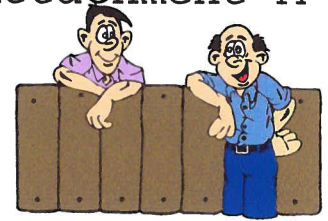


In Your Backyard

FAST FACTS – Auburn Ridge, Lot 2

Site Dev. Plan (SDP) REVISED & RESUBMITTED



Description: The site development plan is for multi-family project which includes 100 attached units with amenities such as covered garages, pool and clubhouse. 27% of the site will be landscaped. 213 parking spaces are required and 213 spaces will be provided. A 25' landscaped buffer will provide screening for single family neighborhood. This revised submittal reduces the building setbacks along the southern property line.

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

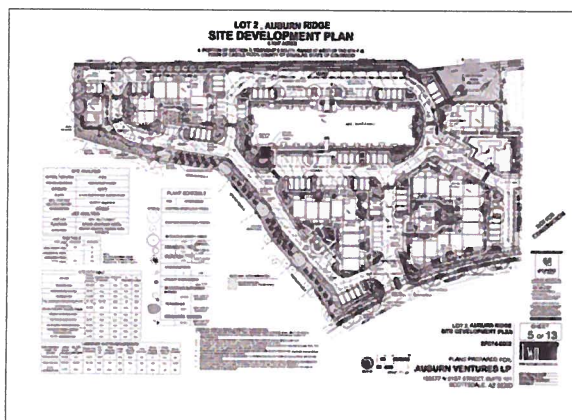
Construction schedule: TBD

Of note: Concurrent with the submittal of this SDP, the property owner has submitted a rezoning application for Lot 2 that would remove the age-restricted condition of the multi-family use.

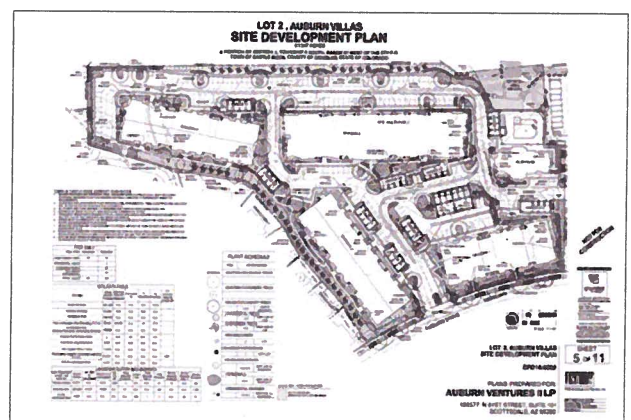
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

John Cichon, Atlantic Development, wcichon@aol.com

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



Original Landscape and Site Plan Proposal

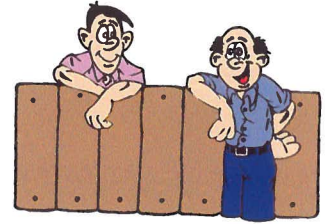


Revised & Current Landscape and Site Plan Proposal

In Your Backyard

FAST FACTS – Auburn Ridge Lot 2

PD Zoning Regulations Text Amd. (Rezoning)



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

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

Construction schedule: unknown

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

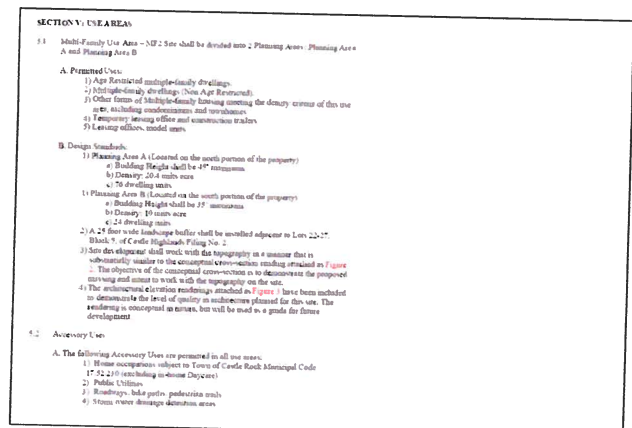
Contacts: Jessica Breen, Atlantic Development, 480-256-0506 or jbreen@atlanticdev.com

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

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



Auburn Ridge, Lot 2 Vicinity Map

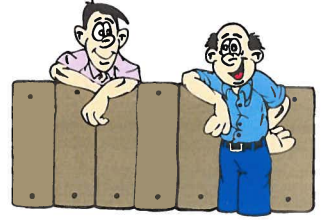


Auburn Ridge, Lot 2 Proposed PD Text

In Your Backyard

FAST FACTS – Lot 3, Auburn Ridge, Amd. No. 1

Site Development Plan



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

Status: January 28, 2016 Planning Commission voted 5-0 to recommend approval.

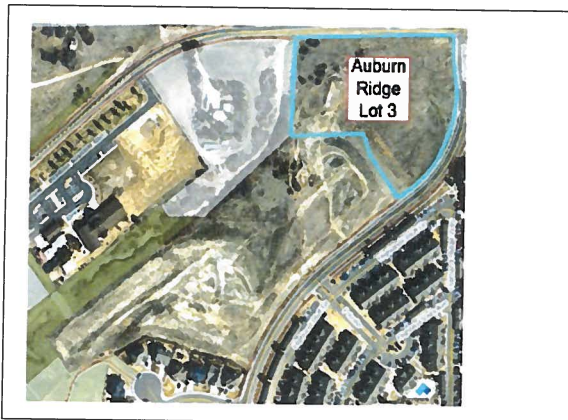
February 2, 2016 Town Council voted 7-0 to approve as proposed.

