

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: For current status contact the project manager.

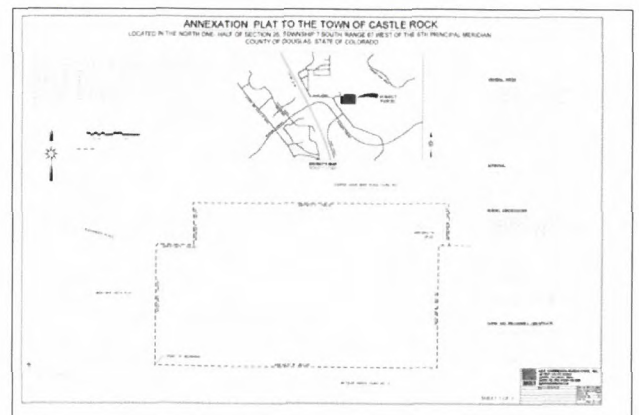
Construction schedule: To be determined

Of note: _____

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



Vicinity Map



Annexation Plat

FAST FACTS – Alexander Place Planned Development
Plan **Project#** PDP17-0001

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: For current status contact the project manager.

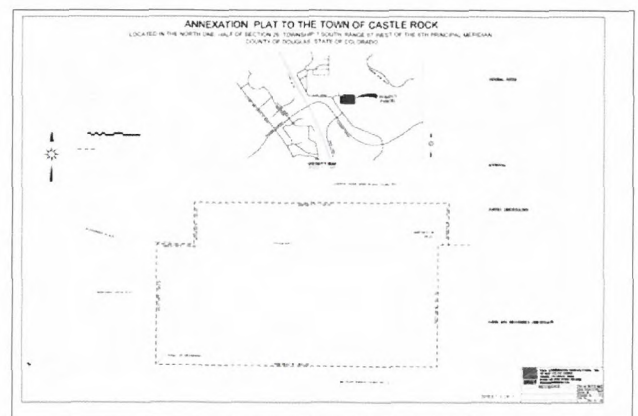
Construction schedule: To be determined

Of note:

Contacts: Renae Stavros, R&R Eng.-Surv., Inc. 720-390-5537 or rstavros@rrengineers.com
Project Mgr: 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: For current status please contact the Project Manager.

Construction schedule: N/A

Of note:

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

Property Owner: Wolfensberger Property Group LLC

Project Manager: 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 55.40 feet.
Assisted Care, Convalescent Retirement Communities.	Maximum Number of units is 160. Setbacks of 10' for the side lot, 20' for the rear; and 20.40' for the front. Maximum building height shall be 55.40 feet.

Proposed Zoning Changes

Development Activity

FAST FACTS – CALVARY CHAPEL CASTLE ROCK SITE DEVELOPMENT PLAN

Project# SDP16-0031

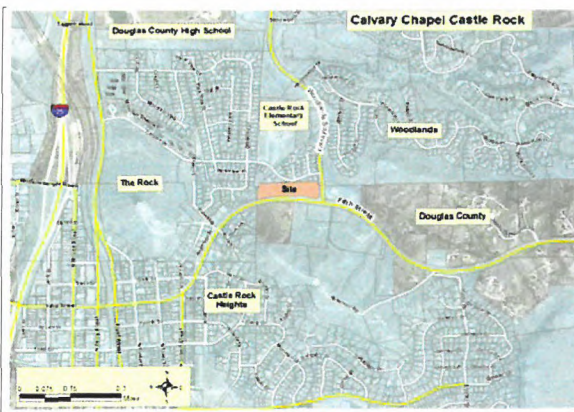
Description: Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north property 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: For current status contact the project manager.

