Lot 1

Proposed UBSR, AT&T Cell Tower Replacement



Description: On behalf of AT&T, Crown Castle has submitted a Use By Special Review to replace an existing monopole (cell tower) at the approximate northwest corner of Atchison Way and Atchison Drive. The applicant proposes a new, monopine cell tower, as shown in the photosimulations below.

Status: under staff review

Construction schedule: unknown, Town Council approval required first.

Of note: All major design changes to any cell facility require a public hearing before the Planning Commission and Town Council.

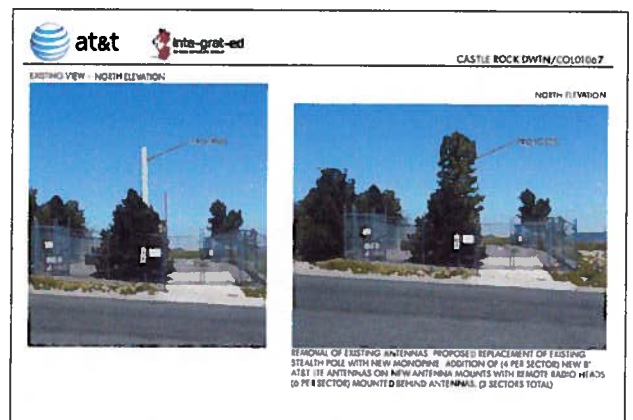
Contacts: Michelle Williams, Crown Castle, 847-354-0085, Michelle.williams@crowncastle.com

Contractor: Mark McGary, 303-485-0912, marken.co@comcast.net

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



Location Map, corner of Atchison Way and Court



Existing monopole on left, proposed monopine on right

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: At the May 14th hearing Planning Commission voted 6-0 to recommend approval.

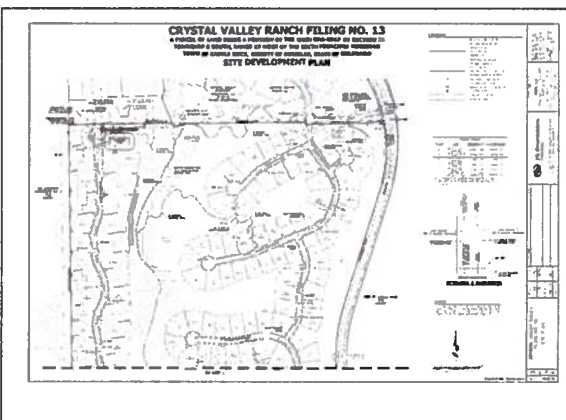
Town Council: Continued to Tuesday, June 16, 2015 at 6:00 p.m.

Construction schedule: TBD

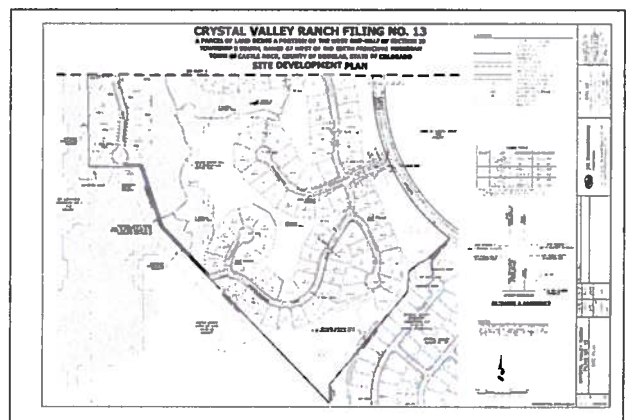
Of note: The public hearings have been continued to allow for review of a technical criteria variance pertaining to a proposed sight distance easement on Gold Ridge Drive and due to Council agenda scheduling.

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 – Equipment Rental Source, LLC

220 Malibu St., Castle Rock CO 80109



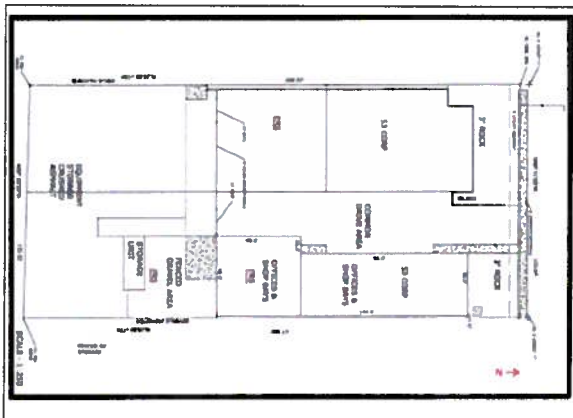
Description: A Use By Special Review for an equipment leasing business is being sought for this property. Equipment Rental Source, LLC specializes in providing a variety of construction equipment rentals and services. The hours of operation are Monday through Friday from 7 AM to 5 PM and on Saturday (May through September) from 8 AM to 12 PM.

