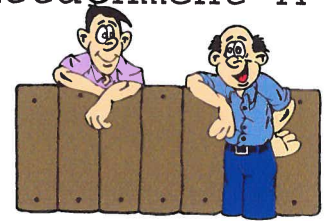


In Your Backyard

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.

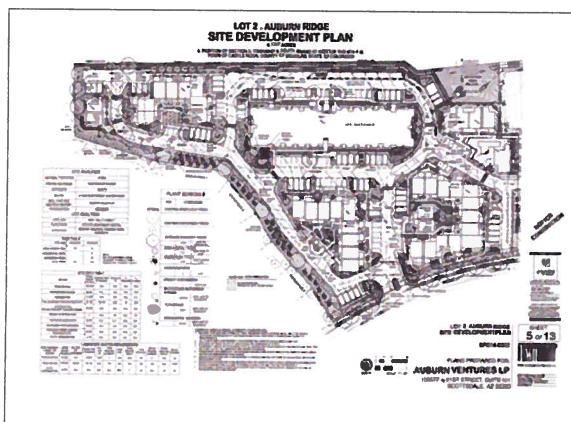
Construction schedule: TBD

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.

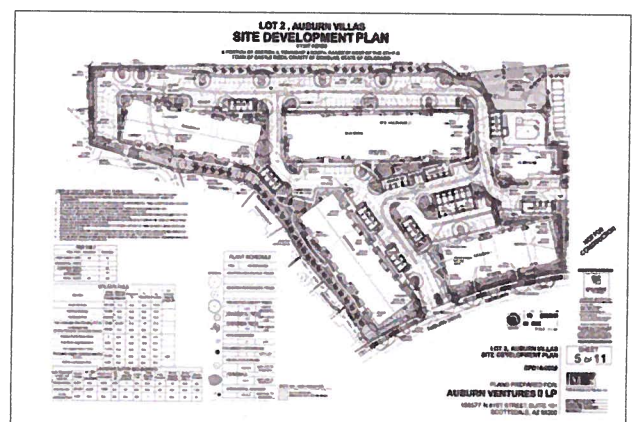
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

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

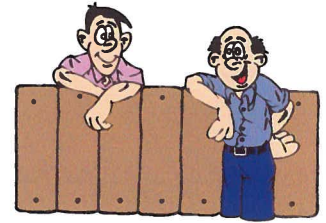


Revised & Current Landscape and Site Plan Proposal

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

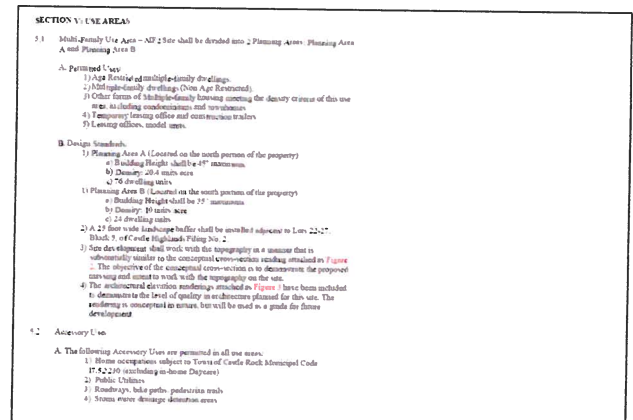
Construction schedule: unknown

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

Development Activity

FAST FACTS – Burt at CR PD Zoning Amendment east of Frontage Rd. at S. Perry St. (PDP16-0001)

Description: Property owners, Plum Creek Investment Group, LLC & Schoolhouse Castle Rock, LLC have made application to amend the zoning regulations of the Burt at Castle Rock PD in order to increase the permitted uses to include warehouse and light industrial uses and to increase both the floor area ratio and the lot coverage allowances of the PD.

Status: Public Hearing have been scheduled. Please see below.

Construction schedule: N/A

Of note: Planning Commission: Thursday, April 28, 2016 at 6 PM

Town Council : Tuesday, May 3, 2016 at 6 PM (1st reading)

Town Council: Tuesday, May 17, 2016 at 6 PM (2nd reading)

Contacts: Plum Creek Investment Group, LLC contact - Nicholas Hier: 303-688-3105

Schoolhouse Castle Rock, LLC contact - Scott Brand: 801-278-0811

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



Vicinity Map

3.2. C Permitted Uses

- 34) Business or Personal Storage
- 35) Vehicle Storage, operable
- 36) Vehicle Storage, inoperable, enclosed only
- 37) Commercial warehousing and logistics
- 38) Alcoholic beverages sales and production
- 39) Light industry, wholesale, manufacturing, processing and fabrication
- 40) Mini-storage facility
- 41) Storage Yard adequately screened by opaque fence
- 42) Auto service/fuel station/wash/rental

4.1 Development Standards for Designated Use Areas

Increase the Maximum Floor Area Ratio (FAR) to .40
Increase the Maximum Building Coverage to 40%

Proposed Zoning Amendments

Development Activity

FAST FACTS – Calvary Church Proposed Annexation 5th and Woodlands

Project# ANX16-0001

Description: Joey McKee, authorized agent for Calvary Chapel Castle Rock, Inc, submitted a new annexation petition to the Town on February 23, 2016, reviewed and filed with the Town Clerk on March 28, 2016, under the name of Calvary Chapel Castle Rock.