Construction schedule: 2016

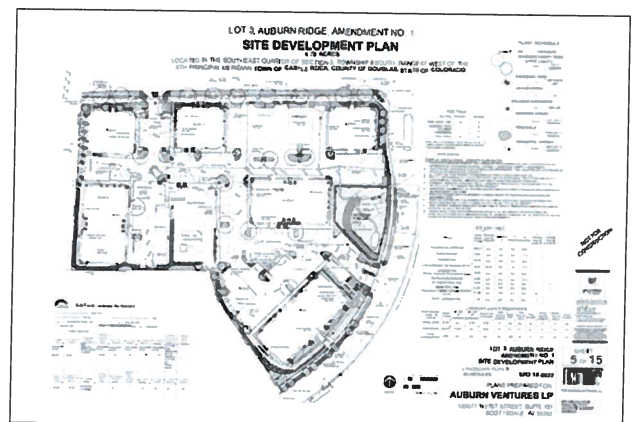
Of note:

Contacts: Jessica Raymond, 480-256-0506 or acquisitions@atlanticdev.com

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



Auburn Ridge Amd. 1, Lot 3 - Vicinity Map

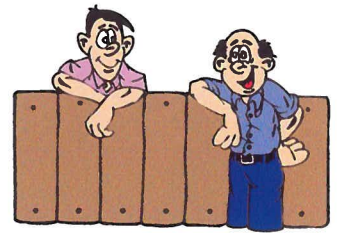


Auburn Ridge Amd. 1, Lot 3 - Site Development Plan

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.

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

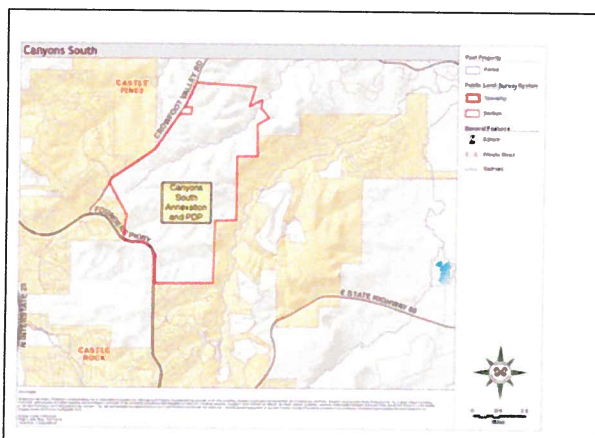
Construction schedule: TBD

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.

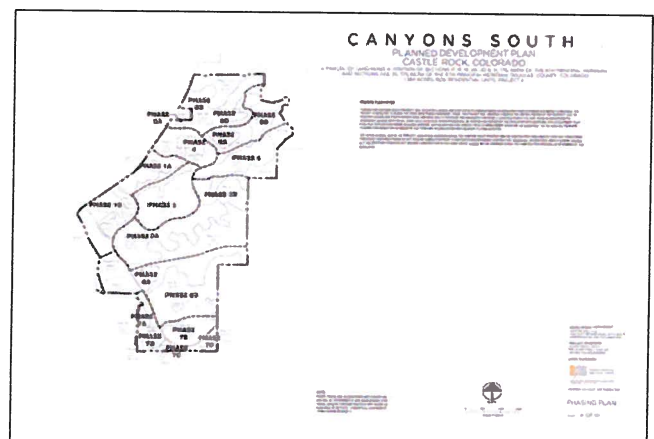
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

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

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



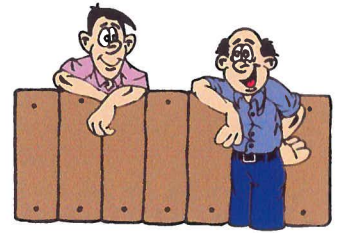
Vicinity Map



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

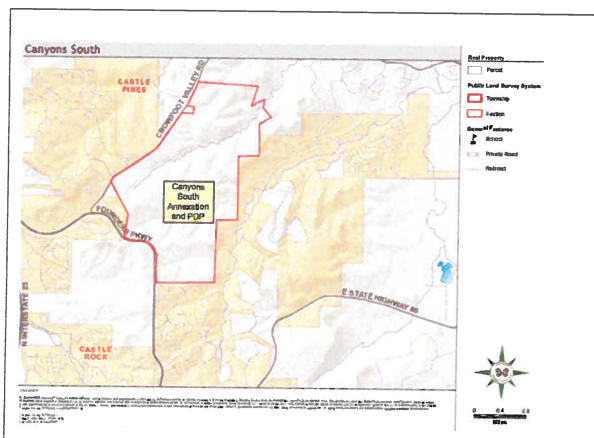
Of note: The Planned Development Plan (PDP) will be reviewed and approved in concert with the Canyons South Annexation proposal with the Town of Castle Rock, CO.

