

# 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:** Approved by Town Council in meeting State Statute requirements. ANX16-0002 and PDP17-0001 (under review) will go to public hearing at a date to be determined.

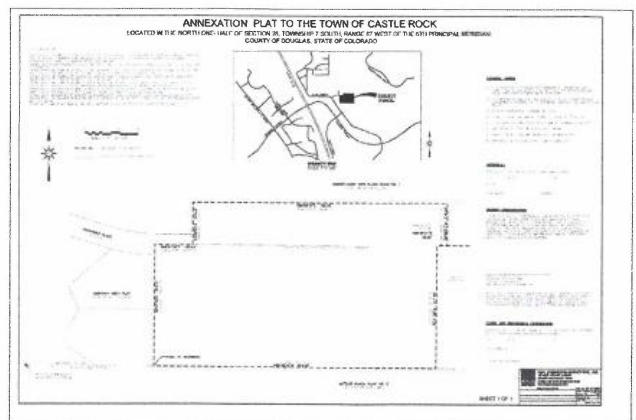
**Construction schedule:** To be determined

**Of note:** \_\_\_\_\_

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



Vicinity Map



Annexation Plat



# Development Activity

## FAST FACTS – Alexander Place Planned Development Plan

Project# PDP17-0001

**Description:** Martinez 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 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. The 8.37 acre property is proposed as a gated community with access from Alexander Place.

**Status:** Under review, concurrently but separately, with Annexation (ANX16-0002).  
Planning Commission and Town Council hearing dates to be determined.

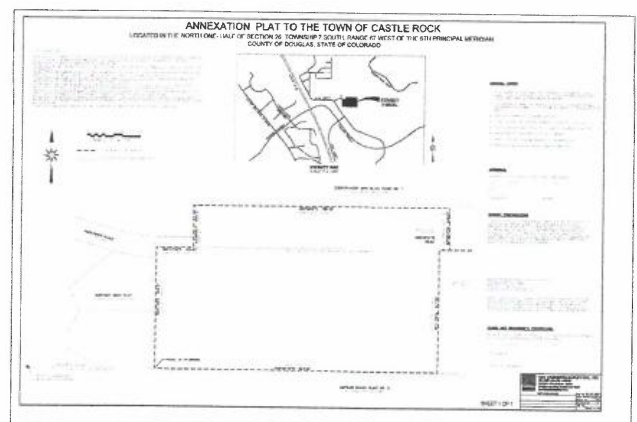
**Construction schedule:** To be determined

**Of note:**

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



Vicinity Map



Annexation Plat



# Development Activity

## FAST FACTS – Arbors PD Zoning Amendment

Project# PDP16-0002

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

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

**Status:** The project is currently under review

**Construction schedule:** N/A

**Of note:**

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

Property Owner: Wolfensberger Property Group LLC

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



Location Map

Residential Single Family	Maximum lot area 6,000 sq. ft., setbacks not determined until Final Plat. Maximum building height shall be 35 feet.
Multi-Family	Maximum gross density shall be 16 DU/Acre. Set backs not determined until Final Plat. Maximum building height shall be 55 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' for the front. Maximum building height shall be 55 feet.

Proposed Zoning Changes



# Development Activity

## FAST FACTS – Calvary Chapel Castle Rock Annexation Request

Project# ANX16-0001

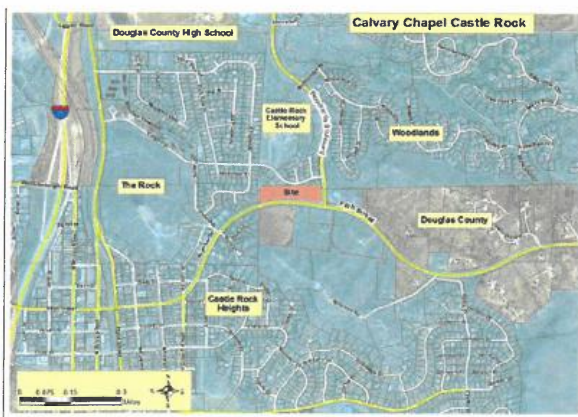
**Description:** Joey McKee, authorized agent for Calvary Chapel Castle Rock, Inc., submitted a new annexation petition to the Town on February 23, 2016, reviewed and filed with the Town Clerk under the name of Calvary Chapel Castle Rock. The Petition was approved at a Substantial Compliance Hearing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