The approximately 5.4-acre property is located at the northwest corner of 5th Street and Woodlands Boulevard. The vacant site is currently zoned Rural Residential within Douglas County. If annexed into the Town, Calvary Chapel would build a new church on the property.

Status: under staff review, Substantial Compliance Hearing and Eligibility Hearings to be determined.

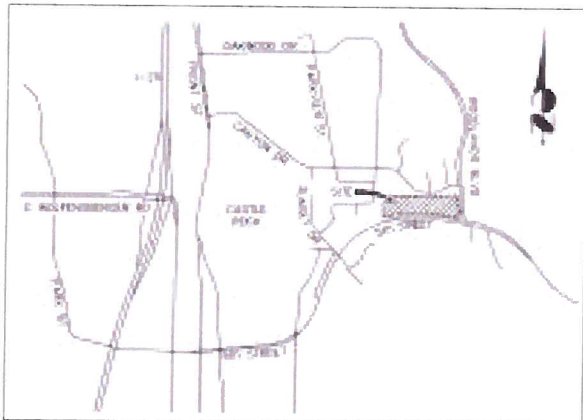
Construction schedule: _____

Of note: The applicant has held several neighborhood meetings prior to submitting the annexation petition.

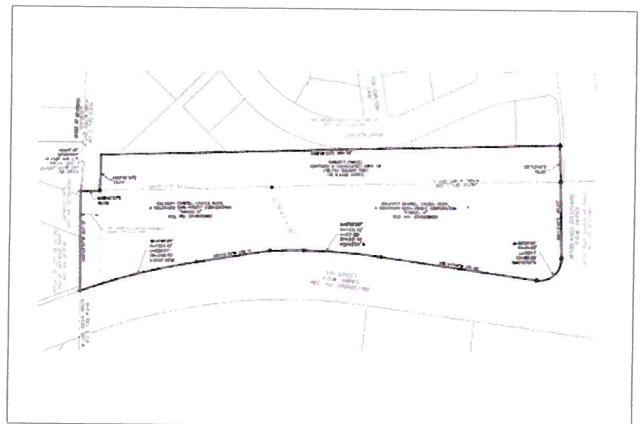
Contacts: David Love, Calvary Chapel, dave@calvarychapelcr.org, 303-663-2514

Jason Alwine, Thomas & Thomas, jalwine@ttplan.net, 719-578-8777

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



located @ 5th and Woodlands

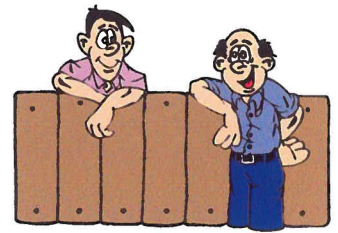


Calvary Chapel - Annexation Area

In Your Backyard

FAST FACTS – Canyons South

Proposed Annexation



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

Status: February 16, 2016: Town Council found the Petition to be in Substantial Compliance.
Eligibility Hearing : Town Council - April 5, 2016 at 6:00 p.m. (time is approximate).

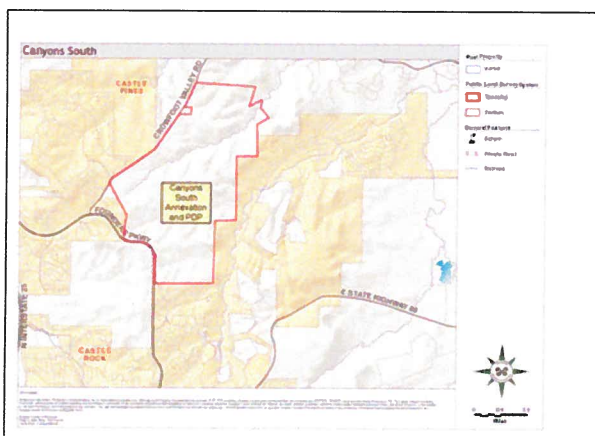
Construction schedule: TBD

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.

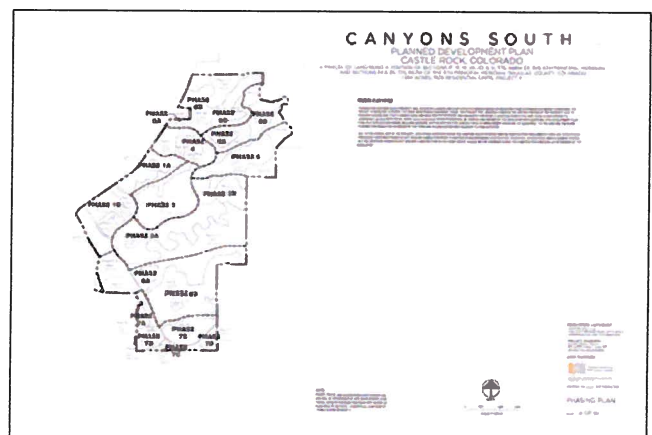
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

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

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



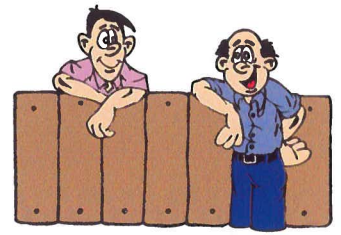
Vicinity Map



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: Currently under staff review. No official public hearings or neighborhood mtgs. have been scheduled. External comments have been sent and some informal HOA meetings held.