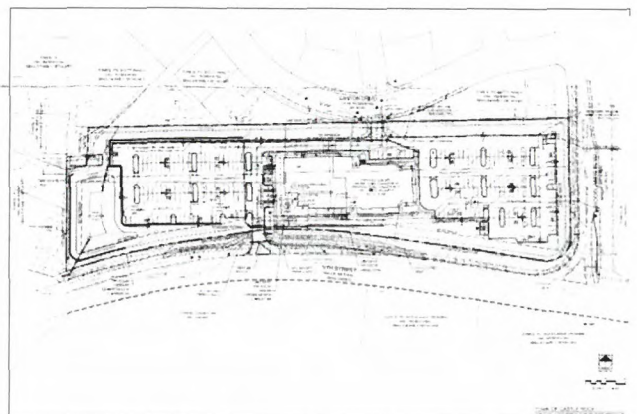
Construction schedule: To be determined

Of note:

Contacts: Jason Alwine, Thomas & Thomas, 710-578-8777 or jalwine@ttplan.net
Project Mgr: 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# ANX14-SZ16-0002

Description: Polo Properties Holdings, 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: For current status information please contact the Town Planner.

Construction schedule: Not known at this time.

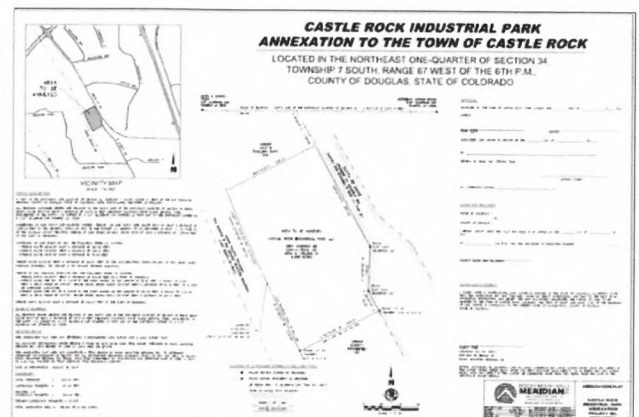
Of note: On March 23, 2017, the Planning Commission voted 4-0 to recommend approval of the Annexation & Zoning applications.

Contacts: Applicant: Michael Humphrey, Polo Properties Holdings, LLC; 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 140 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: Contact the Project Manager for status and public hearing dates.

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, Project Manager, 720-733-3556 (svossler@crgov.com)



Vicinity Map



Site Development Plan

Development Activity

FAST FACTS – Epoque (Heckendorf Multi-Family)

PLANNED DEVELOPMENT PLAN

Project# PDP17-0002

Description: The Forum Real Estate Group has submitted a Major Amendment to the Heckendorf Ranch PD Plan Amendment No. 4, which would change the standard of development for height of multi-family developments from 35 feet to 50 feet. The applicant's request for height increase is to enable a pitched roof resulting in a design that is more consistent with the architectural context of the surrounding community. The project site is a total of 13.99 acres located at the northwest corner of Plum Creek Blvd. and Crystal Valley Parkway.

Status: For current status contact the project manager.

Construction schedule: To be determined

Of note:

Contacts: Andrew Browning, Forum Real Estate, 303-501-8860 or abrowning@forumre.com
Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205 or kmarx@crgov.com



Vicinity Map



Site Plan

Development Activity

FAST FACTS – The Lanterns Major Amendment to the PD Plan, Zoning and Dev. Agrmt. Project# PDP17-0003

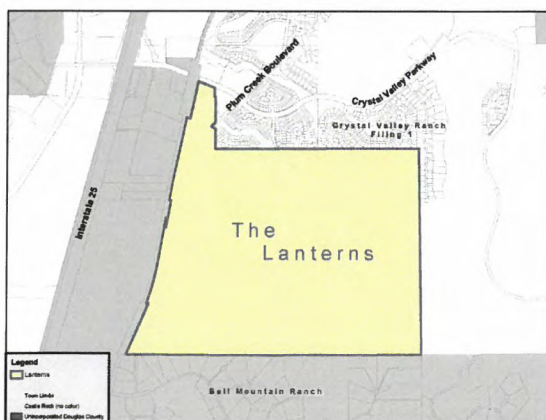
Description: The Lanterns Planned Development (PD) Plan and Zoning Regulations were amended in 2013. The owner is requesting an amendment to Section 16 Transitional Use of the PD Zoning Regulations to allow continued use of the property for agricultural uses until the property is platted. In addition, the owner is requesting vesting of the PD as permitted under Article 68 of Title 24, C.R.S. and Chapter 17.08 of the Municipal Code. The Town is requiring an amendment of the PD Phasing Plan and dedication of the Regional Trail Corridor with the approval of the initial development plat or plan. No changes to permitted uses, planning areas, or development standards are proposed with this amendment. Public hearings before the Planning Commission and Town Council are required; dates TBD.