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

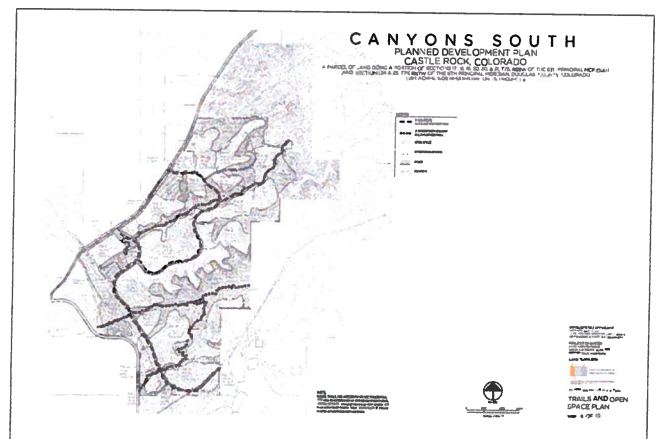
Contacts: Erik Clore, Lowe Enterprises, eclore@loweenterprises.com, 303-850-2406

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

Development Activity

FAST FACTS – Lots 4-9, Castle Pines Commercial

Filing 10A, Amd No. 1 Site Development Plan

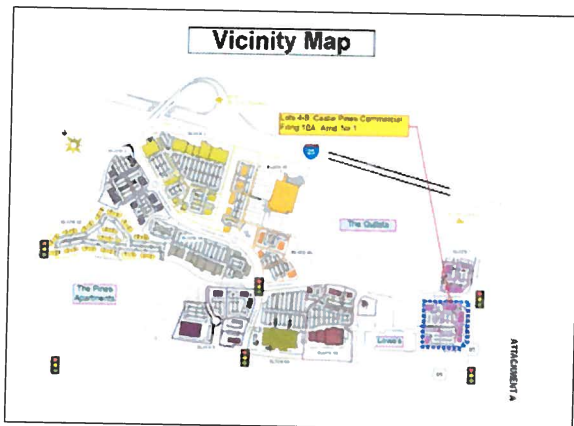
Description: This Site Development Plan Amendment would create a master sign plan for this site
AKA: Block 8 of Promenade at Castle Rock. The amendment proposes 2 wayfinding/
identification signs for the property. A 336 s.f. monument sign is proposed on the SE
corner of the site and an 80 s.f. wall sign is proposed on the NE corner of the site. The
amendment would allow the sign face area to exceed 50 square feet.

Status: January, 28, 2016 Planning Commission voted 5-0 to recommend approval.
February 2, 2016 Town Council voted 7-0 to approve as proposed.

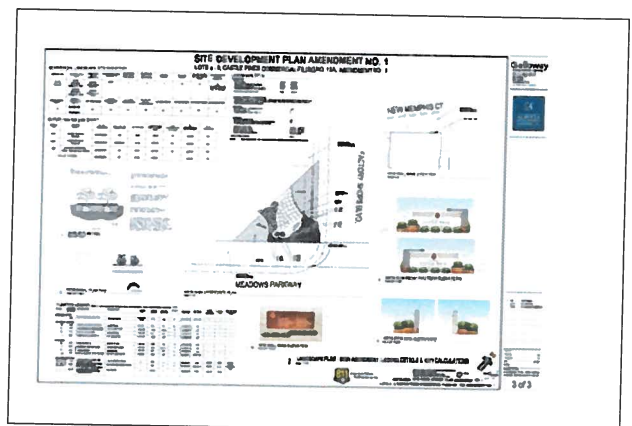
Construction schedule: 2016

Of note:

Contacts: Nicole Haselden, Alberta Development Partners, 303-253-7517 or nicole@albdev.com
Sandy Vossler Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Vicinity Map

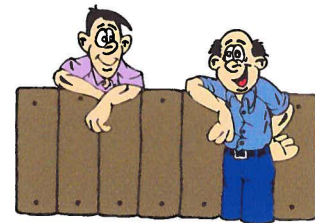


Proposed Site Development Plan

In Your Backyard

FAST FACTS – Castle Rock Industrial Park

Proposed Annexation, 2801 US Highway 85



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

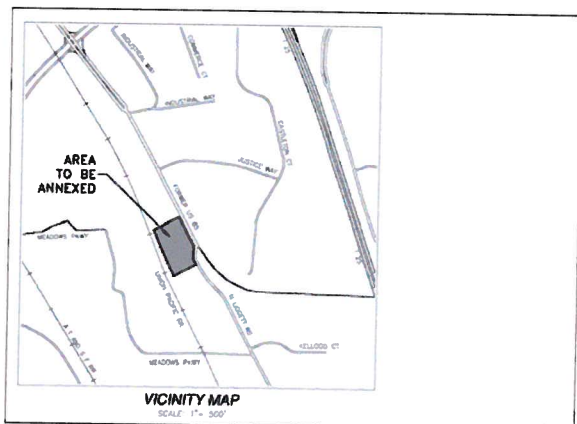
Status: Staff has completed the 1st review and is awaiting the 2nd submittal.

Construction schedule: To be determined.

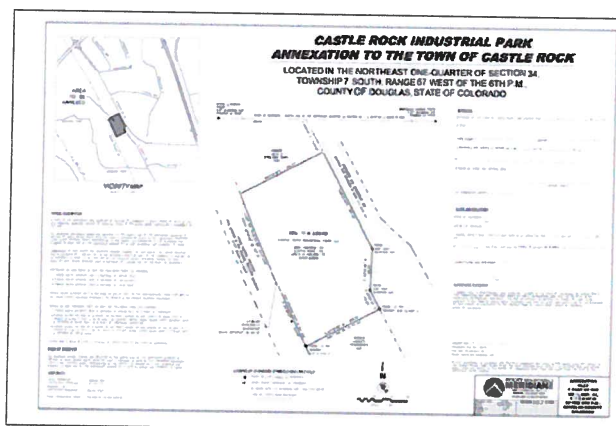
Of note: All annexations follow the Colorado State Statute requirements. The public hearings will be scheduled once the review process is completed.