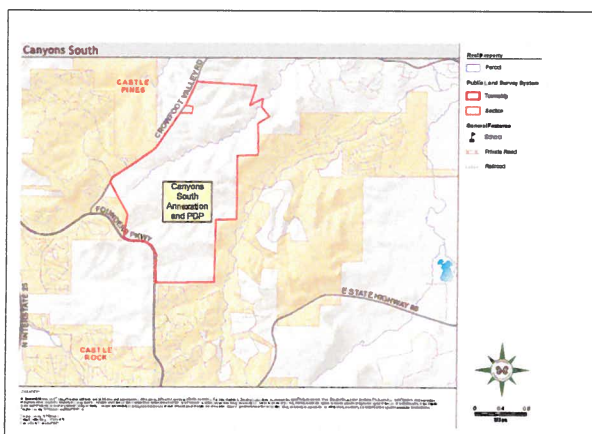
Construction schedule: TBD

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 IGA amendment hearings for this development will be on March 8, 2016.

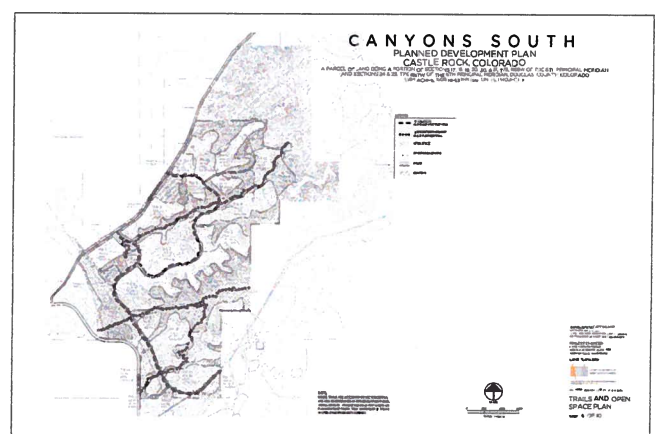
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

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

Proposed Annexation, 2801 US Highway 85



Development Activity

FAST FACTS – Crystal Valley Ranch Filing No. 15

Site Development Plan (SDP)

Description: This site plan proposes 903 single-family detached lots on approximately 253 acres located between E. Loop Road and W. Loop Road and south of The Pinnacle within the Crystal Valley Ranch Planned Development. Approximately 68 acres are set aside in open space tracts, which will function as buffers, trail and wildlife corridors. The plan includes extension of the existing trail network within the subdivision.

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

Construction schedule: TBD

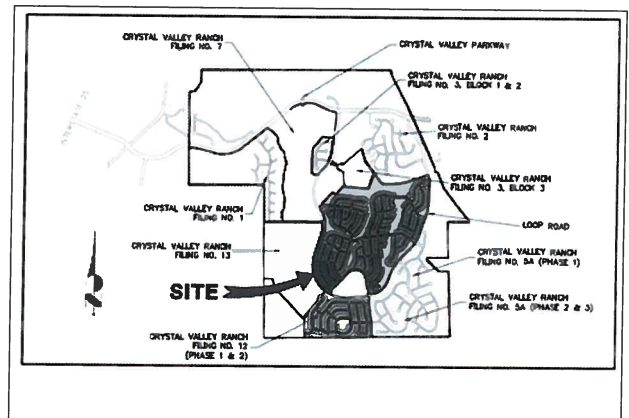
Of note:

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

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



Vicinity Map



Proposed Site Plan

Development Activity

FAST FACTS – Crystal Valley Ranch, Filing No. 16

Site Development Plan

Project # SDP16-0007

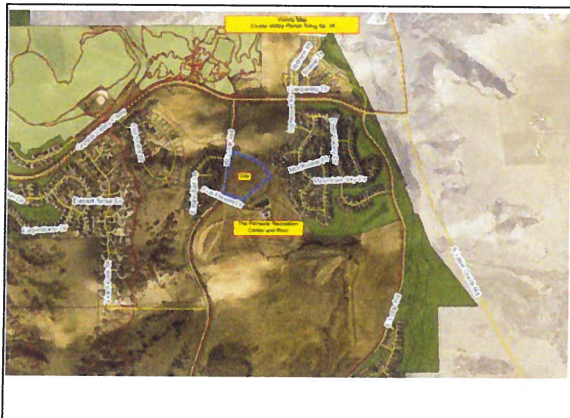
Description: The site plan proposes 58 single family, patio style, detached lots on approximately 14.2 acres. Current zoning allows up to 125 dwelling units and 12.3 DU/Ac. The avg. lot size will be 5,433 square feet. Approximately 4.5 acres will be set aside as private open space. The property is located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

Status: Under staff review. External comments have been request from service providers and surrounding HOAs.

