

# 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. Upon receipt of the application for zoning the Town will begin review of the Annexation Plat and proposed zoning for the property.

**Status:** Approved by Town Council in meeting State Statute requirements. Waiting for zoning and development agreement application submittal.

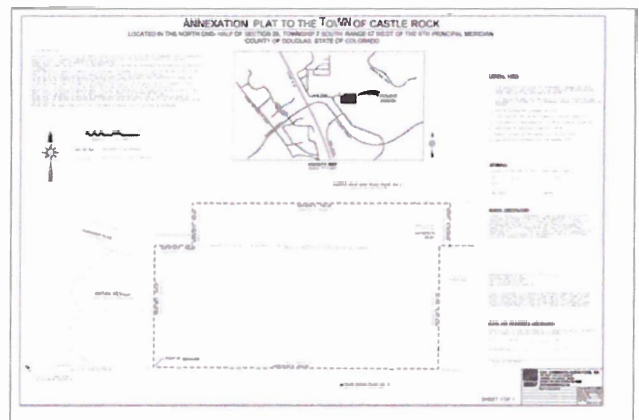
**Construction schedule:** To be determined

**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.

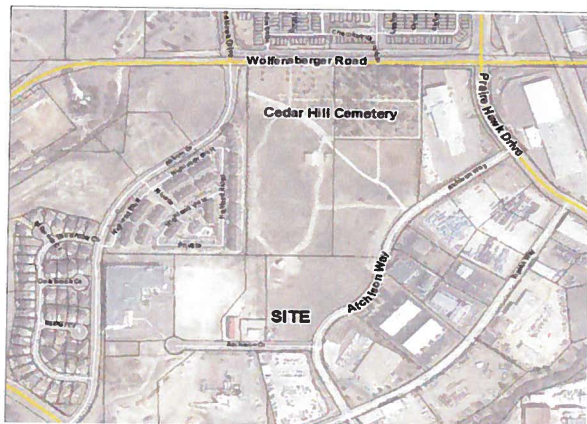
### Assisted Care, Convalescent Retirement Communities.

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.

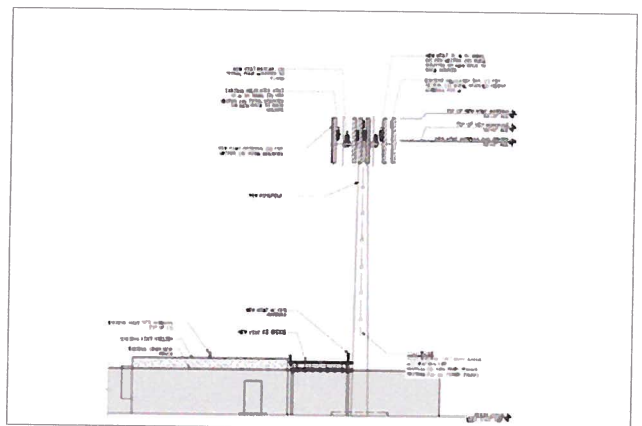
### Proposed Zoning Changes

**FAST FACTS – Wireless Use by Special Review - AT & T**  
**Citadel Station, F6, Blk 3, Lot 1** **Project#** **USR14-0012**

**Contacts:** Applicant: Brian Hess, 720-244-5184, Brian.Hess.Contractor@crowncastle.com  
Town: Donna Ferguson, Planner I, 720-733-3566, DFerguson@CRgov.com



### Vicinity Map

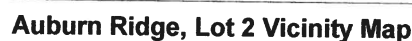


### Proposed Cell Tower



## **FAST FACTS – Auburn Ridge, Lot 2 Major Planned Development Amendment-Rezoning Project# COZ14-0001**

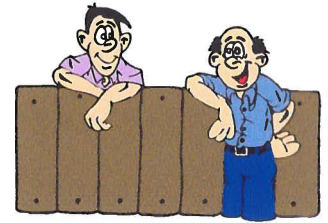
**Contacts:** Jessica Raymond, Atlantic Dev., 480-256-0506, or [jraymond@atlanticdev.com](mailto:jraymond@atlanticdev.com)  
Sandy Vossler, TOCR Planning, 720-733-3556 or [svossler@crgov.com](mailto:svossler@crgov.com)



# 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:** Currently under staff review. Public hearings before Planning Commission and Town Council have not yet been scheduled.

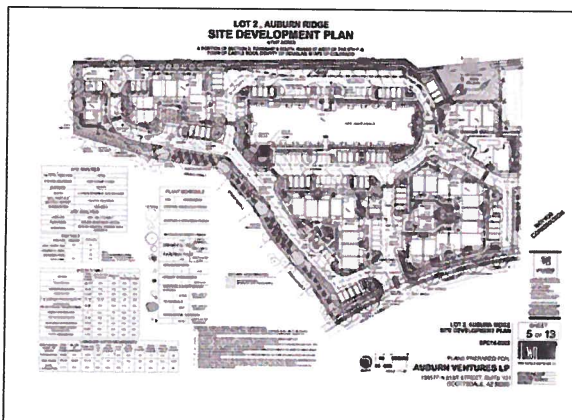
**Construction schedule:** TBD

**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.

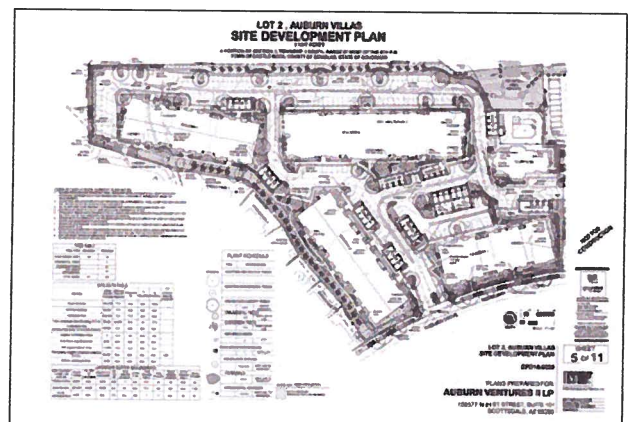
**Contacts:** Jessica Breen, Atlantic Development, 480-256-0506 or [jbreen@atlanticdev.com](mailto:jbreen@atlanticdev.com)

John Cichon, Atlantic Development, [wcichon@aol.com](mailto:wcichon@aol.com)

Sandy Vossler, Town of Castle Rock Planner, 720-733-3556 or [svossler@crgov.com](mailto:svossler@crgov.com)



**Original Landscape and Site Plan Proposal**



**Revised & Current Landscape and Site Plan Proposal**



# Development Activity

## FAST FACTS – Calvary Chapel Castle Rock Annexation Request

Project# ANX16-0001

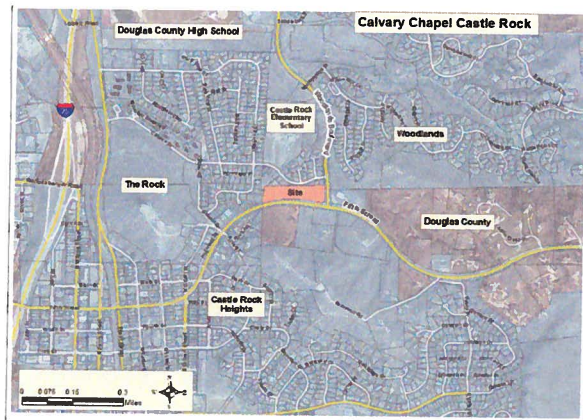
**Description:** Joey McKee, authorized agent for Calvary Chapel Castle Rock, Inc., submitted a new annexation petition to the Town on February 23, 2016, reviewed and filed with the Town Clerk under the name of Calvary Chapel Castle Rock. The Petition was approved at a Substantial Compliance Hearing 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 will be scheduled concurrently with the proposed Zoning (SZ16-0001) Planning Comm. hearing 10/13/16; Town Council 1st reading 11/1/16 & 2nd reading 11/15/16