**Status:** The Annexation Public Hearing is scheduled before Planning Commission April 27, 2017.

**Construction schedule:** To be determined

**Of note:** \_\_\_\_\_

**Contacts:** Jason Alwine, Thomas&Thomas, 710-578-8777, or [jalwine@ttplan.net](mailto:jalwine@ttplan.net)  
Kathy Marx, Sr. Planner, 720-733-2205, or [kmarx@crgov.com](mailto:kmarx@crgov.com)



Vicinity Map



Annexation Plat



# Development Activity

## FAST FACTS – CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT PLAN

Project# PDP16-0004

**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Planned Development Plan (PD) plan review. The proposal is to construct a 30,000 sq. ft. church seating 780 people. Access will be gained from two points - one from Fifth St. at the south property boundary and one at the north property boundary from Canyon Drive. Parking will be provided on site with a required 1 space per 3 seats. The use of the site is specific to a church with Wednesday evening and Sunday services only. The church office and full time staff will be housed within the church during the week. There will be no daycare or private grade school offered at the church during the week at this time.

**Status:** Under review, concurrently but separately, with Annexation (ANX16-0001).

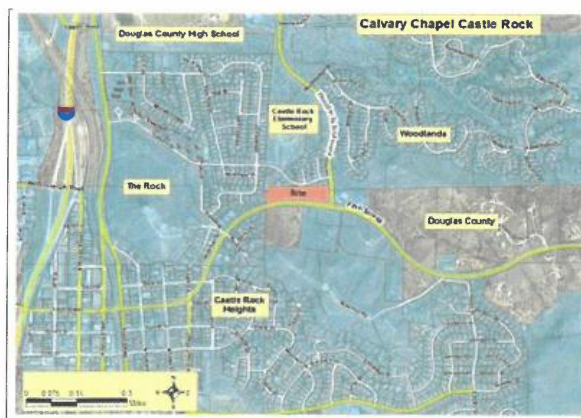
Planning Commission scheduled hearing date: April 27, 2017

**Construction schedule:** To be determined

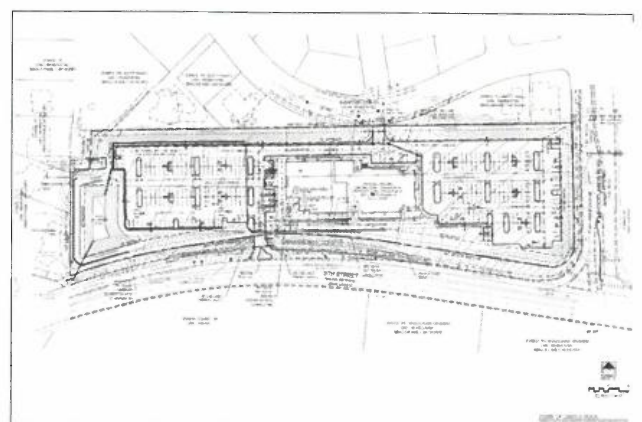
**Of note:**

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

Kathy Marx, Sr. Planner, 720-733-2205 or kmarx@crgov.com



Vicinity Map



Site Plan



# Development Activity

## FAST FACTS – CALVARY CHAPEL CASTLE ROCK

### SITE DEVELOPMENT PLAN

Project# SDP16-0031

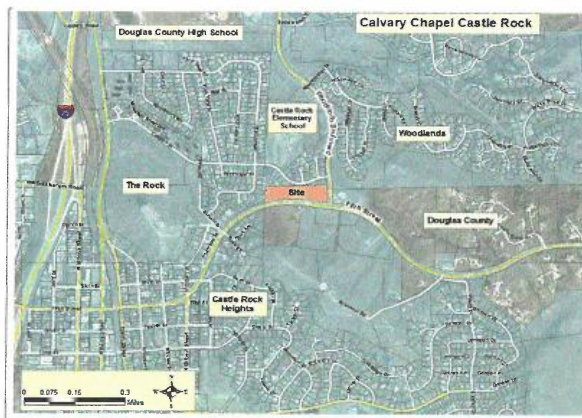
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north property boundary from Canyon Drive. Parking will be provided on site with a 277 space lot. The use of the site is specific to church services, one on Saturday evening and two on Sunday. Additionally, the church will host a Wednesday night bible study group of approximately 80 participants. The church office and full time staff will be housed within the church during the week; however, there will be no daycare or private grade school offered at the church during the week.