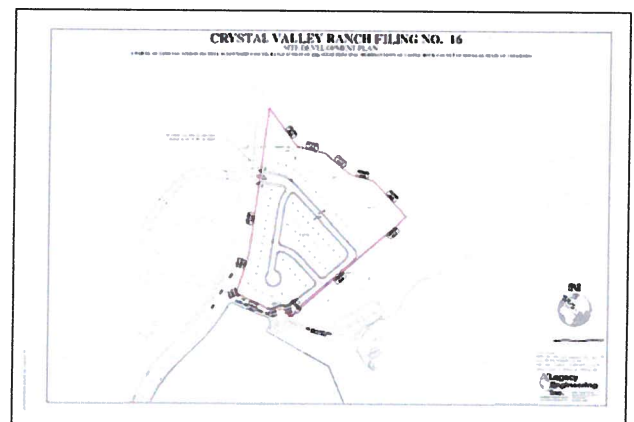
Construction schedule: TBD

Of note: _____

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



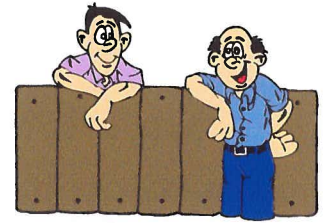
Vicinity Map



Proposed Site Development Plan

In Your Backyard

FAST FACTS – Emerald Hills SDP Amendment SDP15-0026



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

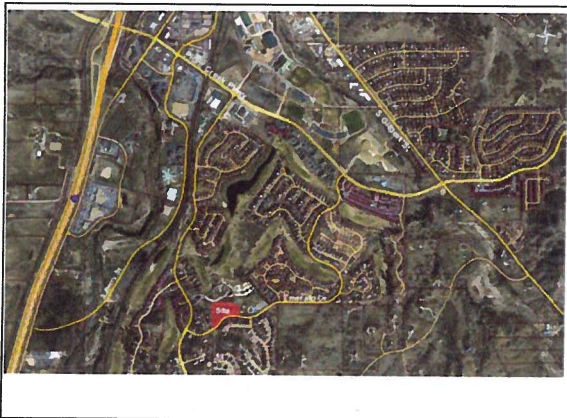
Status: The application is currently under review.

Construction schedule: None at this time.

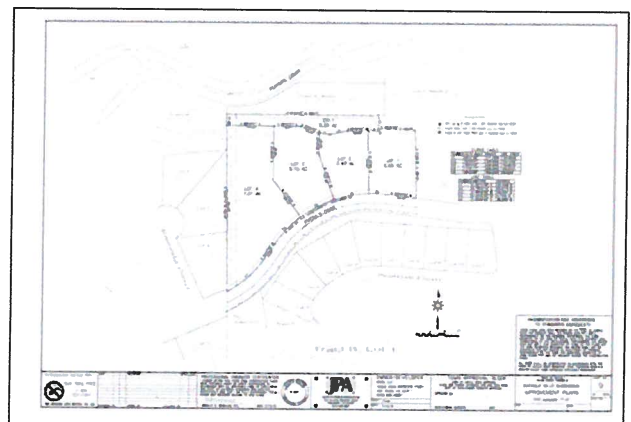
Of note: The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

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

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



Location Map



Site Development Plan

Development Activity

FAST FACTS – Hillside Site Development Plan

SDP16-0002

Description: Paragon Engineering, on behalf of the property owner, has submitted an application for a Site Development Plan (SDP) for property located at the northeast corner of Coachline Rd. and Wolfensberger Rd. The applicant is proposing to develop a mixed residential community for seniors 55 and older. The SDP proposes a total of 130 units consisting of single-family & paired homes at a density of 2.57 dwelling units per acre.

Status: This application is currently under review. This application will require public hearings before the Planning Commission and Town Council. Public hearing dates not yet known.

Construction schedule: None at this time.

Of note:

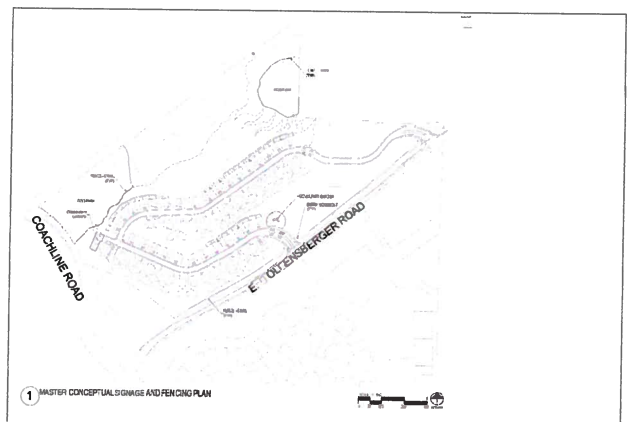
Contacts: Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Wolfensberger Property Group LLC

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



Location Map



Site Development Plan

Development Activity

FAST FACTS – The Meadows F18 Tract GG

Site Development Plan

Description: The master developer for The Meadows (CRDC) has submitted a Site Development Plan for the vacant land south of Prairie Hawk Drive adjacent to Bonaventure.

Previous plans for this land approved 93 single family detached homes. This new submission, with a new road and lot layout, proposes 98 single family detached homes. The site totals 20.15 acres and proposes 5.93 acres of open space for the HOA.