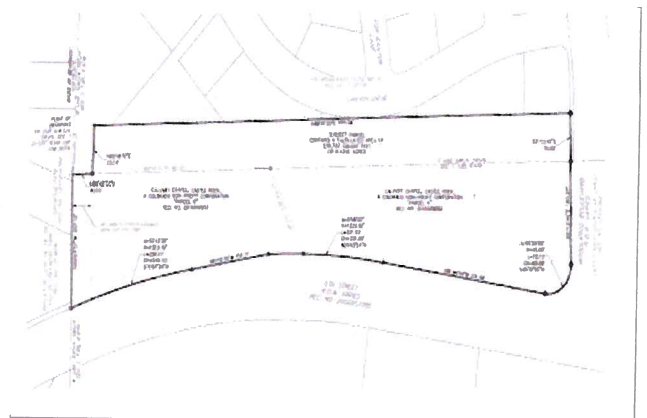
**Construction schedule:** To be determined

**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



Annexation Plat

# Development Activity

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

Project# SDP16-0031

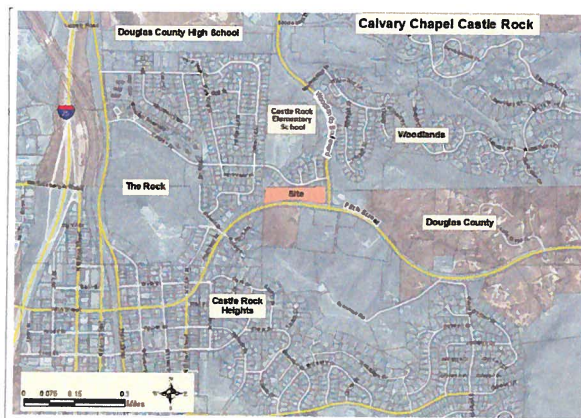
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north 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 (SZ16-0001). Will go before Planning Comm. & Town Council after ANX & Zoning.

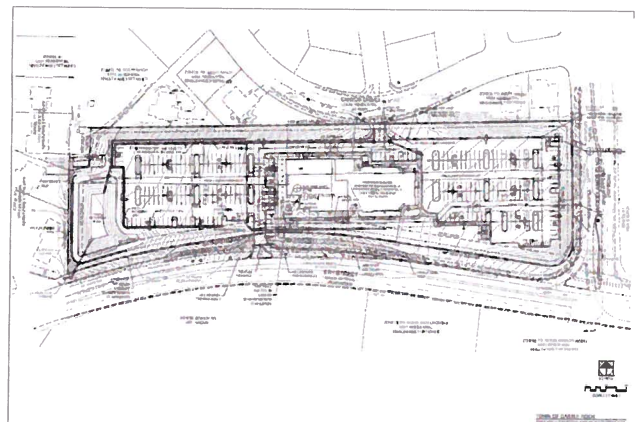
**Construction schedule:** To be determined

**Of note:**

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



Vicinity Map



Site Plan



# Development Activity

## FAST FACTS – Calvary Chapel Castle Rock Zoning Request

Project# SZ16-0001

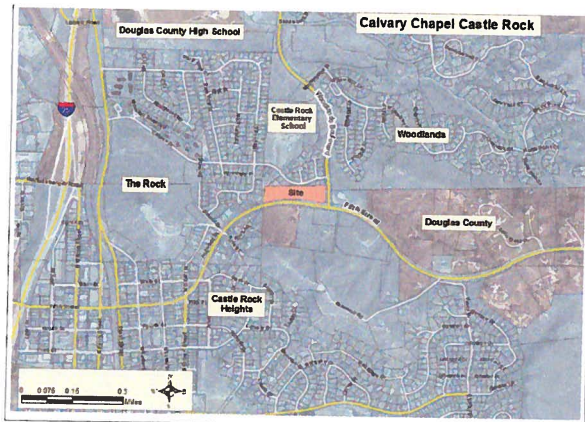
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request to zone 5.5 acres located at the northwest corner of 5th Street and Woodlands Boulevard as "B" Business/Commercial. The is a straight zoning request as the proposed use of a church is a permitted use. The site is part of a petition for annexation to the Town. The church is proposed to be 22,506 square feet in size seating approximately 758 guests at full capacity. There is no daycare or private school offered at the church during the week.

**Status:** The Zoning review will run concurrently with the proposed Annexation. The Planning Commission hearing 10/13/16; Town Council 1st reading 11/1/16 and 2nd reading 11/15/16

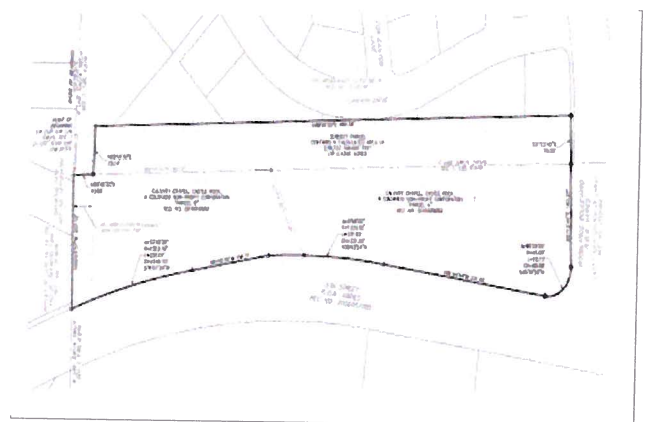
**Construction schedule:** To be determined

**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



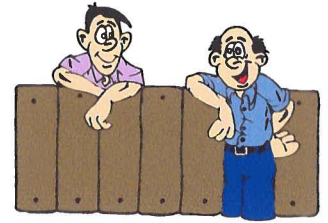
Annexation Plat



# 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:** Town Council has found that the petition for annexation meets the statutory requirements for annexation. Public Hearings have not yet been scheduled.

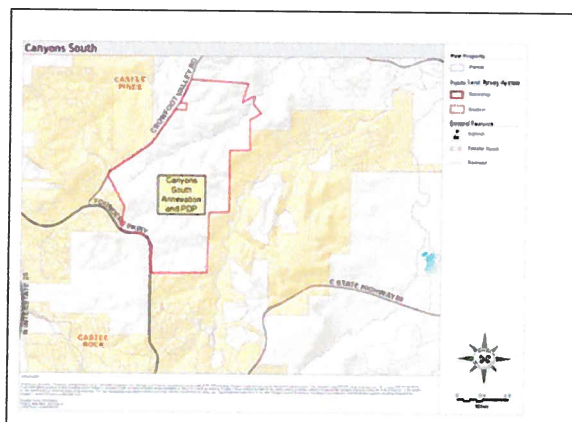
**Construction schedule:** TBD

**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.

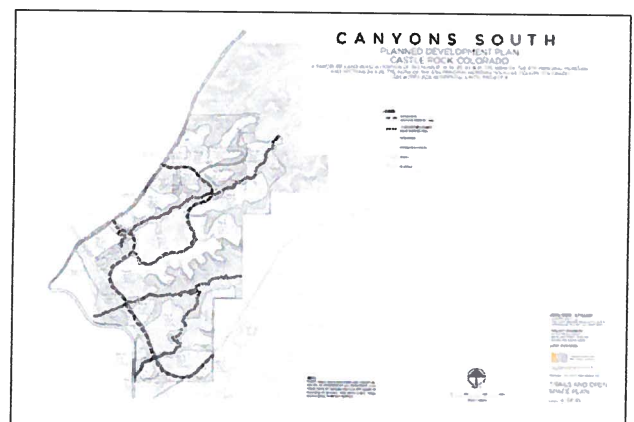
**Contacts:** Erik Clore, Lowe Enterprises, [eclore@loweenterprises.com](mailto:eclore@loweenterprises.com), 303-850-2406

-Tara Vargish, Town of Castle Rock, [tvargish@crgov.com](mailto:tvargish@crgov.com), 720-733-3582

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



**Vicinity Map**

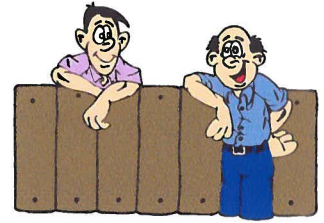


**Canyons South Phasing Plan**

# 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.

April 5, 2016: Town Council found the application to be eligible for annexation.