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

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



Castle Rock Industrial Park Vicinity Map



Proposed Annexation Plat

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

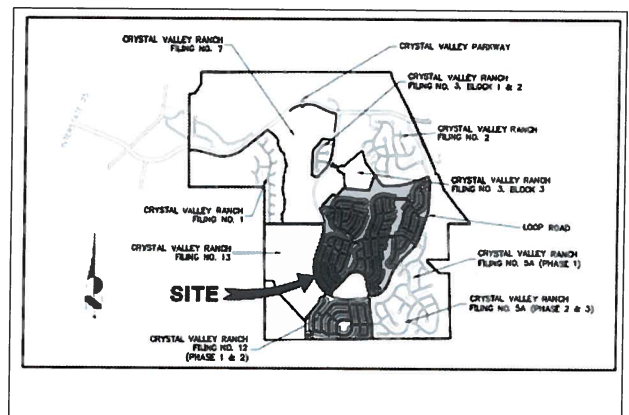
Of note:

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.

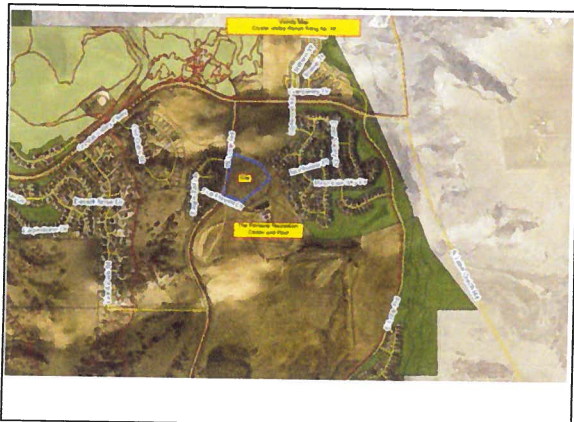
Status: Under staff review. External comments have been request from service providers and surrounding HOAs.

Construction schedule: TBD

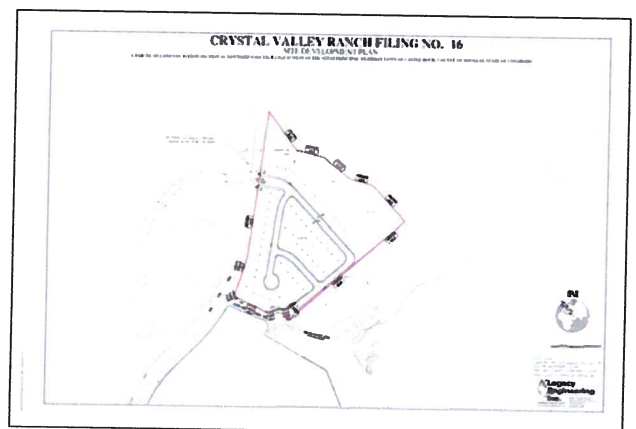
Of note:

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



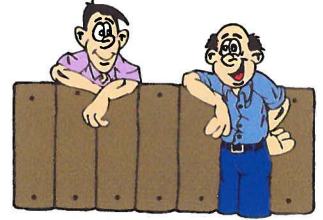
Vicinity Map



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.

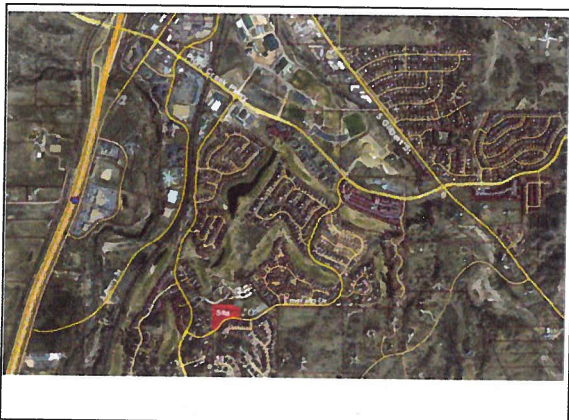
Status: The application is currently under review.

Construction schedule: None at this time.

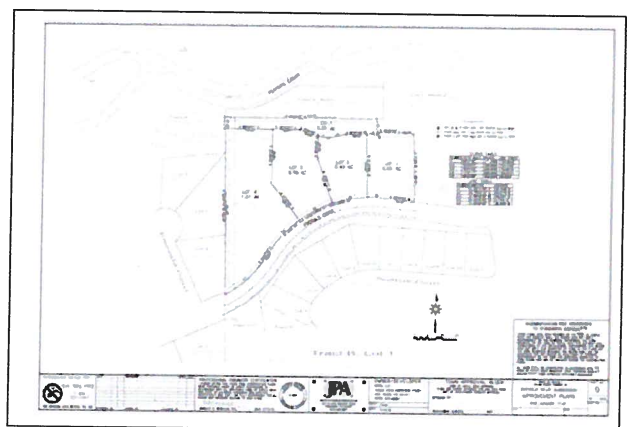
Of note: The application will require public hearing before Planning Commission & Town Council. A neighborhood meeting regarding the proposed SDP was conducted on July 14, 2015.