**Status:** Under review, concurrently but separately, with Annexation (ANX16-0001) and Zoning (PDP16-0004). Will go before Planning Comm. & Town Council after ANX & Zoning.

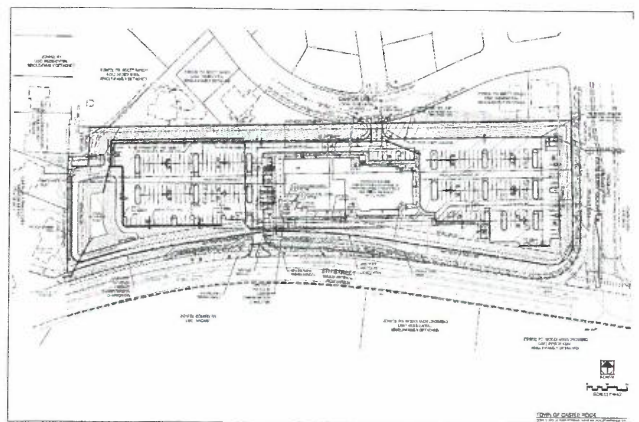
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Jason Alwine, Thomas & Thomas, 710-578-8777 or jalwine@ttplan.net  
Kathy Marx, Sr. Planner, 720-733-2205 or kmarx@crgov.com



Vicinity Map



Site Plan



# Development Activity

## FAST FACTS – Castle Rock Industrial Park

### Annexation-Zoning

Project# SZ16-0002

**Description:** Your Storage at Castle Rock, 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:** The Annexation & Zoning application have been scheduled for public hearings before the Planning Commission on March 23, 2017. Town Council meetings have not yet been set.

**Construction schedule:** Not known at this time.

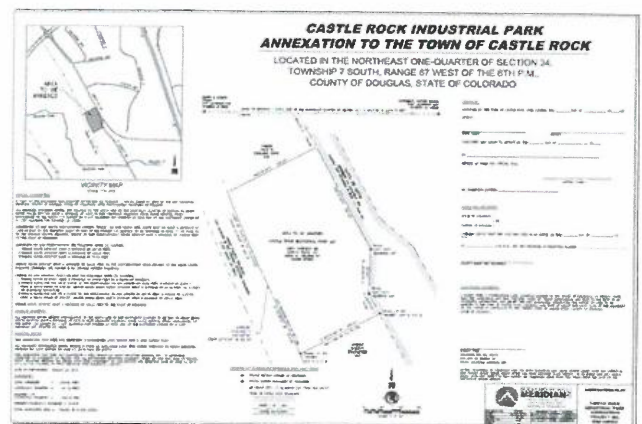
**Of note:** The statutory Compliance hearings occurred on 10/4/2016 & the Eligibility hearing occurred on 11/15/2016

**Contacts:** Applicant: Michael Humphrey, Your Storage Center.com; 720-733-3600

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



Vicinity Map



Proposed Annexation Plat



# Development Activity

## FAST FACTS – Crystal Valley Ranch Filing No. 11 SDP

Project# SDP17-0007

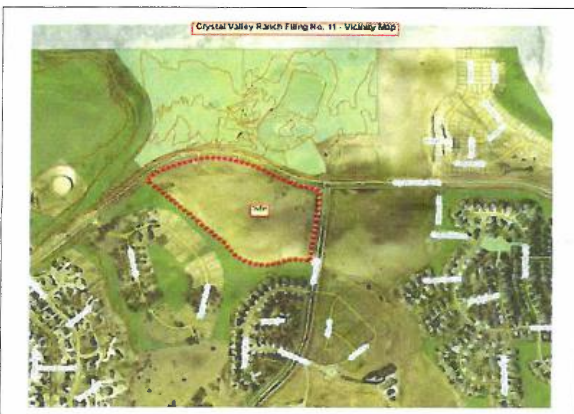
**Description:** Crystal Valley Ranch Filing No. 11 is located southwest of the intersection of Crystal Valley Parkway and West Loop Road. The zoning on the property allows up to 151 single-family lots and a maximum density of 6 dwelling units per acre. This Site Development Plan complies with the approved zoning, proposing 142 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:** Under staff review. Requests for external comments have been sent. Public hearings have not yet been scheduled.