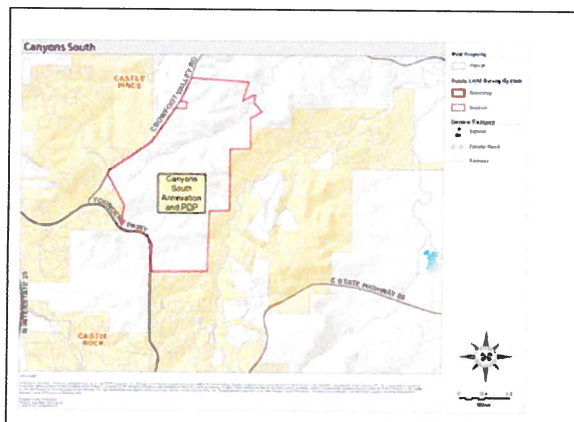
**Construction schedule:** TBD

**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.

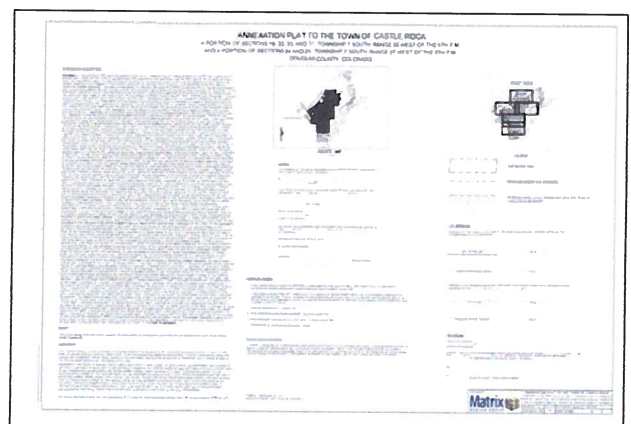
Public Hearings have not yet been scheduled.

**Contacts:** Erik Clore, Lowe Enterprises, [eclore@loweenterprises.com](mailto:eclore@loweenterprises.com), 303-850-2406

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



**Vicinity Map**



**Canyons South Annexation Plat Cover Sheet**



# Development Activity

## FAST FACTS – Castle Rock Industrial Park Annexation

2801 US Highway 85

Project# ANXP16-0004

**Description:** Castle Rock Industrial Park, LLC (Hier & Company) has submitted an annexation petition to bring approximately 4.5 acres into the Town of Castle Rock from unincorporated Douglas County. The parcel is located at 2801 US Highway 85 just north of the intersection of Liggett Road. The applicant proposes to zone the property for mixed industrial uses such as offices, warehouses, flex space, or shop space.

**Status:** The Substantial Compliance hearing before Town Council has been scheduled for Tuesday, October 4, 2016.

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

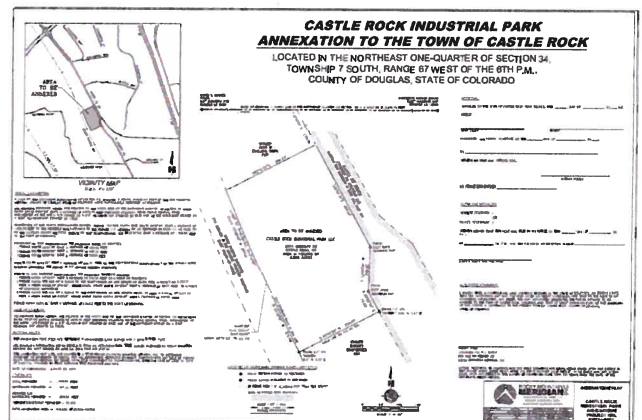
**Of note:**

**Contacts:** Applicant: Nicholas Hier, [nick.hier@hierandcompany.com](mailto:nick.hier@hierandcompany.com) or 303-688-3105

Town Planner: Donna Ferguson, [DFerguson@crgov.com](mailto:DFerguson@crgov.com) or 720-733-3566



Vicinity Map



Proposed Annexation Plat

# Development Activity

## FAST FACTS – Crystal Valley Ranch Filing No. 15

### Site Development Plan (SDP)

**Description:** This site plan proposes 900 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:** Planning Commission Public Hearing: Thursday, Sept. 22, 2016 at 6:00 p.m.

Town Council Public Hearing: Tuesday, Oct. 4, 2016 at 6:00 p.m.

**Construction schedule:** TBD

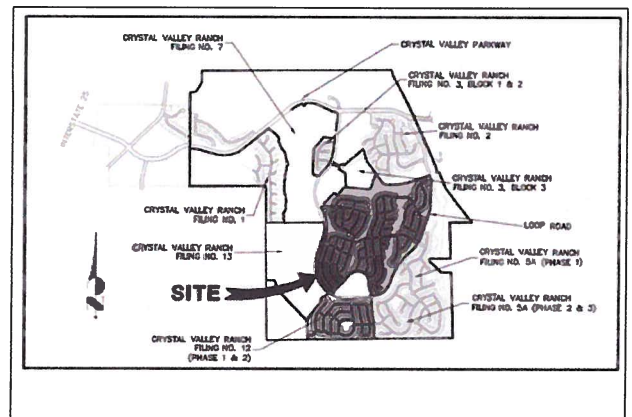
**Of note:**

**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

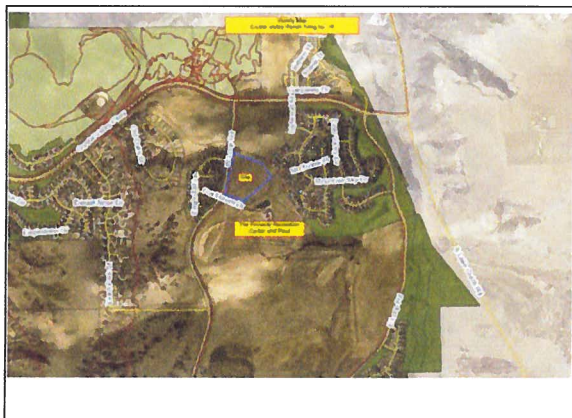
**Description:** The site plan proposes 58 single family, patio style, detached lots on approximately 14.2 acres. Current zoning allows up to 125 dwelling units and 12.3 DU/Ac. The avg. lot size will be 5,433 square feet. Approximately 4.5 acres will be set aside as private open space. The property is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

**Status:** July 19, 2016: Town Council voted 4-0 to approve SDP as presented.  
June23, 2016: Planning Commission voted 7-0 to recommend approval to Town Council.