Status: under staff review

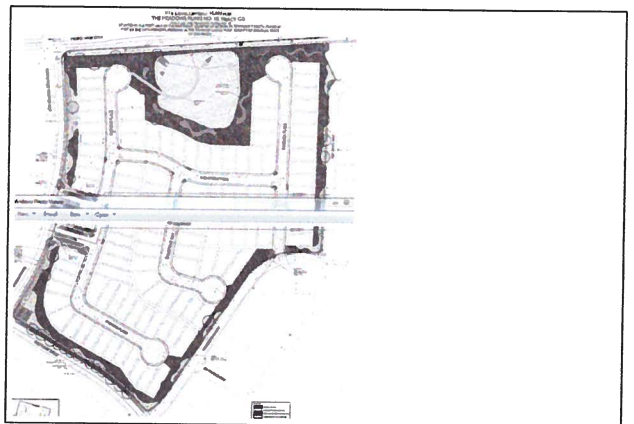
Construction schedule: unknown

Of note: This Site Development Plan requires public hearings before Planning Commission for recommendation and before Town Council for approval/denial. The Residential/Nonresidential Interface standards also apply due to commercial to the north.

Contacts: Jon Freisem, CRDC (developer), 303-394-5526, jfreisem@crdvco.com
Martin Metsker, CORE (engineer), 303-730-5975, metsker@corecivil.com
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Located south of Prairie Hawk Dr by Bonaventure



Proposed Site Development Plan for 98 homes

Development Activity

FAST FACTS – Meadows F20 Lot 1 Block 11-Echelon Site Development Plan - apartments Project# SDP16-0015

Description: Garrett Companies, with the Meadows Master Developer CRDC, are proposing a multi-family development west of Meadows Boulevard, across from the hospital. The 14.1 acre site is bound by Meadows Boulevard, Coriander Street, N. Meadows Drive, Saffron Drive, and Bilberry Street. The development would include 25 buildings, one of which would be a clubhouse/amenity center. The remaining 24 buildings would house 240 luxury apartments, 10 apartments per building, and would be 2-stories to match the scale of the nearby single family homes within the Town Center. All apartments would be for rent. This multi-family use is permitted under the current zoning, The Meadows 4th Amendment Planned Development. The project is known as Echelon at The Meadows.

Status: under staff review

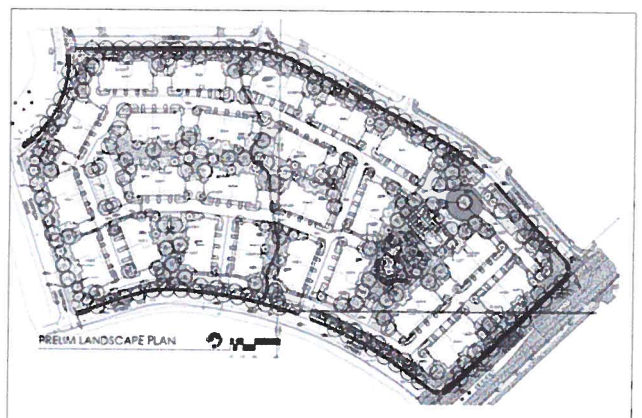
Construction schedule: unknown

Of note: This application will go before the Planning Commission and Town Council. Town Council approval is needed for this Site Development Plan.

Contacts: Matt Griffin, The Garrett Companies, matt@thegarrettco.com, 317-507-1801
Randall Phelps, PE, Kimley-Horn, 303-228-2300
Julie Kirkpatrick, Town of Castle Rock, jkirkpatrick@crgov.com, 720-733-3516



West of Meadows Blvd by hospital



Proposed Site Layout

Development Activity

FAST FACTS – The Oaks at Castle Rock Filing 2A

Site Development Plan Amendment

Description: The Oaks of Castle Rock Filing No. 2A is located two miles southeast of downtown Castle Rock. It is half way between Ridge Road and Lake Gulch Road on Plum Creek Parkway. The site totals 170- acres and is proposed for 112 single-family lots. Filing 2A is being separated out from Filing 2, as an amendment. A Preliminary PD Site Plan was approved in 2003. A Preliminary Plat/Final PD Site Plan was approved in 2009.

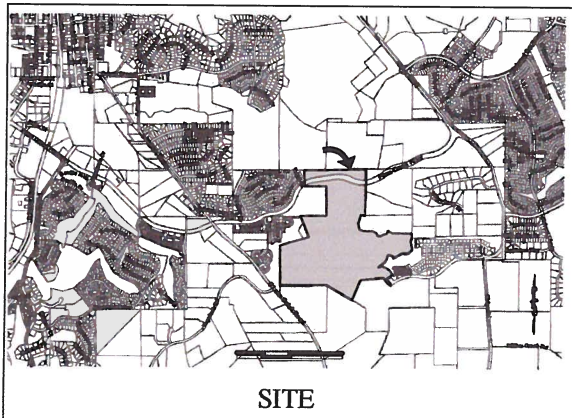
Status: Under Staff Review.