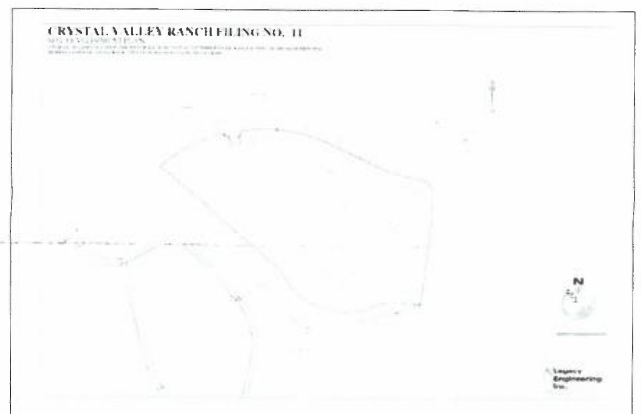
**Construction schedule:** 2017

**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, Sr. Planner, 720-733-3556 (svossler@crgov.com)



Vicinity Map



Site Development Plan



# 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 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 14,804 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. Public hearings before the Planning Commission and Town Council will be required.

**Status:** The site plan is under staff review. External referrals have been sent. Public hearing dates have not yet been established. Notices will be sent to property owners w/in 300' of site.

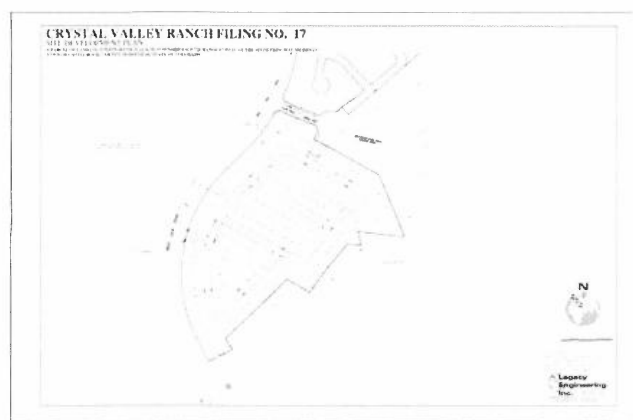
**Construction schedule:** TBD

**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 Site Plan



# Development Activity

## FAST FACTS – Ent Credit Union Site Development Plan

Downtown - 190 S. Wilcox St

Project# SDP17-0008

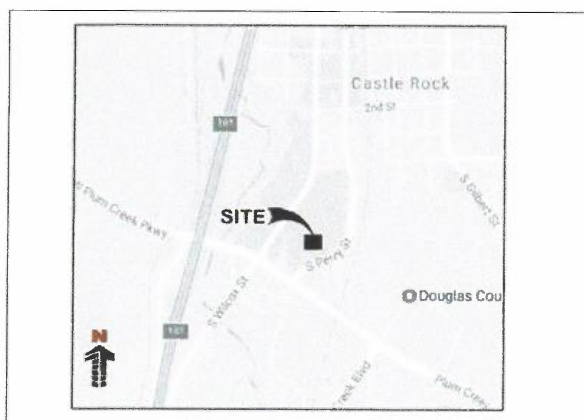
**Description:** Ent Credit Union ("Ent") has submitted a Downtown Site Development Plan Amendment for a new ATM kiosk and drive-through facility at their new location at 190 S. Wilcox Street. The new drive-through kiosk would be located on the west side of the existing building, inside which Ent is completing a tenant finish. The existing building includes other businesses such as the UPS Store, Master Jewelers, and Iconic Nail Spa, just north of the Wells Fargo Bank and southwest from Dairy Queen.

**Status:** under staff review

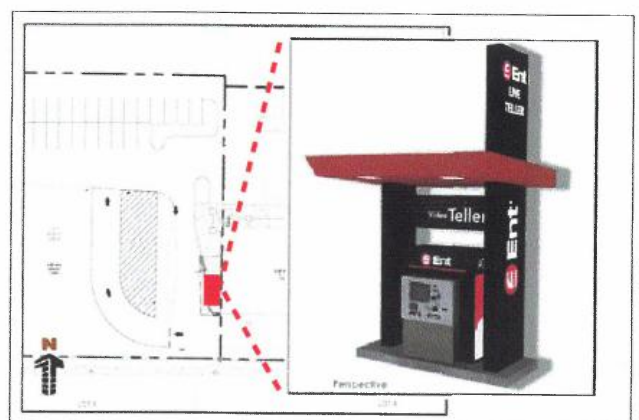
**Construction schedule:** possibly early to mid 2017

**Of note:** This amendment will be reviewed by the Design Review Board for approval at a public hearing, date to be determined.