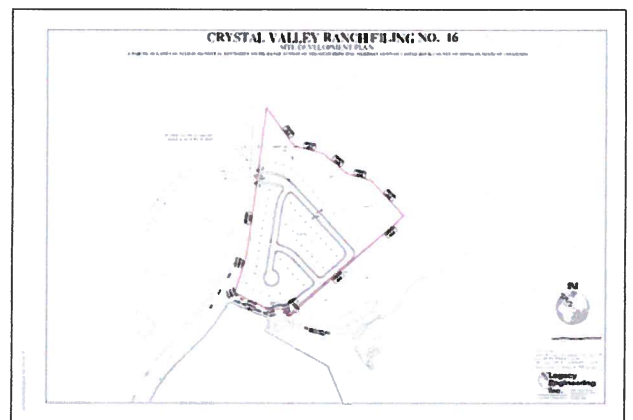
**Construction schedule:** TBD

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

**Contacts:** Jim Mill, Legacy Engineering, Inc, 720-200-4577 or [jmill@legacyengineering.com](mailto:jmill@legacyengineering.com)  
Sandy Vossler, Town of Castle Rock, 720-733-3556 or [svossler@crgov.com](mailto:svossler@crgov.com)  
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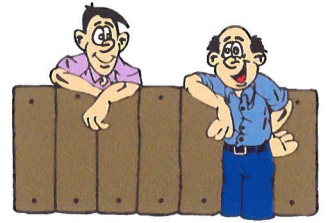
**Vicinity Map**



**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.

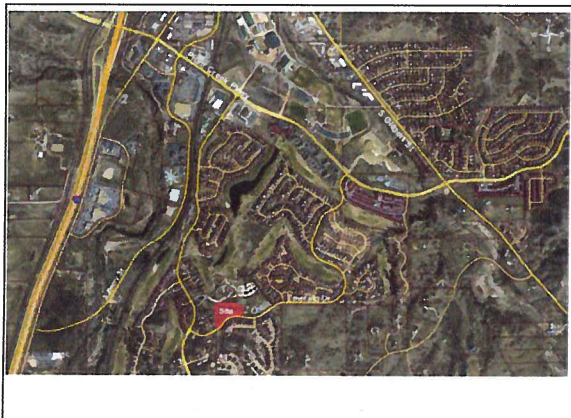
**Status:** The application is currently under review.

**Construction schedule:** None at this time.

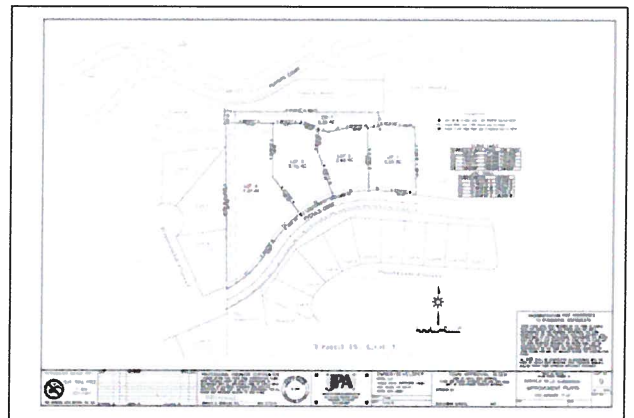
**Of note:** The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

**Contacts:** Applicant: John E. Peters, [johnp@jpassociates.biz](mailto:johnp@jpassociates.biz), 970-626-9887

Town Contact: Donna Ferguson, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com), 720-733-3566



**Location Map**



**Site Development Plan**



# Development Activity

**FAST FACTS – (SDP16-0002)-Approved 9/20/16**

## Hillside/Arbors Site Development Plan

**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 120 units consisting of single-family & paired homes.

**Status:** Town Council approved the Site Development Plan by a vote of 7-0 on Sept. 20, 2016.

**Construction schedule:** Not yet known.

**Of note:** A community meeting to share & discuss the site development plan was held on June 23, 2016.

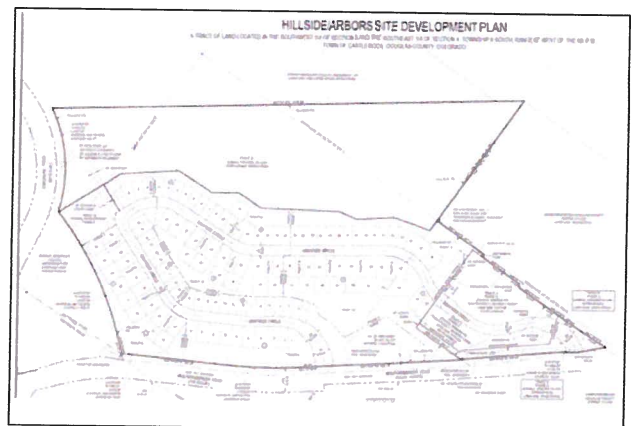
**Contacts:** Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Miles Grant, Wolfensberger Property Group LLC, 303-979-9858

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



**Location Map**



**Site Development Plan**

# 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.

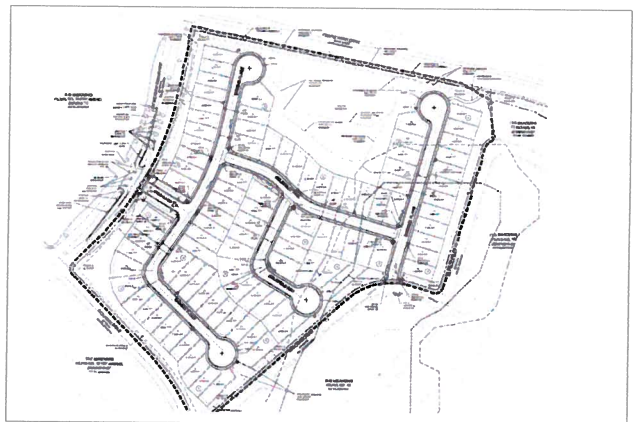
**Contacts:** Owner: Jim Riley, Castle Rock Development Co., 303-394-5500

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 – Meadows Filing 18, Tract GG, Skyline/ Ridgeline Variance

Project# SKY16-0001

**Description:** The master developer for The Meadows (CRDC) is proposing to construct 93 single family detached residences on vacant land south of Prairie Hawk Drive adjacent to Bonaventure. Of the 93 lots the developer is requesting a moderate Skyline/Ridgeline Variance for 17 of the lots to allow a maximum building height of 35 feet.

**Status:** The Skyline/Ridgeline Variance request is scheduled for Planning Commission public hearing on July 14, 2016.

**Construction schedule:** Unknown

**Of note:** The Skyline/Ridgeline Variance will need to be approved by the Planning Commission.

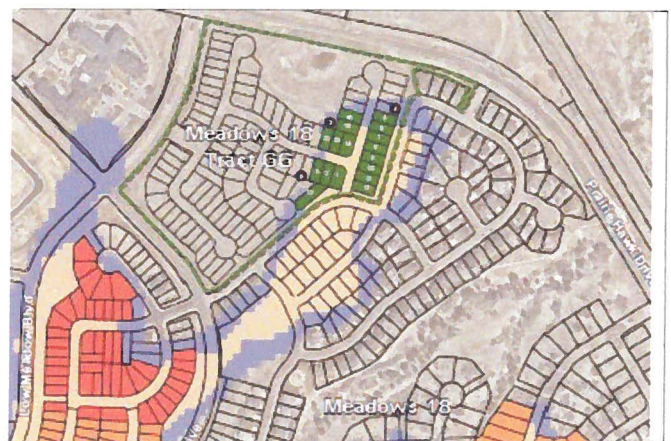
**Contacts:** Owner's Rep: Jordan Dame, Norris Design, 303-892-1166

[jdame@norris-design.com](mailto:jdame@norris-design.com)

Variance Town Contact: Kathy Marx, 720-733-2205, [kmarx@crgov.com](mailto:kmarx@crgov.com)



Vicinity Map



Skyline Variance Requested Lots

# 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:** Planning Commission Hearing: Thursday, September 22, 2016 @ 6:00 p.m.