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:

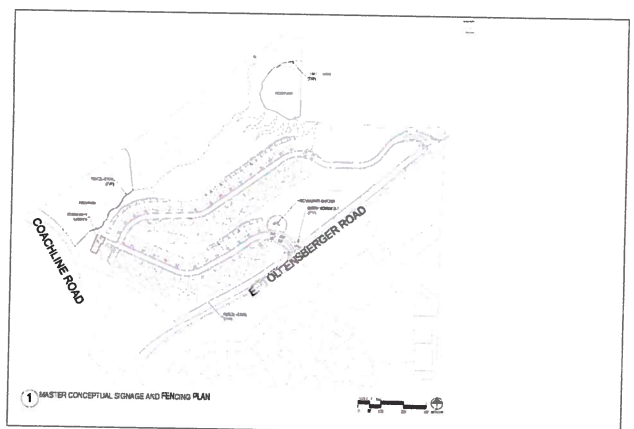
Contacts: Applicant: Troy Denning, Paragon Engineering, 303-794-8604

Property Owner: Wolfensberger Property Group LLC

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



Location Map

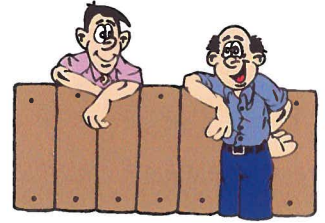


Site Development Plan

In Your Backyard

FAST FACTS – Meadows F17 Area 4 Am10 Lot 6E

Site Development Plan - Brooklyn Vet Clinic



Description: Brooklyn Veterinary Clinic is proposing a new 8,247 square foot general practice animal hospital in the vicinity of Prairie Hawk and Fence Post Drives, on the north side of Prairie Hawk. The 7 exam rooms, treatment center, surgery suite, dental facility, and a boarding/pet daycare facility.

Status: Planning Commission voted 5-0 to recommend approval to Town Council on 1/28/16.
Town Council APPROVED this application on 2/16/16

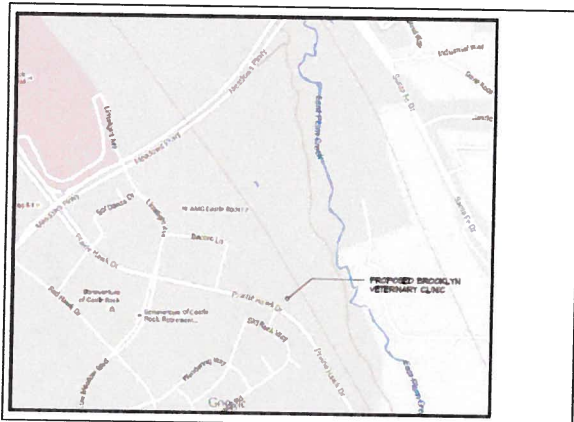
Construction schedule: early 2016

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

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

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

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



Location Map-N of Prairie Hawk & Fence Post Drives



Proposed Site Plan and Building Elevations

Development Activity

FAST FACTS – The 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

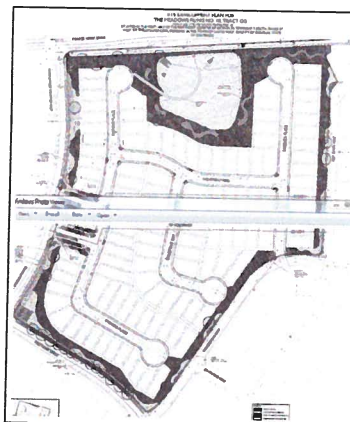
Construction schedule: unknown

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

Site Development Plan Amendment

Status: Under Staff Review.

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

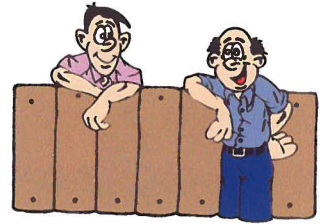
Contacts: Bob Kelsey, Atwell, LLC, 303-462-1100 or bkelsey@atwell-group.com
Julie Kirkpatrick, TOCR Planning, 720-733-3516 or jkirkpatrick@crqgov.com



In Your Backyard

FAST FACTS – Pine Canyon Ranch

Annexation, PD Plan and PD Zoning Regulations



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

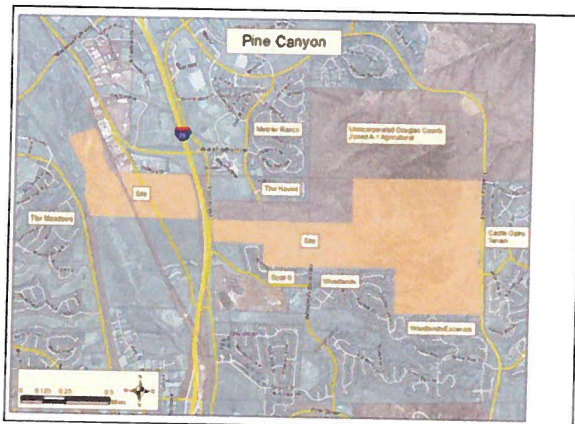
Status: The proposal is under staff review. Public hearings before Planning Commission and Town Council to be determined.