**Contacts:** Barbara Winter, Ent Credit Union, 719-550-6575, Bwinter@ent.com  
Patrick Gunn, Galloway & Co, Inc, 303-770-8884, PatrickGunn@GallowayUS.com  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Located at 190 S Wilcox Street



Proposed ATM kiosk and drive-thru



# Development Activity

## FAST FACTS – Meadows Filing 18 Tract GG Site Dev.

Plan and Construction Documents      Project# SDP16-0012)

**Description:** The master developer for The Meadows (CRDC) has submitted a site development plan and propose construction plans for Meadows Filing 18 Tract GG, located between Prairie Hawk Drive, Red Hawk Drive, Low Meadow Boulevard, and Sky Rock Way. This new neighborhood will include 98 single family detached homes on 20.15 acres and will include 5.93 acres of open space for the HOA.

**Status:** The site development plan was approved by Town Council on August 2, 2016. Construction documents are currently under administrative review by Town staff.

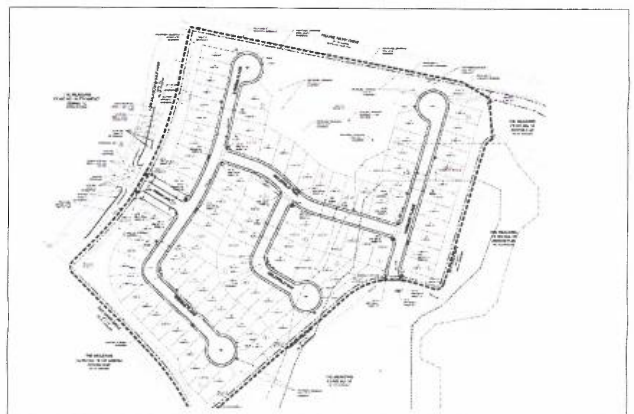
**Construction schedule:** Work has not yet started

**Of note:** The Residential/Nonresidential Interface standards also apply.

**Contacts:** Owner: Jim Riley, Castle Rock Development Co., 303-394-5500  
Owner's Rep: Martin Metsker, Core Consulting, 303-730-5975  
Town of Castle Rock: Dan Roberts, 720-733-2202



Vicinity Map



Site Layout



# Development Activity

## FAST FACTS – 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.

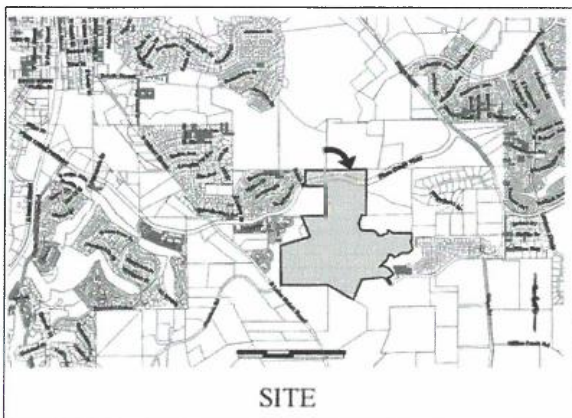
**Status:** Under Staff Review.

**Construction schedule:** TBD

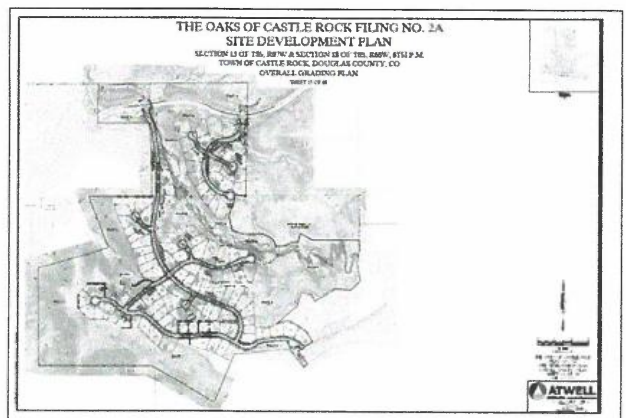
**Of note:** This project requires public hearings before the Planning Commission and Town Council prior to approval.

**Contacts:** Applicant: Harvey Alpert, 303-771-3667, hba\_inc@msn.com

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



**Location Map**



**Proposed Site Development Plan Amendment**



# Development Activity

## FAST FACTS – Philip S. Miller Park Rezone

Request: Rezoning

Project# COZ17-0002

**Description:** The Town of Castle Rock has initiated a request to rezone the approximate 300 acre Philip S. Miller Park from four distinct Planned Development Plan zones (The Meadows Planned Development, Covenant at Castle Rock Planned Development, Castle Highlands Planned Development and Castle Meadows Interchange Overlay) to Public Lands-1 (PL-1). The intent is to better align the actual types of facilities that exist within the Park to the zoning and to have one consistent zone district for the entire Park.