Town Council Hearing: Tuesday, October 4, 2016 @ 6:00 p.m.

**Construction schedule:** TBD

**Of note:**

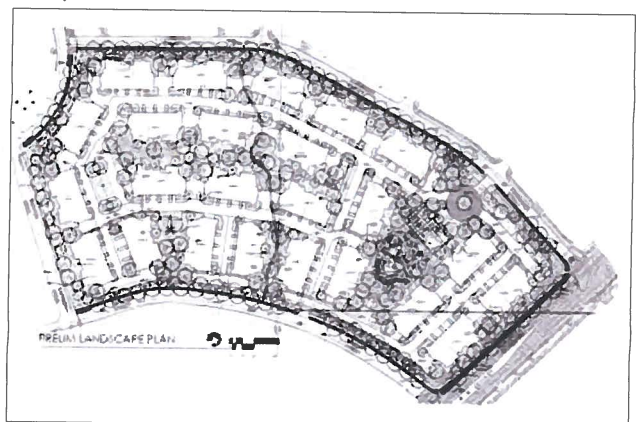
**Contacts:** Matt Griffin, The Garrett Companies, matt@thegarrettco.com, 317-507-1801

Randall Phelps, PE, Kimley-Horn, 303-228-2300

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



West of Meadows Blvd by hospital



Proposed Site Layout



# Development Activity

## FAST FACTS – Miller's Landing Interchange Overlay Planned Development Plan/Zoning Project# PDP16-0003

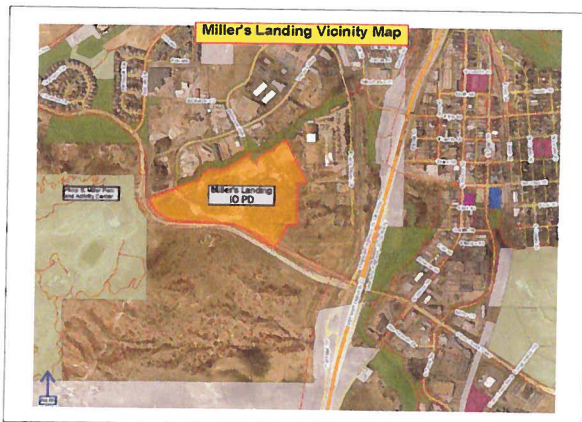
**Description:** This property is located generally north and east of Plum Creek Parkway and west of I-25. It is approximately 48 acres and is currently zoned General Industrial (I-2) in the Citadel Station subdivision. A portion of the vacant site was once an active landfill for Castle Rock. Development of the site will include State supervised remediation of the landfill. An IO PD allows a mix of uses. The Miller's Landing development plan proposes office, commercial, restaurant and entertainment uses. Key infrastructure improvements will include public parking for the P.S. Miller Park and Activity Center, a trail connection from the Park to Downtown and the extension of Prairie Hawk Drive, linking Wolfensberger Road and Plum Creek Parkway.

**Status:** Currently under staff review. A request for external comments has been sent to service providers, Douglas County and the Castle Highlands HOA.

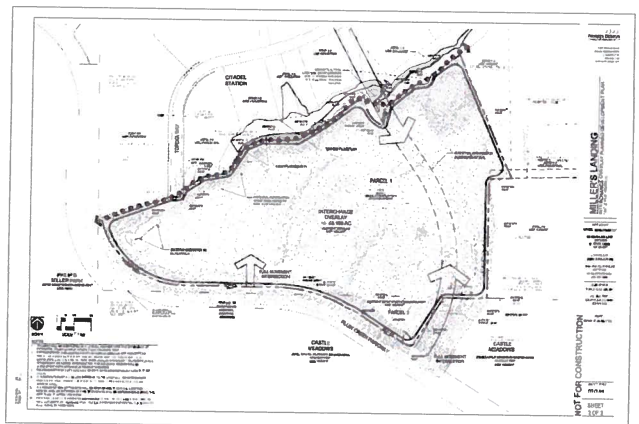
**Construction schedule:** To be determined.

**Of note:**

**Contacts:** Mitch Black, Norris Design Group, 303-892-1166 or [mblack@norris-design.com](mailto:mblack@norris-design.com)  
Sandy Vossler, Town of Castle Rock, 720-733-3556, or [svossler@crgov.com](mailto:svossler@crgov.com)



Vicinity Map



Proposed Planned Development Plan

# 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.

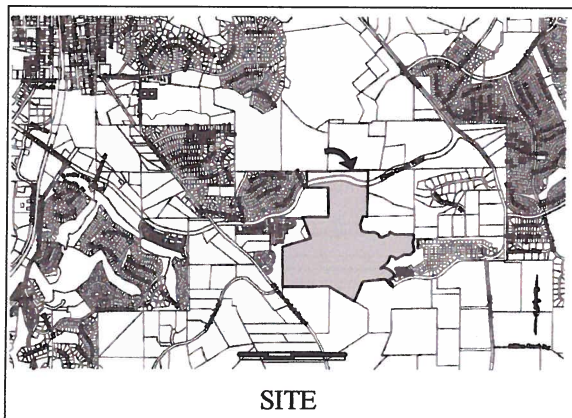
**Status:** Under Staff Review.

**Construction schedule:** TBD

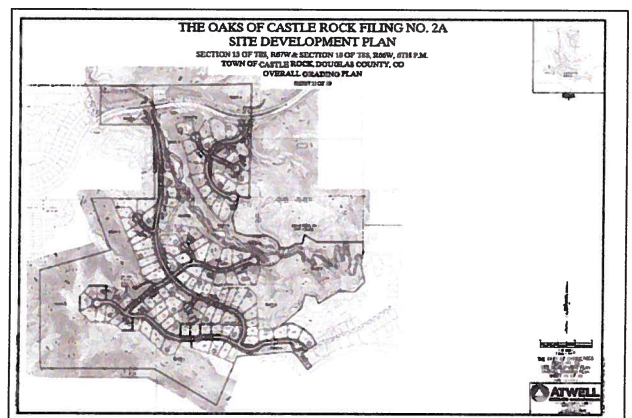
**Of note:** This project requires public hearings before the Planning Commission and Town Council prior to approval.

**Contacts:** Bob Kelsey, Atwell, LLC, 303-462-1100 or [bkelsey@atwell-group.com](mailto:bkelsey@atwell-group.com)

Julie Kirkpatrick, TOCR Planning, 720-733-3516 or [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



**Location Map**



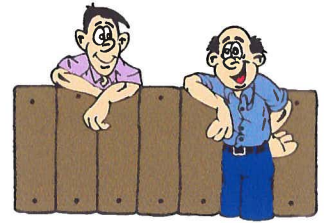
**Proposed Site Development Plan Amendment**



# In Your Backyard

## FAST FACTS – Pine Canyon Ranch

### Annexation, PD Plan and PD Zoning Regulations



**Description:** The proposed Pine Canyon Ranch property consists of approximately 539 acres.

The proposed zoning would allow up to 515 single-family dwelling units and up to 805 multi-family dwelling units. In addition, approximately 1,327,055 square feet of commercial, office, retail space is proposed, with the majority of that use area located west of I-25 and east of the Union Pacific RR.

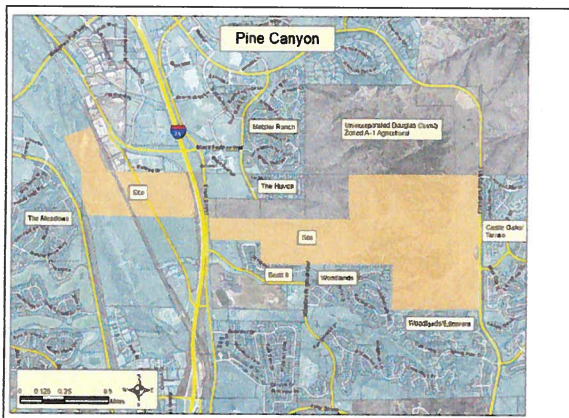
**Status:** Town Council has found that the petition for annexation compliances with state statutes for annexation. The proposed zoning is currently under staff review.