Status: This request is currently under review. A neighborhood meeting was conducted on January 14, 2015

Construction schedule:

Of note: The business has been operating in its Castle Rock location since April of 2012 and is now seeking to formalize the use. Equipment sales in this zone district is a use permitted only after a use by special review.

Contacts: Business Owner: William Delbaugh, www.EquipmentRentalSource.com, 303-906-8706
Town Contact: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Site Plan



Location Map

In Your Backyard

FAST FACTS – Pine Canyon Ranch

Annexation, PD Plan and PD Zoning Regulations



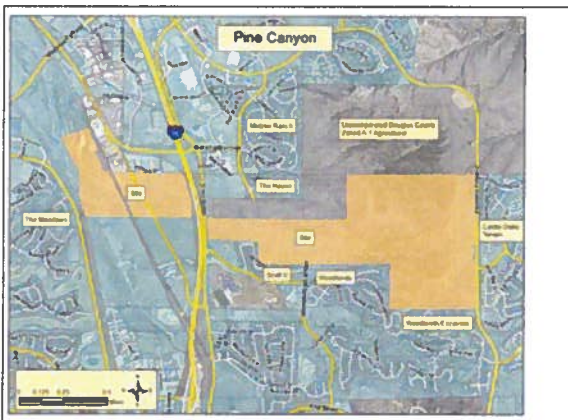
Description: Proposed annexation and zoning of 535 acres located north of Woodlands from Founders Parkway/Highway 86 on the east to Plum Creek west of I-25. Proposed zoning would allow up to 515 single-family homes and up to 805 multi-family units. The applicant estimates 900,000 s.f. of office, 130,000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

Status: The proposal is under 2nd staff review. Public hearings before Planning Commission and Town Council to be determined.

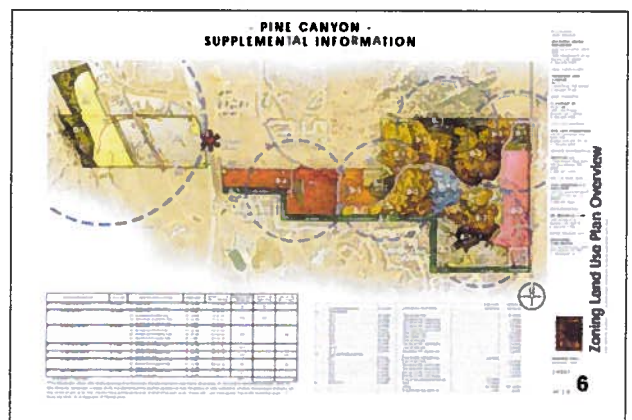
Construction schedule: To be determined

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

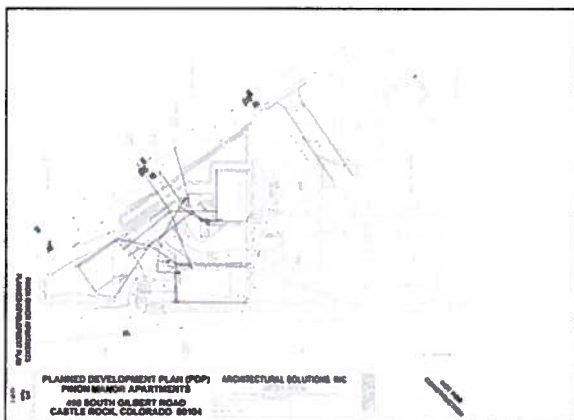
Construction schedule: None at this time

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

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

In Your Backyard

FAST FACTS – Promenade Block 1

Site Development Plan (SDP)



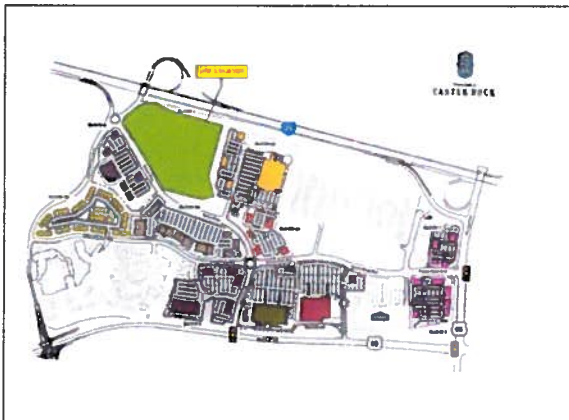
Description: A site development plan has been submitted for Block 1 of the Promenade at Castle Rock Planned Development. This site plan proposes approximately 172,200 square feet of retail/restaurant space in Phase 1, with an additional 24,500 square feet planned for future construction. Building coverage will ultimately equal 17.5% of the site, hardscape = 59.1%, landscaping/open space = 23.4%.