Status: Please contact the Project Manager for information on the status of this submittal.

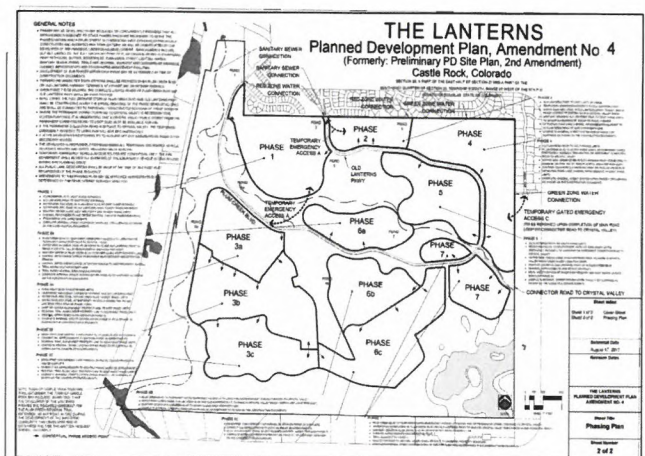
Construction schedule: 2018

Of note:

Contacts: Ryan McBreen, Planning Consultant Norris Design rmcbreen@norris-design.com
Sandy Vossler, Sr. Planner/Project Manager, TOCR, svossler@crgov.com



Vicinity Map



Proposed Planned Development Plan

Site Development Plan Amendment Project# SDP17-0018

Contacts: R.C. Hanisch, Castle Rock Dev. Co. (303-394-5139) or rhanisch@crdvco.com
Sandy Vossler, Town of Castle Rock (720-733-3556) svossler@crgov.com



Development Activity

FAST FACTS – The Oaks at Castle Rock Filing 2A Site Development Plan Amendment

Description: The Oaks of Castle Rock Filing 2A is located 2 miles southeast of downtown Castle Rock half way between Ridge Road & Lake Gulch Road on Plum Creek Pkwy. The site totals 170- acres. Filing 2A is being separated out from Filing 2 as an amendment. The amendment proposed to increase the amount of lots from 100 to 112 and adjust the the alignment of the roads. The original Site Development Plan was approved in 2009.

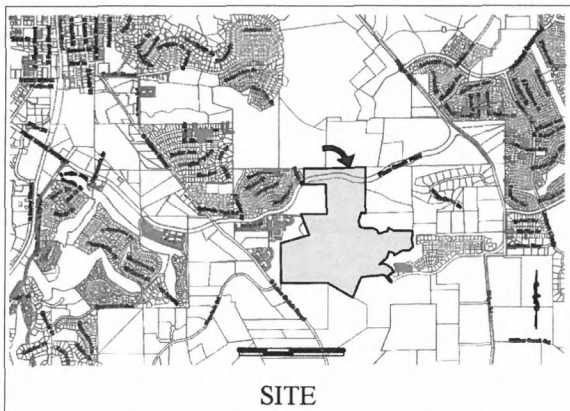
Status: For status information please contact the Town Project Manager.

Construction schedule: TBD

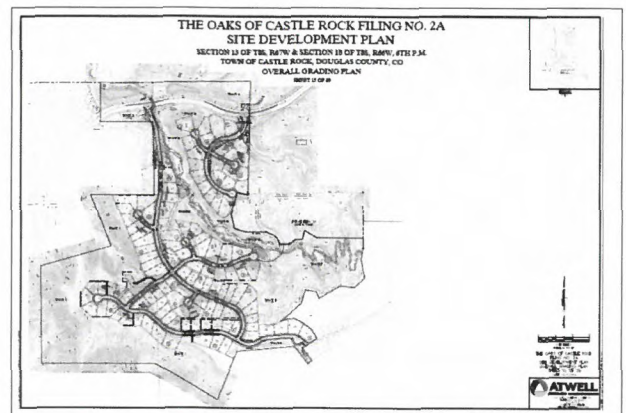
Of note: This project will require public hearings before the Planning Commission for review and recommendation and Town Council for approval.