Construction schedule: TBD

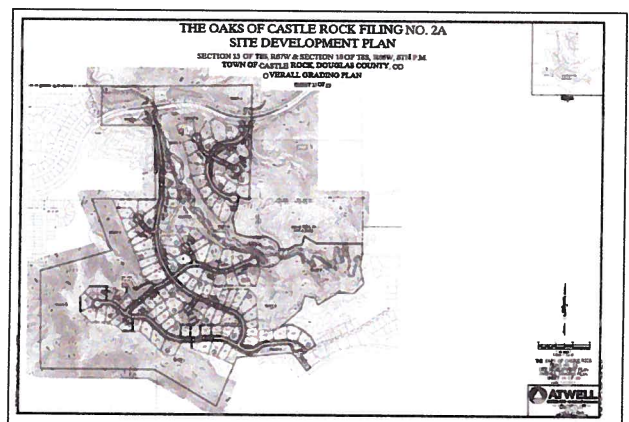
Of note: This project requires public hearings before the Planning Commission and Town Council prior to approval.

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

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



Location Map

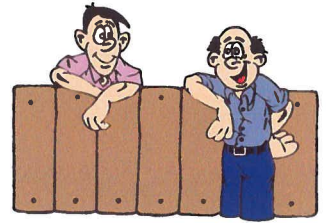


Proposed Site Development Plan Amendment

In Your Backyard

FAST FACTS – Pine Canyon Ranch

Annexation, PD Plan and PD Zoning Regulations



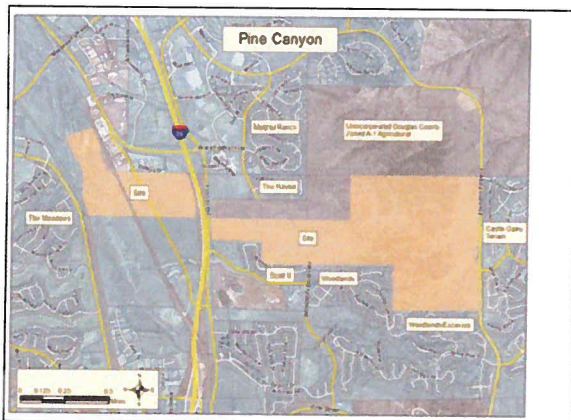
Description: Proposed annexation and zoning of 535 acres located north of Woodlands from Founders Parkway/Highway 86 on the east to Plum Creek west of I-25. Proposed zoning would allow up to 515 single-family homes and up to 805 multi-family units. The applicant estimates 900,000 s.f. of office, 130,000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

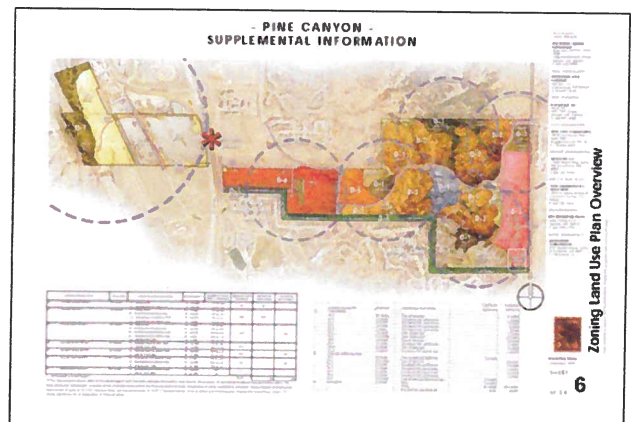
Construction schedule: To be determined

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

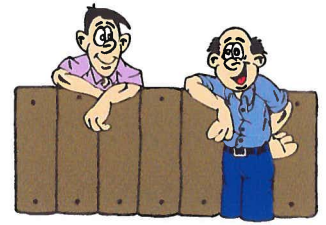


Color Rendering of Proposed PD Plan

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

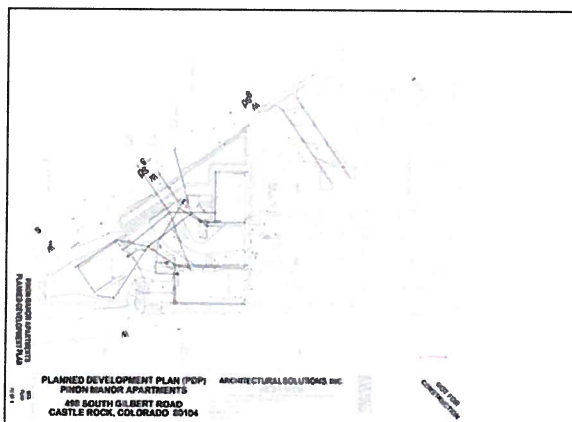
Construction schedule: None at this time

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

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

Development Activity

FAST FACTS – Pioneer Ranch

Proposed Annexation

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

Status: February 16, 2016: Town Council found the Petition to be in Substantial Compliance.

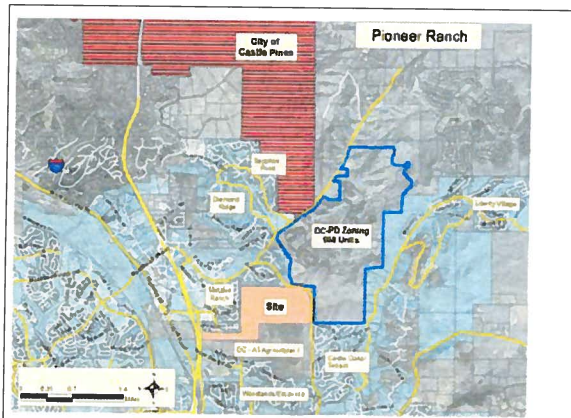
Eligibility Hearing: Town Council - April 5, 2016 at 6:00 p.m. (time is approximate)