**Status:** The Planning Commission hearing is scheduled for 4/27/16; Town Council 1st reading 5/16/17 and 2nd reading 6/6/17

**Construction schedule:** N/A

**Of note:**

**Contacts:** Jeff Smullen, Asst, Director, Parks and Rec, 303-814-7458; JSmullen@crgov.com  
Kathy Marx, Sr. Planner, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Current Zoning



# 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 1,327,055 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](mailto:john@pcsgroupco.com))

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

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



Pine Canyon - Vicinity Map



Pine Canyon - Proposed PD Plan



**B.W. Squared & 498 S. Gilbert St.      Project# PDP15-0004**

## Zoning Regulations



# Development Activity

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

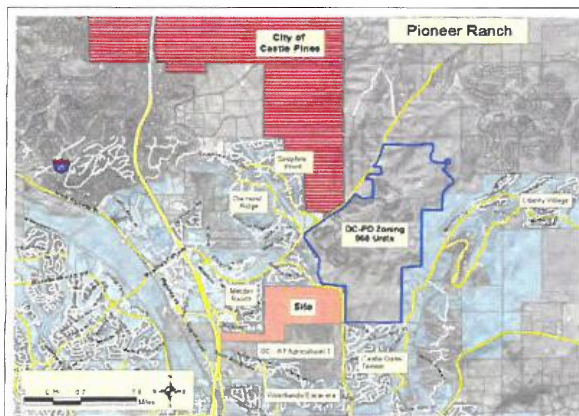
**Description:** Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123 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:** The proposal is currently under staff review. External referral requests have been sent. Public hearings have not yet been scheduled.

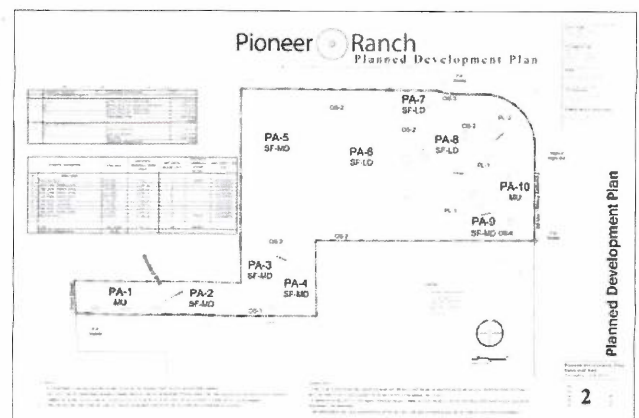
**Construction schedule:** To be determined.

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



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan



# Development Activity

## FAST FACTS – PleasantView Annexation

**Request:** PleasantView Annexation    **Project#** ANX16-0006

**Description:** James Mill of Legacy Engineering, authorized agent for Douglas and Ruth Wood, owners, filed a new annexation petition to the Town on October 27, 2016, under the name of PleasantView. The Petition was filed with the Town Clerk Nov. 23, 2016. The Annexation is presently being reviewed by Town Staff and external public utilities and resource agencies. A neighborhood meeting was held Nov. 28, 2016, prior to zoning application submittal. The 30 ac. property is located southwest of the intersection of Pleasant View Drive and Castle Oak Drive. The site is currently zoned Rural Residential within Douglas County. If annexed into the Town, 100 single family residences are being proposed for the site.

**Status:** Substantial Compliance and Eligibility have been approved by Town Council. Further review pending submittal of zoning proposal.

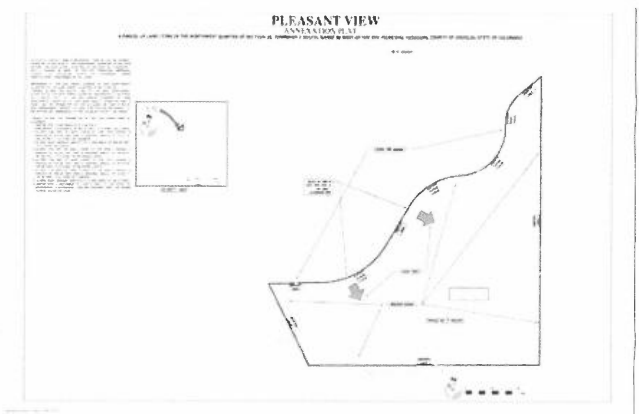
**Construction schedule:** To be determined