Contacts: Applicant: Harvey Alpert, 303-771-3667, hba_inc@msn.com

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



Location Map



Proposed Site Development Plan Amendment

Development Activity

FAST FACTS – Oaks of Castle Rock Planned Development Plan (PDP) Major Amendment Project# PDP17-0004

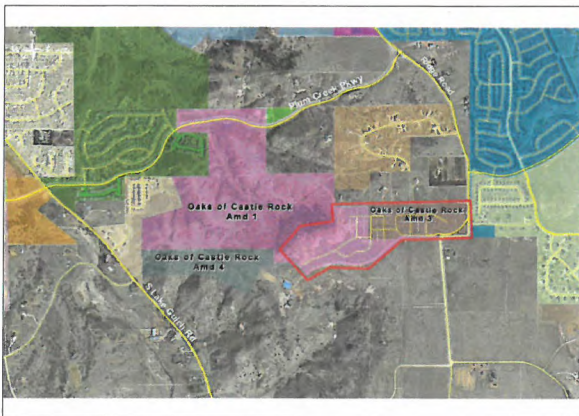
Description: Richmond American Homes of Colorado, Inc., the applicant, has submitted an application to amend the Oaks of Castle Rock PDP Amendment No. 3 and a portion of the Oaks of Castle Rock PDP Amendment No. 1. The amendment proposes to increase the maximum permitted single-family homes from 117 to 184 and the gross density from 1.9 dwelling units per acre to 2.9 dwelling units per acre. The property is located southeast of downtown Castle Rock along Ridge Rd. at Appleton Way. The original zoning for the Oaks Amend. No. 3 was approved in 2005 and the original zoning for the Oaks Amend. No. 1 was approved in 2003. If this PDP amendment is approved a Site Development Plan & Plat process would be required prior to any building construction.

Status: For information on the status of this application please contact the Town Project Manager.

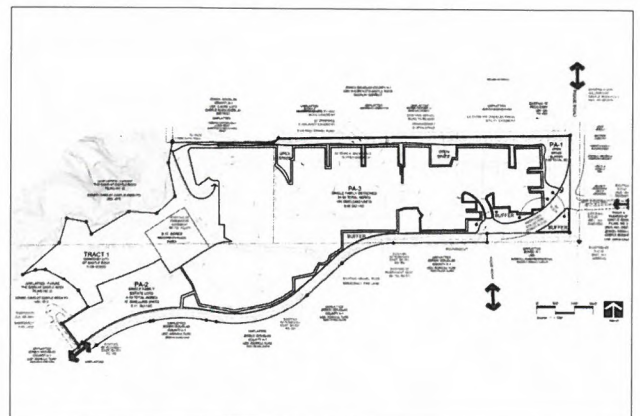
Construction schedule:

Of note: This application will require public hearings before the Planning Commission for review & recommendation and Town Council for final decision.

Contacts: Applicant Representatives: David A. Clinger, David A. Clinger & Associates, 303-526-9126 & Karen Z. Henry, Henry Design Group Inc., 303-446-2368
Town Project Manager: Donna Ferguson, 720-733-3566 DFerguson@CRgov.com



Vicinity Map



Planned Development Plan

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: For current status contact the project manager.