Construction schedule: TBD

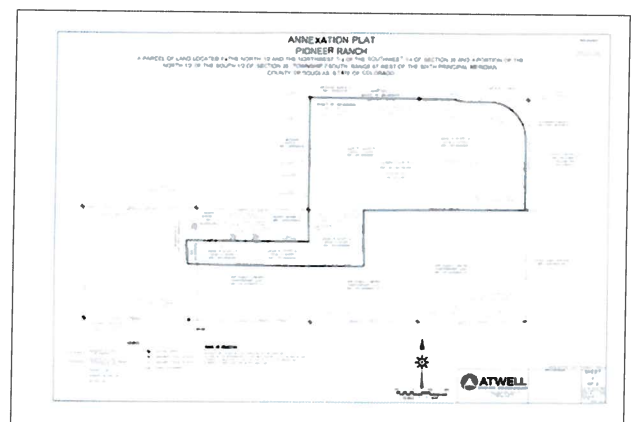
Of note: _____

Contacts: Paul Shoukas, PCS Group, Inc, 303-531-4905 or paul@pcsgroupco.com

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



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Annexation Plat

Development Activity

FAST FACTS – Pioneer Ranch

Proposed PD Plan and PD Zoning

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

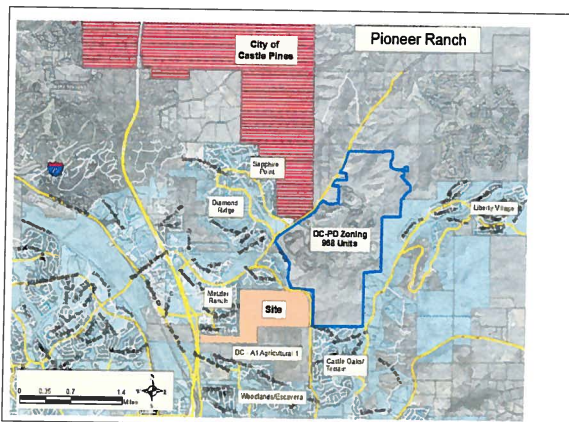
Status: Currently under staff review and external referral requests have been sent. A dedicated web page providing information on this application should be active by Feb. 26th.

Construction schedule: TBD

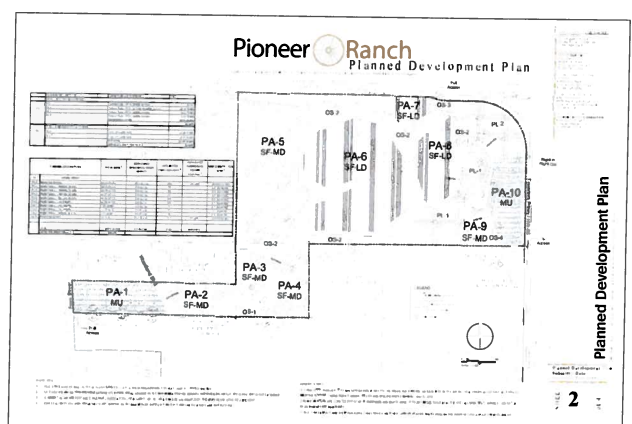
Of note: The Comprehensive Master Plan identifies this area as future residential and mixed use. The Douglas County/ Town of Castle Rock IGA identifies this property as an area of future growth and annexation.

Contacts: Paul Shoukas, PCS Group, Inc, 303-531-4905 or paul@pcsgroupco.com

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



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan and Zoning

Development Activity

FAST FACTS – Plum Creek Ridge - townhomes

Site Development Plan Major Amendment

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

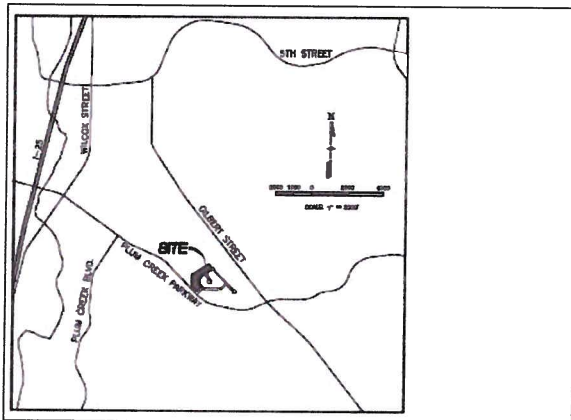
Status: under staff review

Construction schedule: unknown

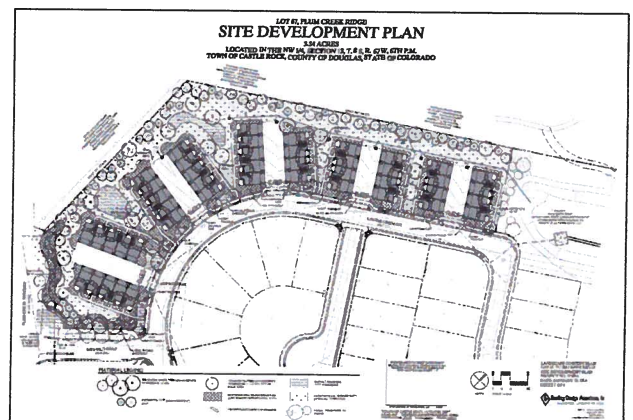
Of note: This SDP amendment requires public hearings before the Planning Commission and the Town Council. Town Council is the deciding body as to whether or not this application is approved.