Construction schedule: To be determined

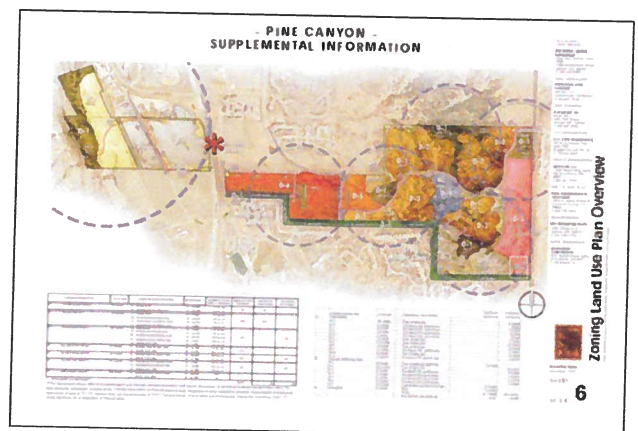
Of note:

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

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



Pine Canyon Ranch Vicinity Map

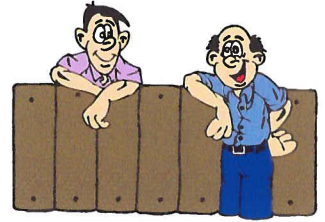


Color Rendering of Proposed PD Plan

In Your Backyard

FAST FACTS – Pinon Manor PDP and DA

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



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

Status: This project is currently under review

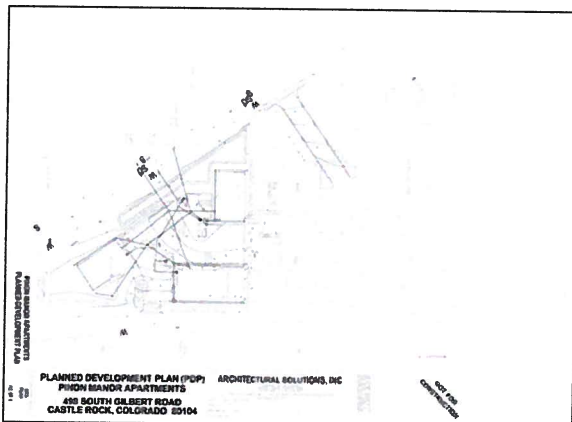
Construction schedule: None at this time

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

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

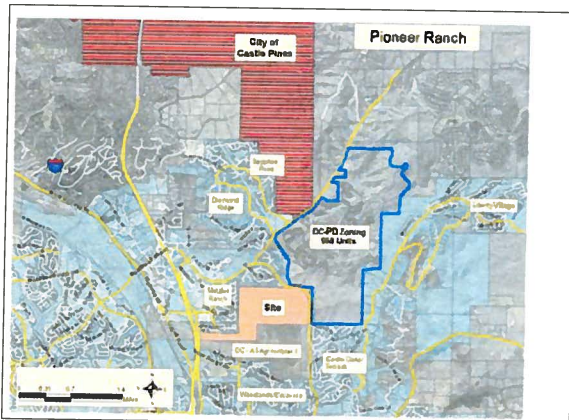
Eligibility Hearing: Town Council - April 5, 2016 at 6:00 p.m. (time is approximate)

Construction schedule: TBD

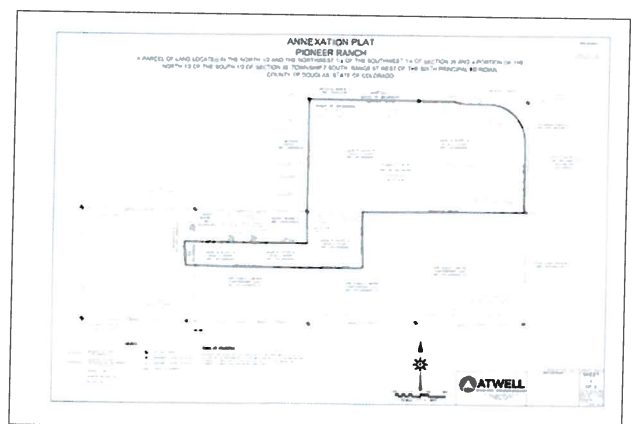
Of note: _____

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.

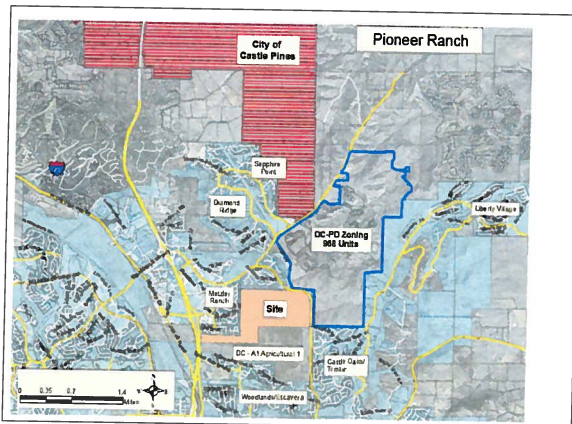
Status: Currently under staff review and external referral requests have been sent. A dedicated web page providing information on this application should be active by Feb. 26th.

Construction schedule: TBD

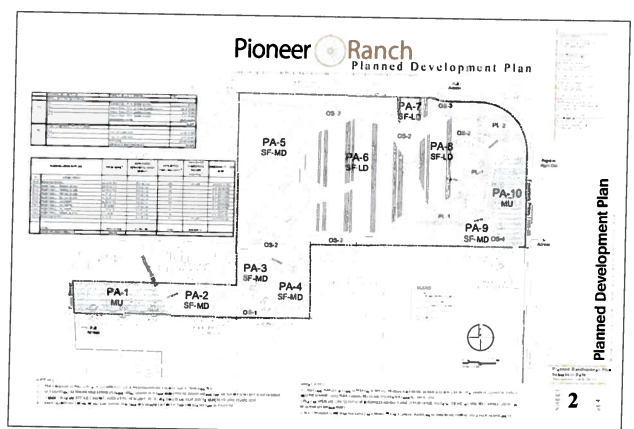
Of note: The Comprehensive Master Plan identifies this area as future residential and mixed use. The Douglas County/ Town of Castle Rock IGA identifies this property as an area of future growth and annexation.