Construction schedule: N/A

Of note:

Contacts: Jeff Smullen, Asst, Director, Parks and Rec, 303-814-7458; JSmullen@crgov.com
Project Mgr: 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

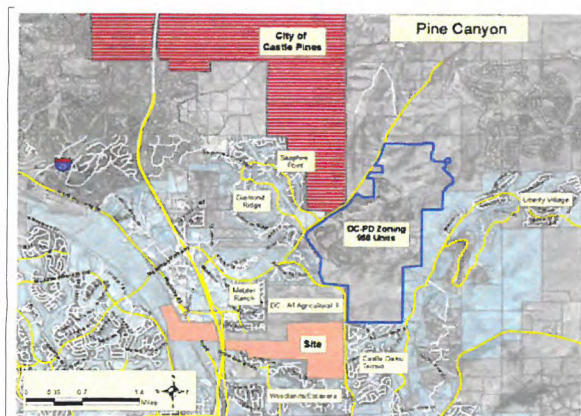
Description: The Pine Canyon property is located west of Founders Parkway, east of Front Street. The Woodlands PD is adjacent to the south and Douglas County A-1 property lies to the north. A portion of the property is located west of I-25 and east of Liggett Road. The site is approximately 540 acres. 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)
Kevin Thomas, applicant's representative (303-638-0263, kthomas@gmail.com)
Sandy Vossler, TOCR Sr. Planner (720-733-3556, svossler@crgov.com)



Pine Canyon - Vicinity Map



Pine Canyon - Proposed PD Plan

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.

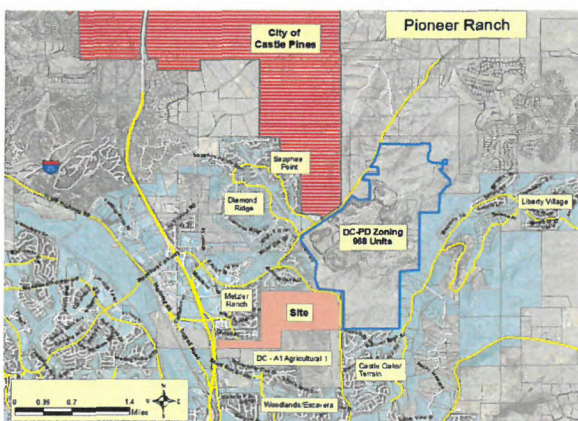
Status: For current status contact the project manager.

Construction schedule: To be determined.

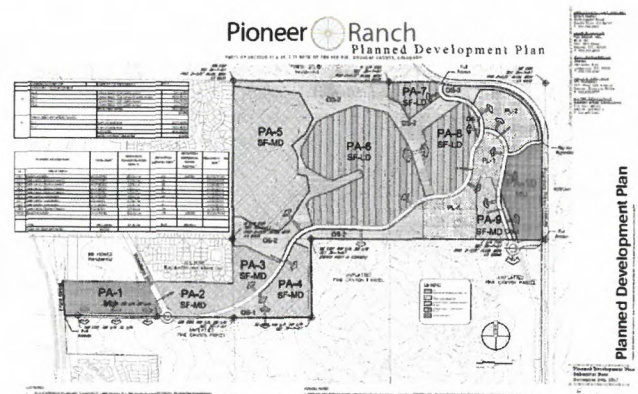
Of note: The Comprehensive Master Plan identifies this area as a future residential and mixed use.

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

Project Mgr: Kathy Marx TOCR planner (720-733-2205, kmarx@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: For current status contact the project manager.

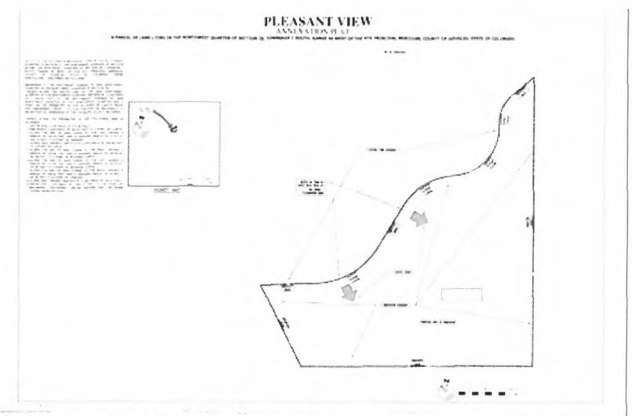
Construction schedule: To be determined

Of note:

Contacts: Gregg Brown, Crystal Valley Ranch Dev.Co. 303-814-6882, gregg@cvranch.com
Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Plum Creek Ridge - Phase 3 Townhomes

Site Development Plan

Project# SDP17-0020

Description: The property owner and developer, Plum Creek Associates, has submitted an application for a Site Development Plan (SDP) for property located within the Plum Creek Ridge subdivision. The property lies just west of the intersection of S. Gilbert Street and Elm Avenue. The property owner-developer is proposing to develop a townhome community which will consist of three buildings with 4-units each for a total of 12 dwelling units. Each townhome unit will also have a two-car garage which will be accessed from the rear of the unit.