**Construction schedule:** To be determined

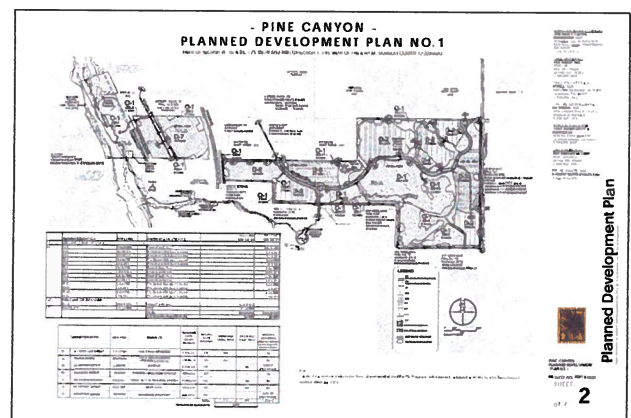
**Of note:** Public Hearings before the Planning Commission and Town Council have not yet been scheduled.

**Contacts:** Applicant: John Prestwich, PCS Group, Inc. 303-531-4905, [john@pcsgroupco.com](mailto:john@pcsgroupco.com)

Town Project Manager: Sandy Vossler, 720-733-3556, [svossler@crgov.com](mailto:svossler@crgov.com)



**Pine Canyon Ranch Vicinity Map**



**Proposed Planned Development Plan**

# Development Activity

## FAST FACTS – Pinon Manor PDP and DA

B.W. Squared & 498 S. Gilbert St.

Project# PDP15-0004

**Description:** The property owner proposes to rezone part of the B.W. Squared PD and the adjacent property to the south, 498 S. Gilbert St. (zoned SR-1), to a new PD to be known as Pinon Manor Apartments PD. The rezone would allow for the development of three new multi-family buildings (20 dwelling units) upon the 498 S. Gilbert St. lot which is 1.09 acres in size. The site is subject to the Residential/Nonresidential Interface Regulations and will require public hearings before Planning Commission and Town Council.

**Status:** Town Council approved this application on May 17th, 2016. The referendum period will end June 16th, 2016.

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

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

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

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

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



Vicinity Map

TOTAL SITE LAND USE DATA		SUMMARY TABLE	
LAND USE DATA		LAND USE DATA	
MAP 1 AND MAP 2 - CARRIBO		CARRIBO LAND USE MAP 1 AND MAP 2 - CARRIBO	
TOTAL AREA		TOTAL AREA	
14,000 SF = 3.27 ACRES		14,000 SF = 3.27 ACRES	
BUILDING FOOTPRINT		BUILDING FOOTPRINT	
17,000 SF		17,000 SF	
NONRESIDENTIAL DEVELOPMENT		NONRESIDENTIAL DEVELOPMENT	
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# Development Activity

## FAST FACTS – Pioneer Ranch

### Proposed Annexation

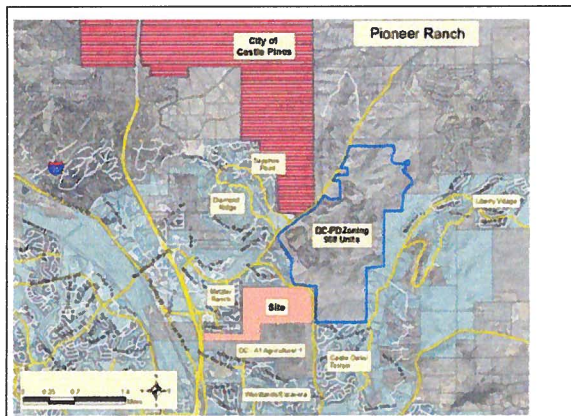
**Description:** An Annexation Petition was submitted to the Town on December 22, 2015, reviewed and filed with the Town Clerk on January 27, 2016. The subject property is located east of I25, west of Hwy. 86 and south of Founders Pkwy. It is approximately 388 acres and is currently zoned Agriculture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

**Status:** February 16, 2016: Town Council found the Petition to be in Substantial Compliance.  
April 5, 2016: Town Council found the application to be eligible for annexation.

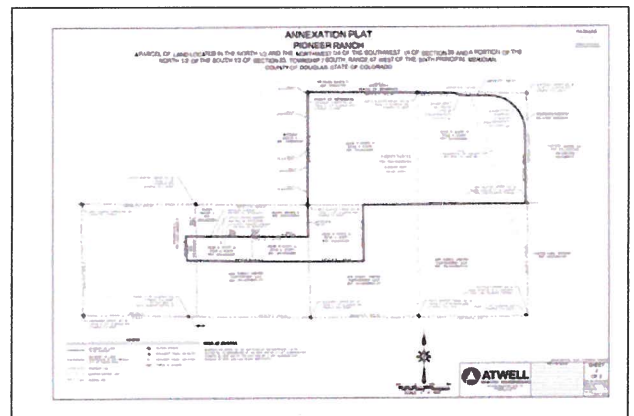
**Construction schedule:** TBD

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

**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.

Public Hearings have not yet been scheduled.

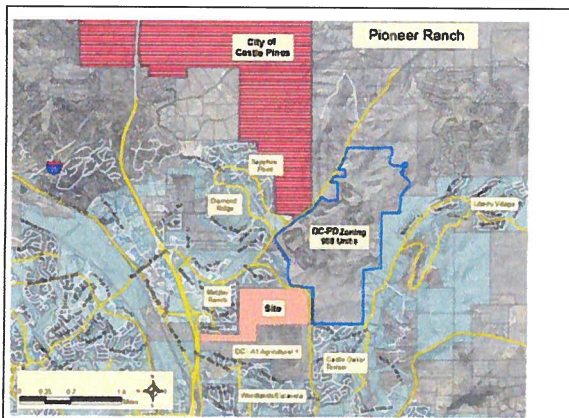
**Construction schedule:** TBD

**Of note:** The Comprehensive Master Plan identifies this area as future residential and mixed use.

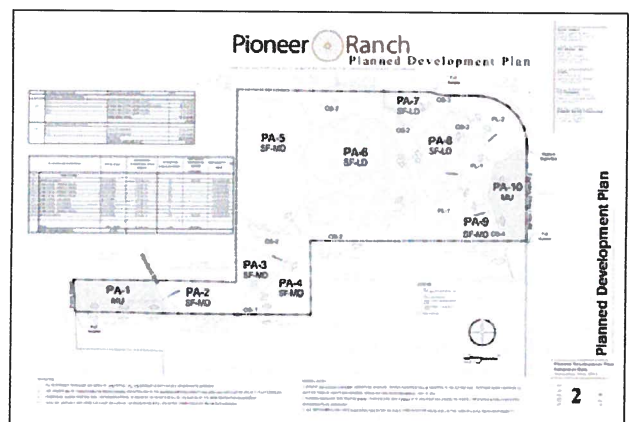
The Douglas County/ Town of Castle Rock IGA identifies this property as an area of future growth and annexation.