Contacts: Eric Helwig, Owner/Developer, 720-937-1437, firstwesternre@live.com

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



Location Map, Plum Creek Parkway and Emerald Dr.



Proposed SDP Amendment for Townhomes

Development Activity

FAST FACTS – Ridge Estates Proposed Annexation

(Sellers Creek Ranch Estates)

Project# ANX06-0006

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

Status: under staff review, Substantial Compliance Hearing and Eligibility Hearings to be determined.

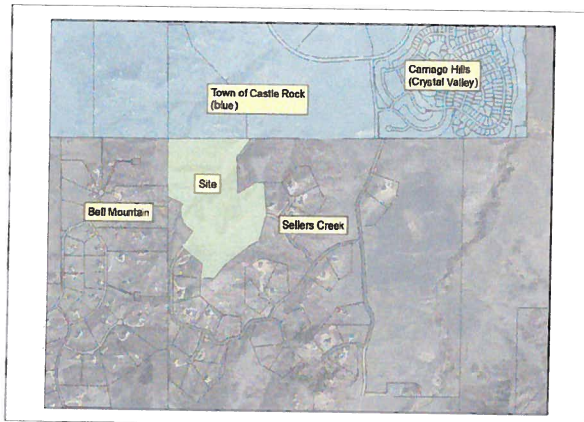
Construction schedule: unknown

Of note:

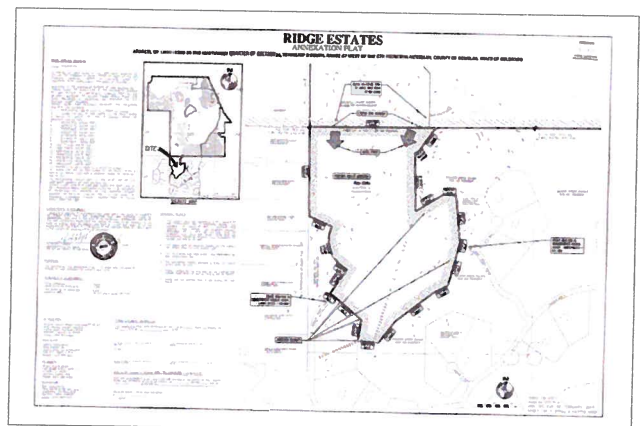
Contacts: Gregg Brown, Crystal Valley Development Company, 303-814-6862

James Mill, Legacy Engineering, Inc, 720-200-4577, jmill@legacyengineering.com

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



Location Map, west of Ditmars Ln



Ridge Estates - Annexation Plat

Development Activity

FAST FACTS – 3 N Wilcox St-Lot 5A TOCR 23 Am

Union Bistro, Downtown SDP amendment

Description: Union Bistro is proposing to add new canopies over their outdoor seating area on the east side of the restaurant, beside Wilcox Street. The project includes adding steel deck and patio canopies as well as a small storage shed on the north side of the building.

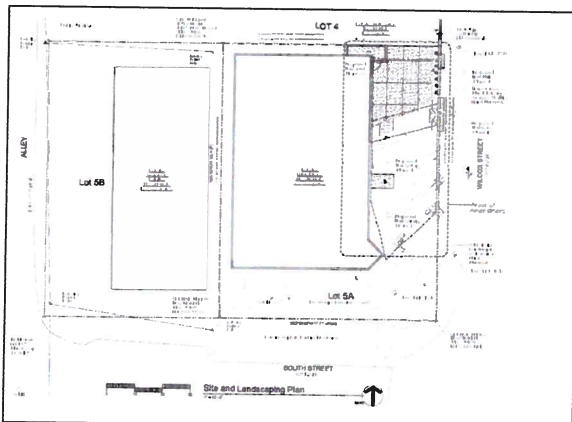
Union Bistro is located at 3 N. Wilcox Street in downtown Castle Rock.

Status: under staff review

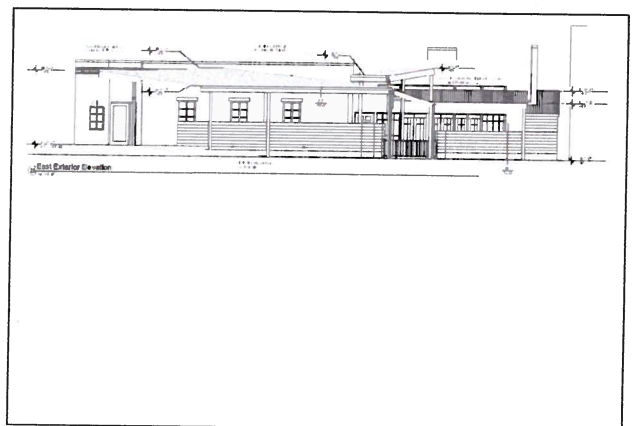
Construction schedule: TBD

Of note: This Site Development Plan Amendment is within the Downtown Overlay District. The Design Review Board will review this project for possible approval.

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Proposed Canopies and Shed, N and E of building



Proposed Elevation, View from Wilcox Street