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.

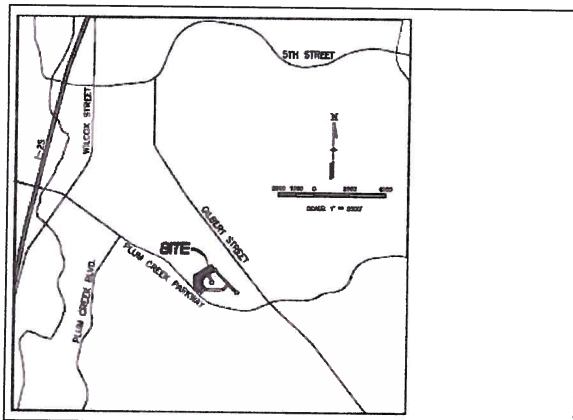
Status: under staff review

Construction schedule: unknown

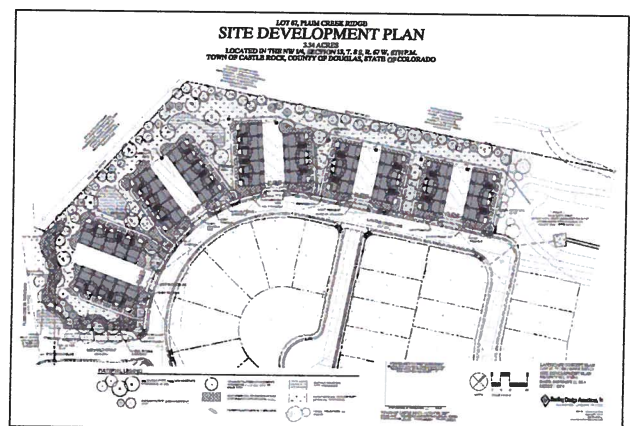
Of note: This SDP amendment requires public hearings before the Planning Commission and the Town Council. Town Council is the deciding body as to whether or not this application is approved.

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.

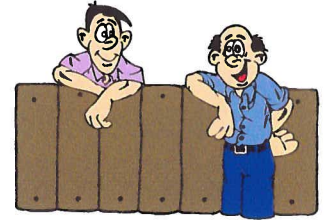


Proposed SDP Amendment for Townhomes

In Your Backyard

FAST FACTS – Sellers Creek Ranch Estates

Proposed Annexation and PD Zoning



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

Creek neighborhoods.

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

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

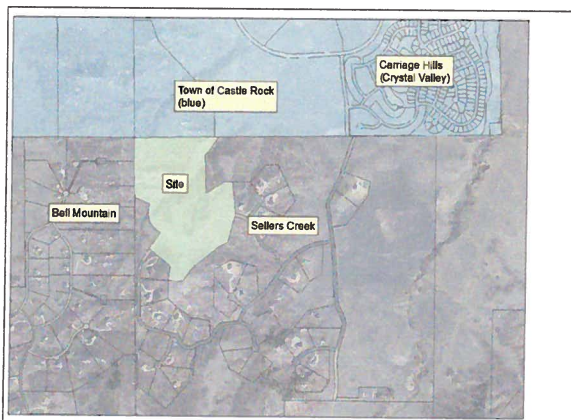
Construction schedule: Unknown

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

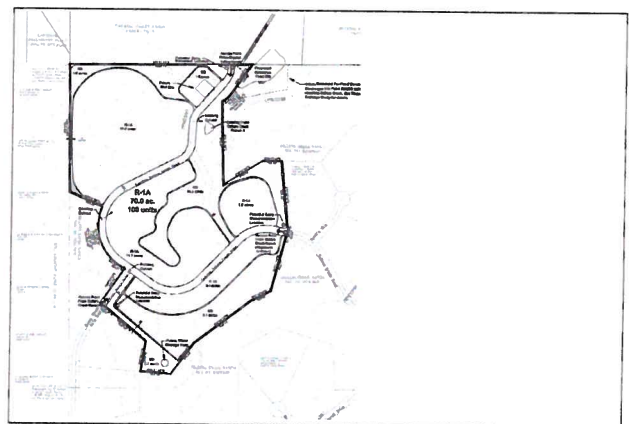
Annexation and zoning are the first steps in the Town development process.

Contacts: Applicant: Jim Mill - Legacy Engineering - 720-200-4577

Town of Castle Rock - 303-660-1393 (planner of the day) or Planning@crgov.com



Sellers Creek Ranch Estates Vicinity



Proposed PD Plan

Development Activity

FAST FACTS – Promenade Filing #1, Block 5

Lots 5-6 Amd #5 Site Development Plan

Project # SDP15-0043

Description: This site plan proposes a 51,680 square foot fitness center. The zoning allows a max. building height of 50', however the applicant is requesting Town Council approved of a 58' building height. In addition, the site is subject to the Residential/Non-Residential Interface regulations which require mitigation of impacts on the adjacent multi-family development to the north.

Status: Under staff review. Planning Commission and Town Council public hearings are required but have not yet be scheduled.