**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.

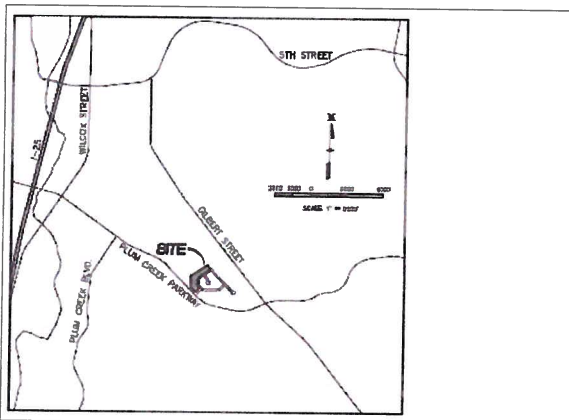
**Status:** The SDP Amendment was approved by Town Council on August 2, 2016

**Construction schedule:** unknown at this time

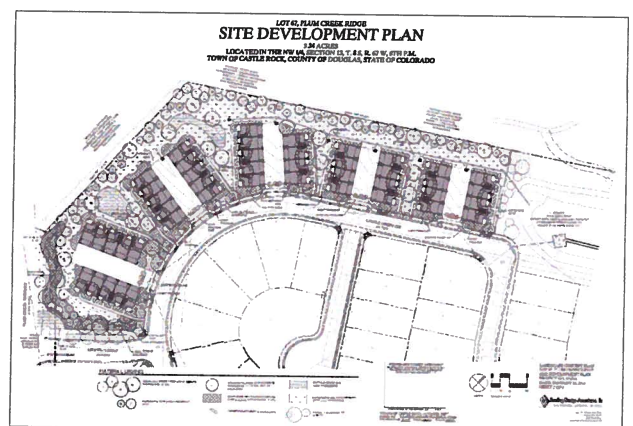
**Of note:** A community meeting to share and obtain feedback on the design of the townhomes took place on 1/23/ 2014.

**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 (Sellers Creek Ranch Estates)

Project# ANX06-0006

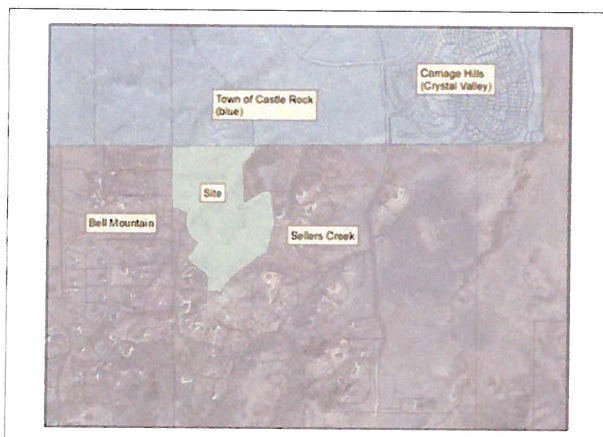
**Description:** The annexation petition formerly known as Sellers Creek Ranch Estates has expired. The property owner has submitted a new annexation petition to Town on February 18, 2016, reviewed and filed with the Town Clerk on March 10, 2016, under the new name of Ridge Estates. The approximately 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:** On May 3, 2016 Town Council found the petition to be in substantial compliance with state statutes. On June 21, 2016 Council found the property to be eligible for annexation.

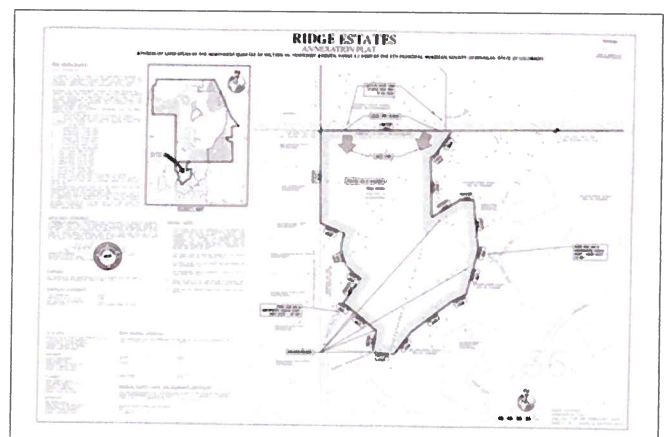
**Construction schedule:** unknown

**Of note:**

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



Location Map, west of Ditmars Ln



Ridge Estates - Annexation Plat



# Development Activity

## FAST FACTS – Ridge Estates Proposed

### Planned Development Plan

Project# PPD06-004

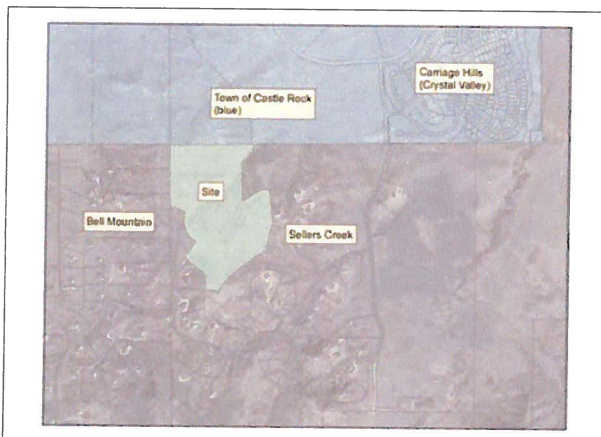
**Description:** The proposed Planned Development Zoning for Ridge Estates would allow 100 single-family dwelling units on approximately 70 acres. Approximately 28.3 acres, or 40% of the property would be reserved for private open space. Two points of access are proposed; both through Crystal Valley Ranch Planned Development. The applicant is proposing emergency vehicle access through Sellers Creek Ranch from Sellers Creek Road and Ranch Gate Trail.

**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.

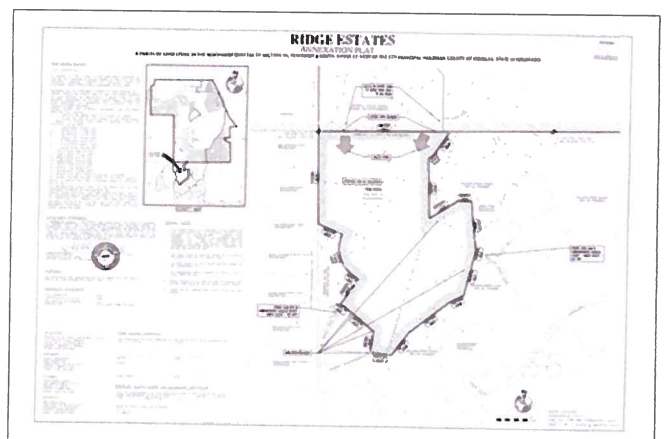
**Construction schedule:** unknown

**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](mailto:jmill@legacyengineering.com)  
Sandy Vossler, Town of Castle Rock, 720-733-3556, [svossler@crgov.com](mailto:svossler@crgov.com)



Location Map - west of Ditmars Ln



Ridge Estates - Annexation Plat

# Development Activity

## FAST FACTS – Riverwalk Site Development Plan

Downtown - APPROVED

Project# SDP16-0020

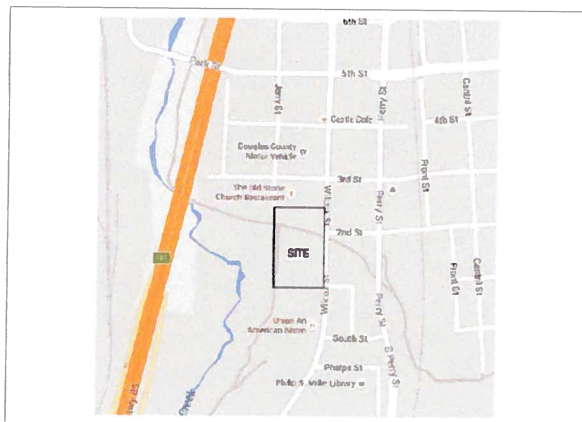
**Description:** This Downtown Site Development Plan proposes to re-develop the land at 111-133 Wilcox Street and 215 Wilcox Street in downtown Castle Rock. The existing buildings would be demolished and replaced with two, new buildings: Riverwalk North and Riverwalk South. Riverwalk North would be a 5-story building w/approx 9,000 sf of retail space on the ground floor and 114 residential apartments above with 153 parking spaces provided. The Riverwalk South building would be 6 stories with 2,000 sf of retail space on the ground floor, 20,000 sf of office space on level 2, and 114 residential apartments above with 175 parking spaces provided.