**Of note:**

**Contacts:** Gregg Brown, Crystal Valley Ranch Dev.Co. 303-814-6882, [gregg@cvranch.com](mailto:gregg@cvranch.com)  
Kathy Marx, Sr. Planner, 720-733-2205, or [kmarx@crgov.com](mailto:kmarx@crgov.com)



Vicinity Map



Annexation Plat



# Development Activity

## FAST FACTS – Plum Creek Ridge - townhomes

### Site Development Plan Major Amendment

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

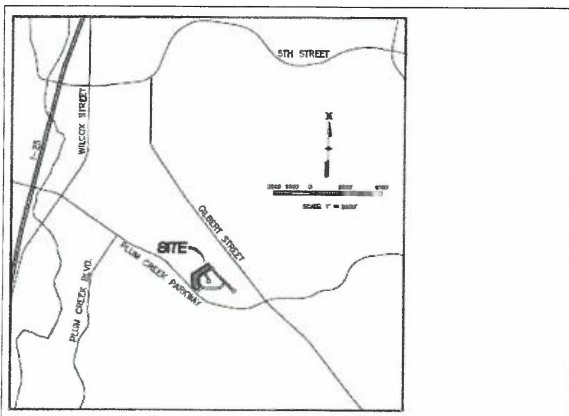
**Status:** The SDP Amendment was approved by Town Council on August 2, 2016

**Construction schedule:** unknown at this time

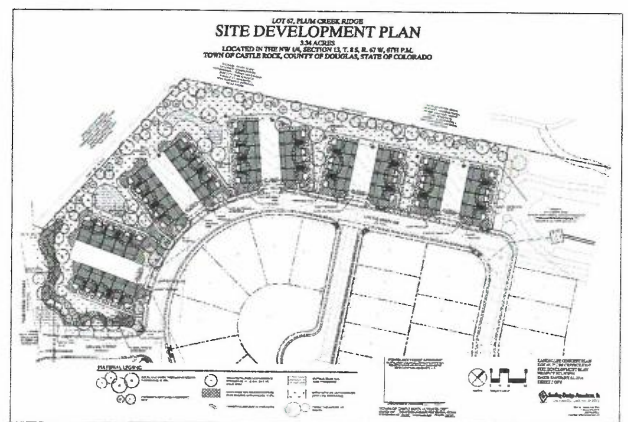
**Of note:** A community meeting to share and obtain feedback on the design of the townhomes took place on 1/23/ 2014.

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

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



**Location Map, Plum Creek Parkway and Emerald Dr.**



**Proposed SDP Amendment for Townhomes**



# Development Activity

## FAST FACTS – Ridge Estates (Proposed Annexation, PD Plan and PD Zoning) Project# PPD06-004

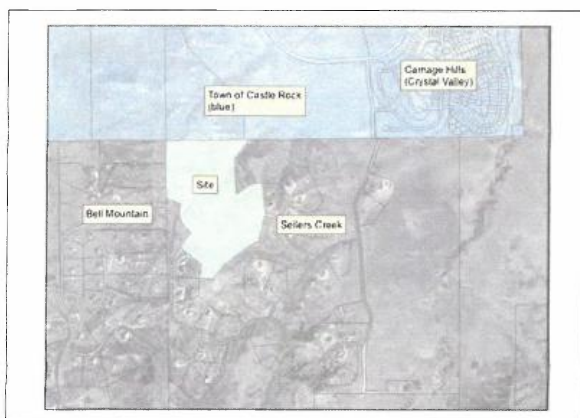
**Description:** Ridge Estates (formerly Seller Creek Ranch Estates) is located south of Crystal Valley Ranch. It is adjacent to Bell Mountain Ranch on the west and Sellers Creek Ranch on the east. The property is approximately 70 acres and is currently zoned A-1 in Douglas County. The proposed zoning would allow up to 100 single-family lots. Approx. 27 acres or 38.5% of the site would be maintained as open space. Two points of public access are proposed, both from Crystal Valley Ranch PD to the north. An emergency vehicle only access is proposed on to Sellers Creek Road in Douglas County.