Status: Staff has completed a 2nd review. External Referral requests were sent February 10th. Public hearing dates before Planning Commission and Town Council TBD.

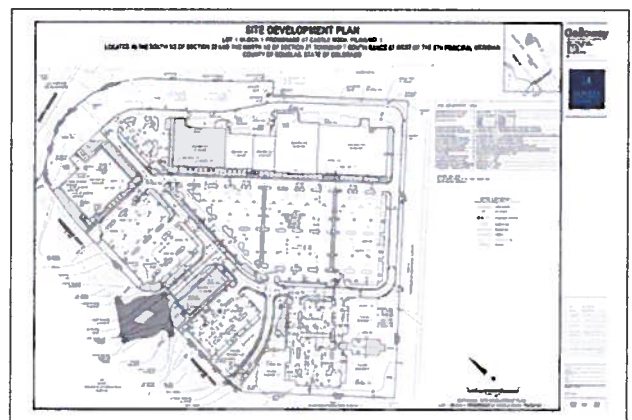
Construction schedule: To be determined.

Of note: Prospective tenants have not yet been disclosed.

Contacts: Gary Rhodes, Project Mgr, Galloway & Co. - 303-770-8884/garyrhodes@gallowayus.com
Sandy Vossler, Senior Planner, Town of Castle Rock - 720-733-3556/svossler@crgov.com



Promenade Block 1 Vicinity Map



Proposed Site Development Plan

In Your Backyard

FAST FACTS – Promenade Block 4B (Sam's Club)

Site Development Plan (SDP)



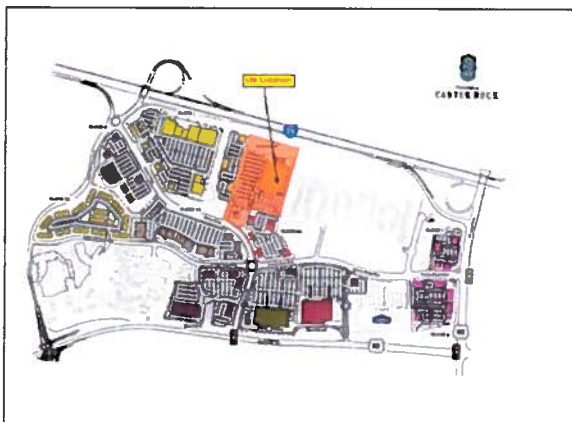
Description: This SDP proposes a 136,000 s.f. membership retail warehouse and fuel center on approximately 12.65 acres. The entrance to the site will be from Atrium Parkway. The entrance to the store will be located at the western corner of the building. The fuel center will be located west of the store near the entrance drive.

Status: Staff has completed the 2nd review. The request for comments has been sent to surrounding property owners and service providers.

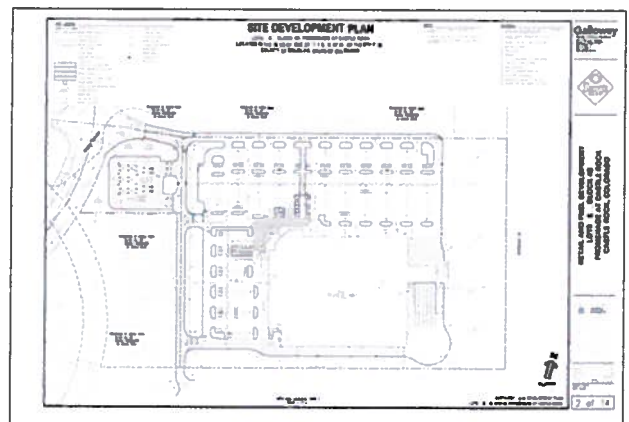
Construction schedule: To be determined.

Of note: Public hearings before the Planning Commission and Town Council will be scheduled once the review process is completed.

Contacts: Tasha Bolivar, Galloway & Company, 303-770-8884 or tashabolivar@gallowayus.com
Sandy Vossler, Sr. Planner, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Promenade Block 4B Vicinity Map

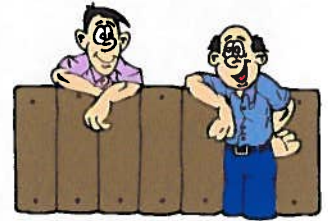


Proposed Site Development Plan

In Your Backyard

FAST FACTS – Promenade at Castle Rock

Planned Development Plan/Zoning Regulations



Description: This site is located north of the Outlets and Lowe's, between I-25 and Hwy 85. The site is currently zoned in the Castle Pines Commercial Planned Development for 800 multi-family units and approximately 110 acres of commercial. The proposed PD would feature up to 360 multi-family units, up to 1,000,000 s.f. of commercial, and approximately 20 acres of open space.