Status: This application is currently under review. This application will require public hearings before the Planning Commission and the Town Council but these hearings have not been set.

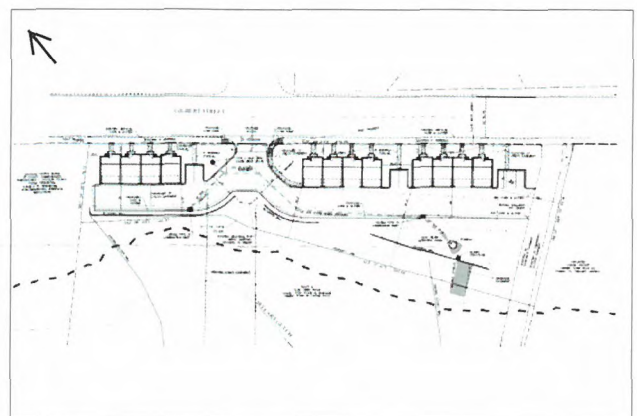
Construction schedule: None at this time.

Of note: A community meeting to share and obtain feedback on the SDP proposal took place on March 20, 2017.

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



Site Plan

Development Activity

FAST FACTS – Quarry Mesa Open Space Use by Special Review for Wireless Facility

Project# USR17-0002

Description: Eco-Site Inc., on behalf of T-Mobile, has submitted a Wireless Use by Special Review application to install a personal wireless service facility within Quarry Mesa Open Space. Eco-Site Inc. is proposing to install a 50-foot tall stealth water tank wireless tower. The tower will house 12 antennas and two microwave dishes. The site and height of the tower were selected to allow T-Mobile to meet its service capacity needs, to address gaps in current service coverage and to allow co-location of other carriers.

Status: For status information please contact the project's Town Planner.

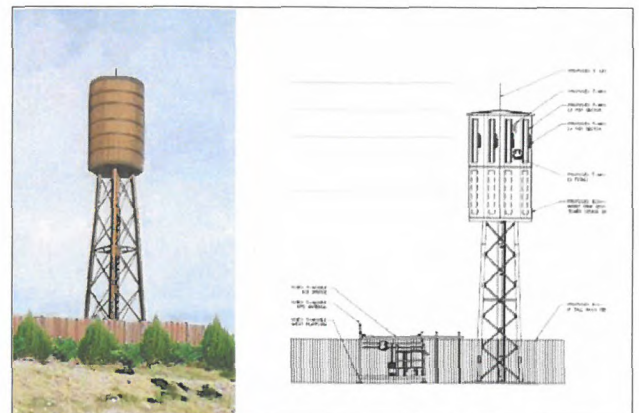
Construction schedule: None at this time. This project is currently under review.

Of note: This application will require public hearings before the Parks & Recreation Commission, the Planning Commission and Town Council.

Contacts: Eco-Site Agent: Brandon St. Michel, Powder River Dev Services, 208-938-8844, brandon.stm@powderriverdev.com
Town Planner: Donna Ferguson, 720-733-3566, DFerguson@CRgov.com