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

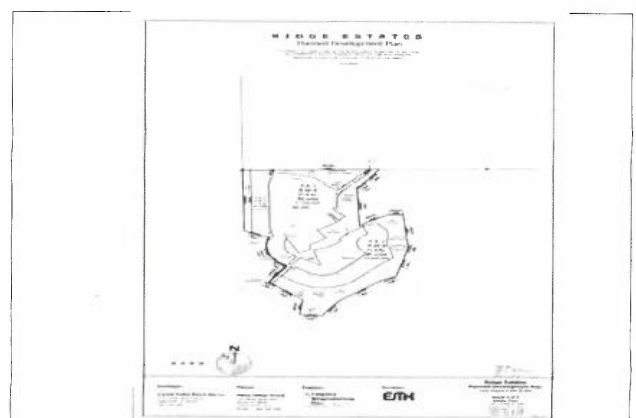
**Construction schedule:** To be determined

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

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



Ridge Estates - Vicinity Map



Ridge Estates - Proposed PD Plan



# Development Activity

## FAST FACTS – Rock Park Rezone

Request: Rezoning

Project# COZ17-0002

**Description:** The Town of Castle Rock has initiated a request to rezone the approximate 60 acre Rock Park from the zoning designation of Single Family Residence District (R-1) to Public Land-1 (PL-1). The present zoning district allows single family residences and small in home daycares which would conflict with the intent of the Park. The intent of the rezoning is to better align the actual facilities within the Park and use of the Park to the zoning.

The Planning Commission hearing is scheduled for 4/27/16; Town Council 1st reading 5/16/17 and 2nd reading 6/6/17

N/A

**Status:** Jeff Smullen, Asst, Director, Parks and Rec, 303-814-7458; JSmullen@crgov.com  
Kathy Marx, Sr. Planner, 720-733-2205, or kmarx@crgov.com

**Construction schedule:**

Of note:



Vicinity Map



Current Zoning



# Development Activity

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

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

**Status:** This project is under review

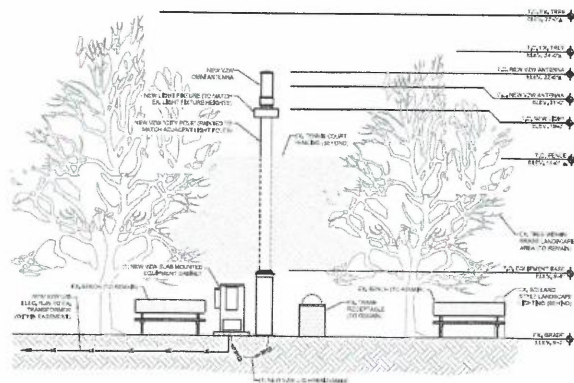
**Construction schedule:** None at this time

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

**Contacts:** Verizon Contact: Garrett Kendall, Centerline Solutions, 720-365-7012,  
[gkendall@centerlinesolutions.com](mailto:gkendall@centerlinesolutions.com)  
Town Contact: Brad Boland, 720-733-3538, [BBoland@crgov.com](mailto:BBoland@crgov.com)



Location Map



Project Elevation



# Development Activity

## FAST FACTS – 1375 W. Plum Creek Parkway Use by Special Review for Wireless Facility Project# USR16-0008

**Description:** Verizon has submitted a Wireless Use by Special Review application to install three wireless facilities at the 1375 W. Plum Creek Parkway. Each facility, located within the parking lots of Phillip S. Miller park, will consist of a new light pole with a stealth antenna array. No equipment cabinets will be needed as all equipment will be within the poles. The site will service Philip S. Miller Park.

**Status:** This project is under review

**Construction schedule:** None at this time

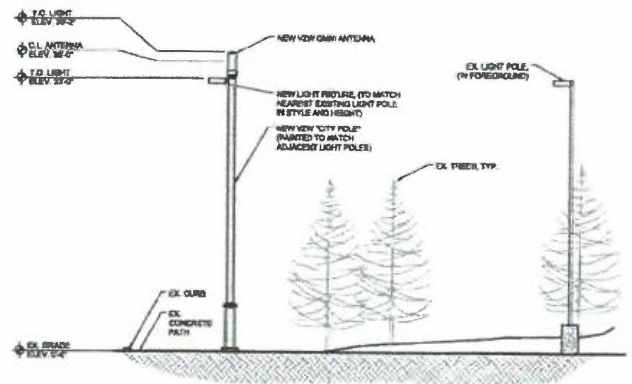
**Of note:** The application will require public hearings before Planning Commission and Town Council for approval

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



Location Map



Project Elevation