**Status:** Design Review Board APPROVED the SDP, 1 extra story on the north building, and a landscape variance at their public hearing on September 14, 2016.

**Construction schedule:** possibly mid to late 2016

**Of note:** This project must be approved by the Design Review Board since it is located within the zoning of Downtown Overlay District and Business/Commercial.

**Contacts:** Kieran McGuire, Craine Architecture, 720-457-2012, [kieran@crainearch.com](mailto:kieran@crainearch.com)  
Anthony DeSimone, Bates Leasing Co, 720-253-4234, [tony@confluenceco.com](mailto:tony@confluenceco.com)  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



Located west side of Wilcox



Proposed Buildings



# FAST FACTS – 3990 Limelight Ave Use by Special Review for Wireless Facility Project# USR16-0006

### Antenna Elevation

# Development Activity

514 N. Perry Street, proposed patio

Downtown Site Development Plan

Project# SDP16-0028

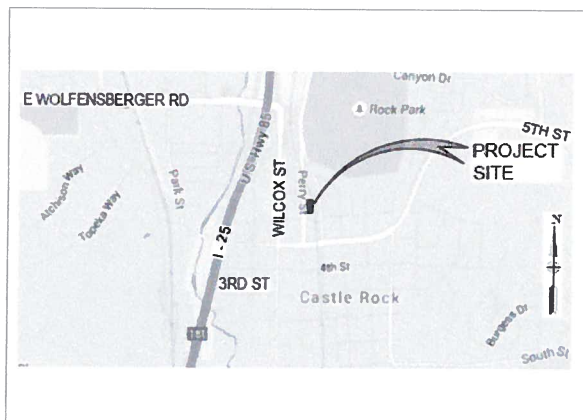
**Description:** Mark Quinnell, Castle Rock Beer Company, has submitted a Site Development Plan amendment that proposes a new patio on the north side of his business at 514 N. Perry Street. The gravel patio would be located on private property and within Town right-of-way. If the Design Review Board approves this application, the applicant will need to get a right-of-way encroachment permit from the Public Works Department.

**Status:** under staff review

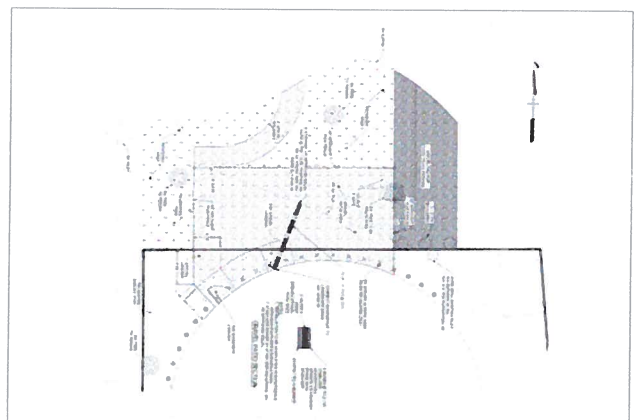
**Construction schedule:** possibly mid 2016

**Of note:** This project must be approved by the Design Review Board since it is located within the zoning of Downtown Overlay District and Business/Commercial.

**Contacts:** Applicant: Mark Quinnell, Castle Rock Beer Co, [markq@castlerockbeerco.com](mailto:markq@castlerockbeerco.com)  
Consultant: Kevin Roth, Roth Engineering, [kroth@rothengineering.com](mailto:kroth@rothengineering.com)  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com)



514 N Perry Street



Proposed Patio



# Development Activity

## FAST FACTS – Use by Special Review Indoor Amusement

520 Topeka Way Unit D

Project# USR16-0007

**Description:** The applicant, Ninja Intensity, LLC, is proposing to establish an indoor obstacle course business. The business would offer classes to adults and children with class sizes ranging from 8-12. The business would operate Monday through Friday 4PM to 9PM and on the weekends. A commercial amusement indoor use is a use permitted in the I-2 zone district only after review and approval by the Planning Commission.

**Status:** The Use by Special is currently under review.

**Construction schedule:** None at this time

**Of note:**

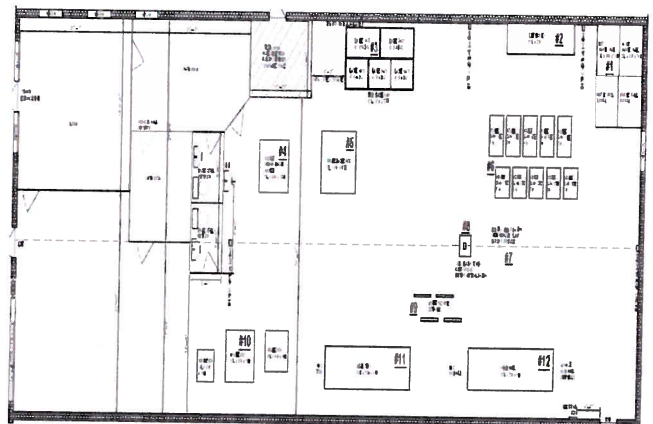
**Contacts:**

Ryan Lebsack, Ninja Intensity, 720-201-4395, ryan@rclmapping.com

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



520 Topeka Way (Unit D only)



Indoor Obstacle Course

# Development Activity

**FAST FACTS – 865 Barranca Dr. Use by Special Review  
for auto dealership/brokerage**

**Project# USR16-0005**

**Description:** The applicant, Castle Rock Auto Dealers (CRAD), is proposing to establish an on-line auto dealership/brokerage business out of the MotoSpa Car Wash site located at the southwest corner of Founders Pkwy. and Woodlands Blvd. The auto dealership/brokerage business would be in addition to the car wash business. CRAD proposes to utilize two parking spaces and a small office space already existing upon the MotoSpa Car Wash site. A Vehicle Sales use is a use permitted in the Metzler Ranch Planned Development zone district only after review and approval by the Planning Commission.

**Status:** Planning Commission approved this application on July 28th, 2016.

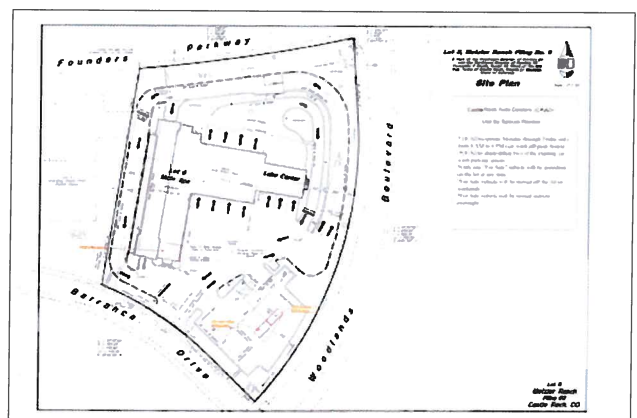
**Construction schedule:** N/A

**Of note:** A community meeting took place on May 11, 2016

**Contacts:** Applicant: Jason Clarkson, CRAD, 720-229-3018, Jason.Clarkson@comcast.net  
Town Contact: Donna Ferguson, 720-733-3566, DFerguson@CRgov.com



Vicinity Map



Site Plan