Location Map



Proposed Water Tank Wireless Tower

Development Activity

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

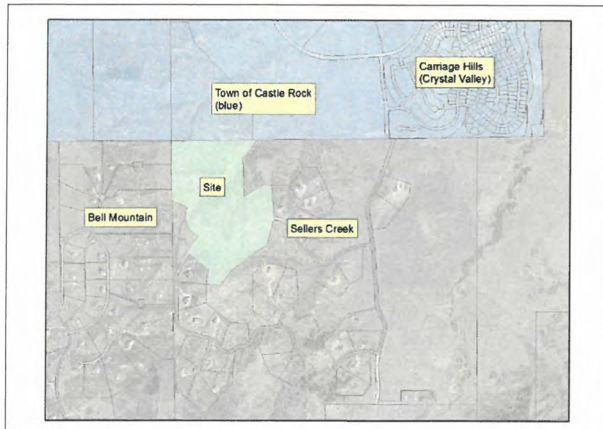
Description: Ridge Estates (formerly Seller Creek Ranch Estates) is located south of Crystal Valley Ranch. It is adjacent to Bell Mountain Ranch on the west and Sellers Creek Ranch on the east. The property is approximately 70 acres and is currently zoned A-1 in Douglas County. The proposed zoning would 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: The applicant has withdrawn the Planned Development Plan and Zoning Regulations. The annexation application remains active.

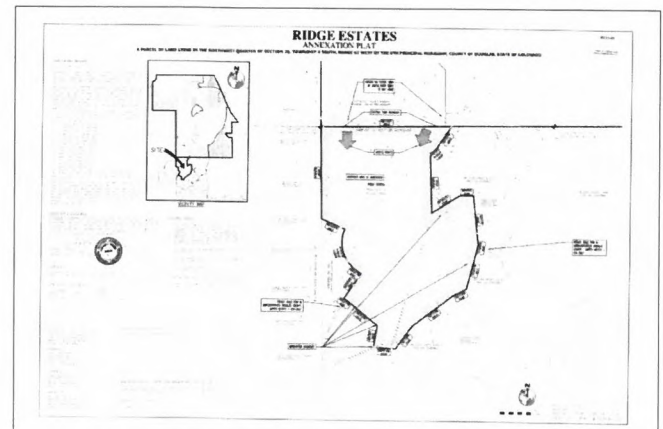
Construction schedule: To be determined

Of note: Contact Sandy Vossler for project status.

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 – SUNSTONE VILLAGE (TERRAIN)

SITE DEVELOPMENT PLAN

Project# SDP17-0033

Description: SLV Castle Oaks, LLC has submitted a request for Site Development Plan (SDP) review. The proposal is to construct up to 120 units of an attached single-family residential product on 44.87 acres located south of Hwy 86 and east of the Hwy. 86 and Ridge Rd. intersection. Access will be gained from Hwy. 86. The site has been previously zoned as multi-family/integrated business within the Terrain Planned Development Plan. The SDP is specific only to Planning Areas 49 and 50.

Status: For current status contact the project manager.

Construction schedule: To be determined

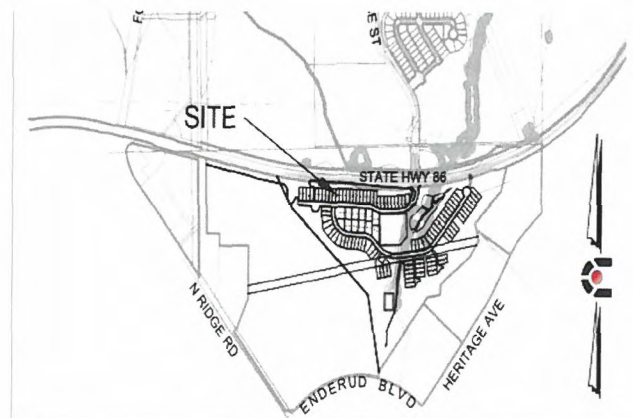
Of note:

Contacts: Kurt Jones, kjones@starwoodland.com

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



Vicinity Map



Site Plan

Development Activity

FAST FACTS – 3912 Trail Stone Circle Use by Special Review for Childcare Facility Project# USR17-0003

Description: The applicant has submitted for a Use by Special Review for a
12 child in home day care. The hours of operation for the childcare are Monday through
Friday from 7 AM to 5 pm.

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: Applicant: Kelsey Gregersen, kelseyjgregersen@gmail.com

Applicant: Laura Zyonse, laura.zyonse@eagles.oc.edu

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



Location Map



Location Map 2

Development Activity

**FAST FACTS – Use by Special Review for Group Home
at 214 Hill Court**

Project# USR2017-0001

Description: NLC LLC, dba Emma's House has submitted a Use by Special Review application for an eight person group home located at 214 Hill Ct.