Construction schedule: _____

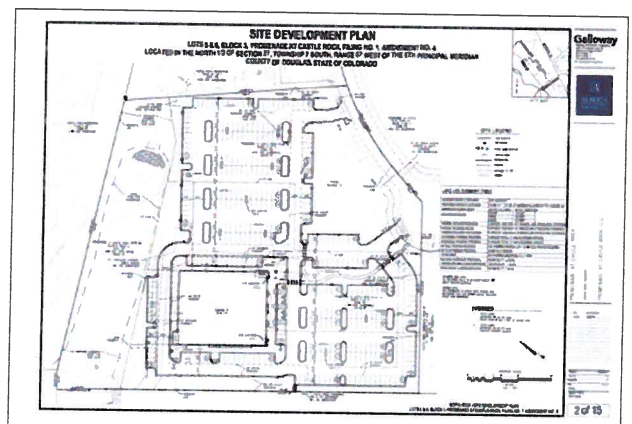
Of note: _____

Contacts: Nicole Haselden, Promenade at Castle Rock LLC, 303-253-7517 or nicole@albdev.com

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



Vicinity Map



Proposed Site Development Plan

Development Activity

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

Site Development Plan Amendment No. 1

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

Status: Planning Commission Public Hearing: Thursday, March 24, 2016 @ 6:00 pm

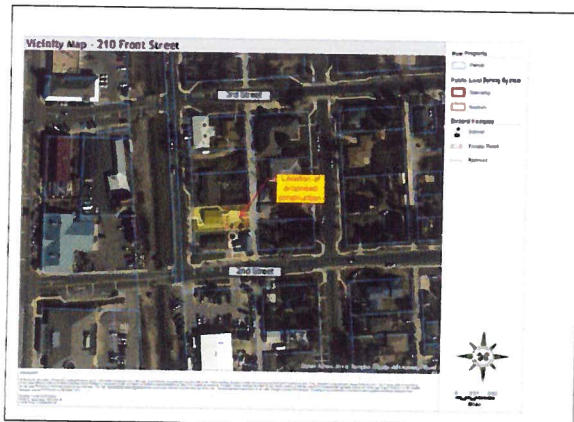
Town Council Public Hearing: Tuesday, April 5th, 2016 @ 6:00 pm

Construction schedule:

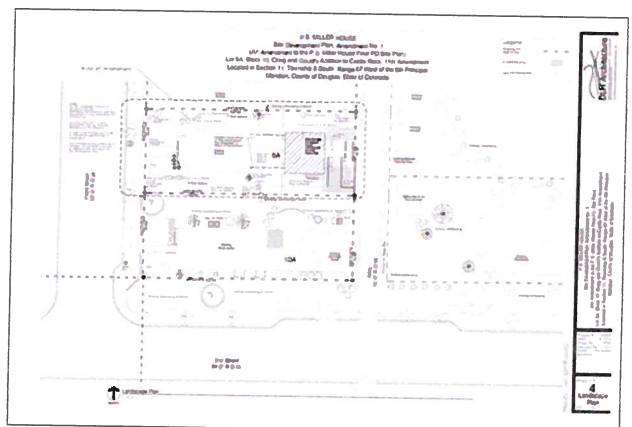
Of note: A neighborhood meeting was held on Tuesday, October 6, 2015 at 6:00 p.m. One neighbor attended.

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

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



Vicinity Map of 210 Front Street



Proposed Site Development Plan

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.

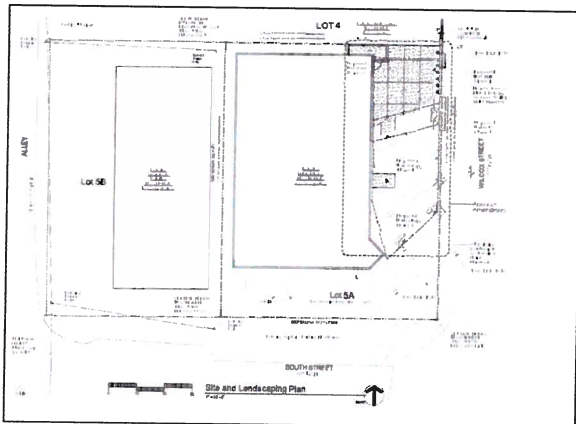
Status: under staff review

Construction schedule: TBD

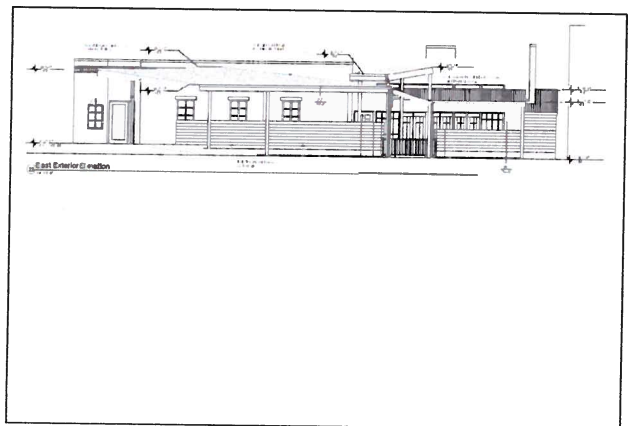
Of note: This Site Development Plan Amendment is within the Downtown Overlay District. The Design Review Board will review this project for possible approval.

Contacts: Rashell Butler, DLH Architecture, 303-688-5273, rbutler@dlharchitecture.com

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



Proposed Canopies and Shed, N and E of building



Proposed Elevation, View from Wilcox Street