Status: Ordinance No. 2015-09 was approved by Town Council on 2nd reading on March 3, 2015. A validated referendum petition was submitted to overturn the Ordinance.

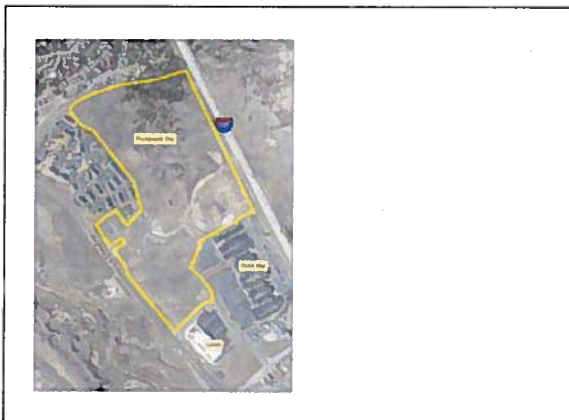
Construction schedule: Construction expected to begin in 2015

Of note: On June 2, 2015, the Town received a formal written request from the petitioners to withdraw the petition. The Promenade Planned Development (PD) Plan and PD Zoning Regulations are effective immediately.

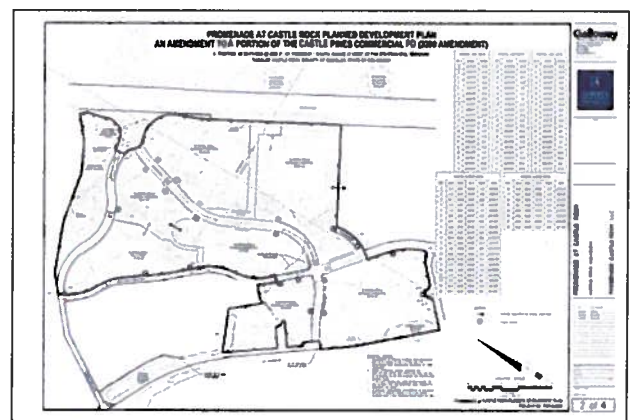
Contacts: Town: Sandy Vossler, Sr. Planner, 720-733-3556 - SVossler@crgov.com

Applicant: Kristoffer Kenton, Galloway and Company - 303-770-8884

More details on our Promenade page: CRgov.com/promenadeproposal



Site location

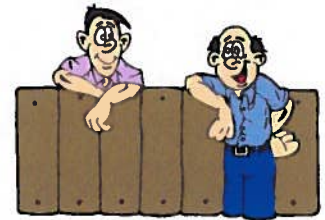


Proposed Planned Development Plan

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.

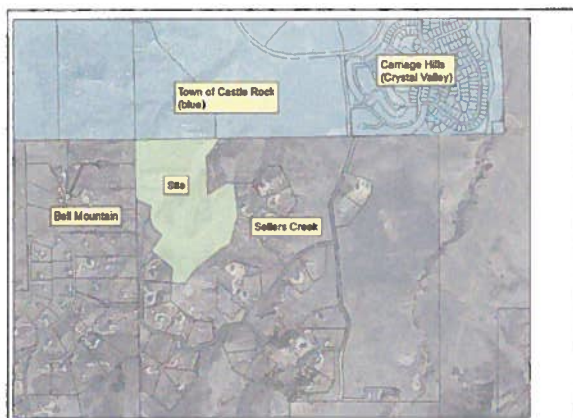
Construction schedule: Unknown

Of note: The property is identified as part of the Town's growth and annexation area.

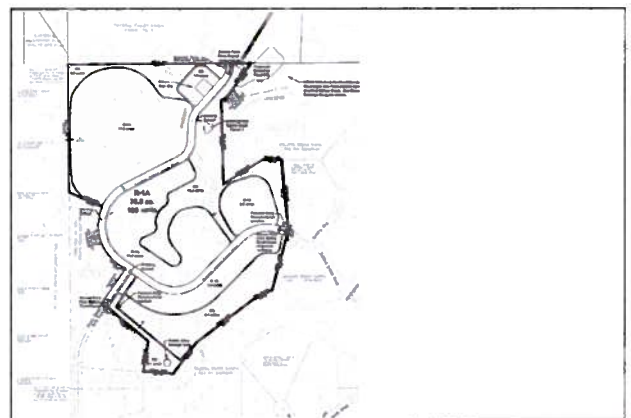
Annexation and zoning are the first steps in the Town development process.

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