Status: Under Review

Construction schedule: Not applicable

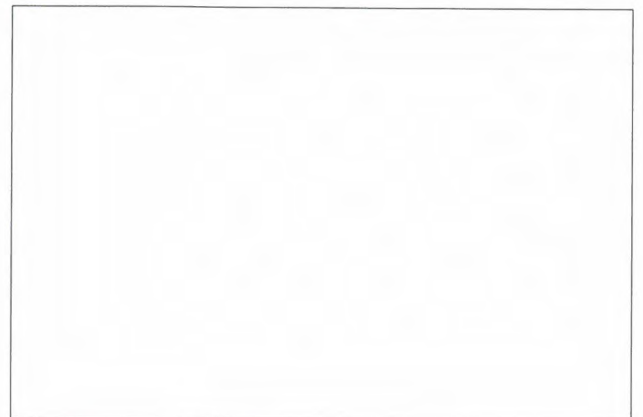
Of note: The application will require public hearings before Planning Commission and Town Council for approval

Contacts: Pam Carley, NLC LLC, newlifechoices2017@gmail.com

Brad Boland, Planner 1, TOCR, 720-733-3538 or bboland@crgov.com



SITE LOCATION



Development Activity

FAST FACTS – Downtown Site Development Plan

519 N Wilcox St - brewery

Project# SDP17-0030

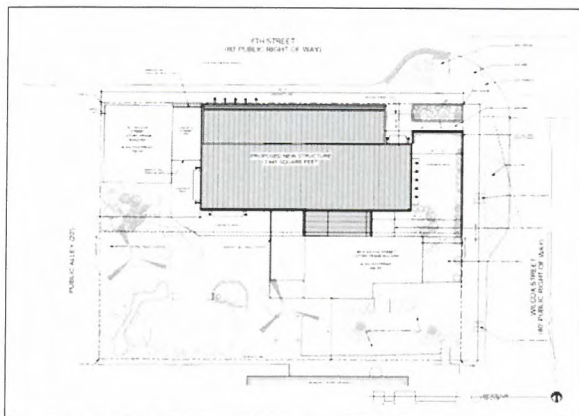
Description: Located at the SW corner of 6th and Wilcox Streets, the applicant is proposing a new brewery on the property which includes the Augustine Grill. The existing buildings would remain; however, the newer addition to the Victorian structure will likely be removed. The new brewery, which would be named "Wild Blue Yonder," would be located on the NE corner of the property and would measure approximately 3,450 SF with additional outdoor seating and associated landscaping.

Status: please contact Julie Kirkpatrick, 720-733-3516, jkirkpatrick@crgov.com for more information

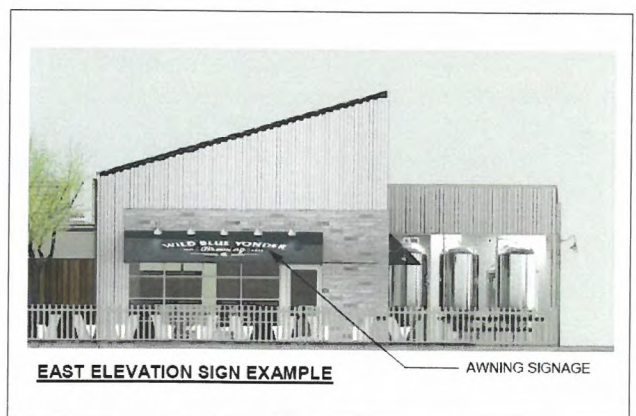
Construction schedule: possibly late 2017

Of note: The applicant held an open house on June 2, 2017, prior to SDP submission. The Design Review Board will consider this application during a public meeting.

Contacts: Andrew Wasson, applicant representative, wasson13@gmail.com, 303-957-7689
Mark Bourne, architect, mark@clutchdesignstudio.com, 303-459-4740
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Proposed Site Plan (519 N Wilcox)



Proposed Elevation from Wilcox St