

# 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.

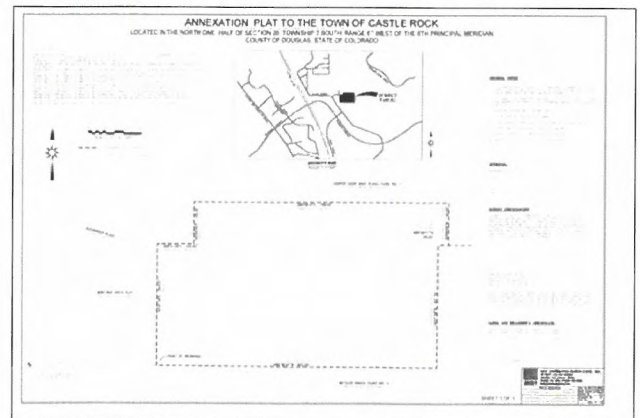
**Construction schedule:** To be determined

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

**Contacts:** Jesse Donovan, R&R Eng.-Surv., Inc. 303-753-6730/jdonovan@rrengineers.com  
Project Mgr:Kathy Marx, Sr. Planner, TOCR, 720-733-2205, or kmarx@crgov.com



Vicinity Map



Annexation Plat



# Development Activity

## FAST FACTS – Alexander Place Planned Development Plan

Project# PDP17-0001

**Description:** Martinez Real Estate, LLC has submitted a request for Planned Development Plan (PD) plan review. The proposal is to construct an age restricted senior private housing development consisting of 26 for lease dwelling units (12 duplexes and 2 single family residences) and a 63 unit residential apartment building with below grade garage in phase one. In phase two it is proposed to construct an 18 bed assisted living component and an 18 bed assisted memory care component. The intent of the entire project is to offer an "age in place" residential option for seniors. The 8.37 acre property is proposed as a gated community with access from Alexander Place.

**Status:** For current status contact the project manager.

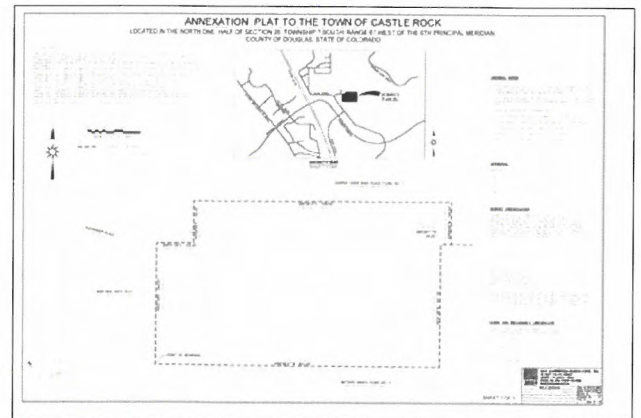
**Construction schedule:** To be determined

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

**Contacts:** Jesse Donovan, R&R Eng.-Surv., Inc. 303-753-6730/jdonovan@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 feet.

### Assisted Care, Convalescent Retirement Communities.

Maximum Number of units is 160. Setbacks of 10' for the side lot, 20' for the rear; and 20' for the front. Maximum building height shall be 55 feet.

Proposed Zoning Changes



# Development Activity

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

Project# SDP16-0031

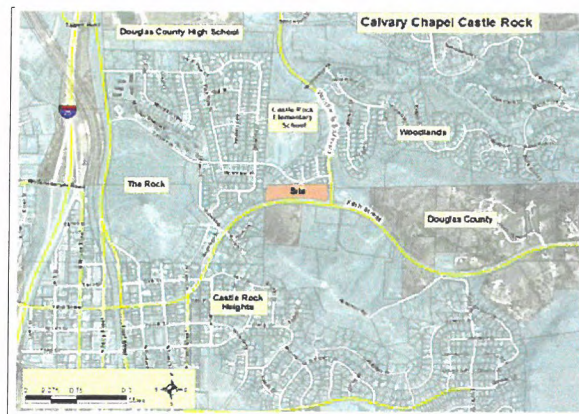
**Description:** Calvary Chapel Castle Rock, LLC, has submitted a request for Site Development Plan (SDP) review. The proposal is to construct a 22,506 sq. ft. church that will seat 758 people. Access will be gained from two points - one from 5th St at the south property boundary and one at the north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

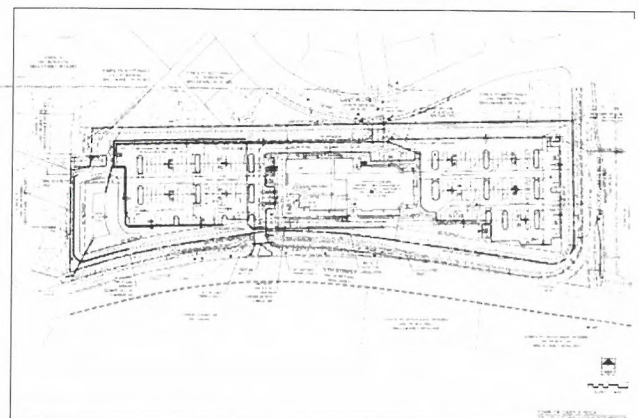
**Construction schedule:** To be determined

**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 Holodings, 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.

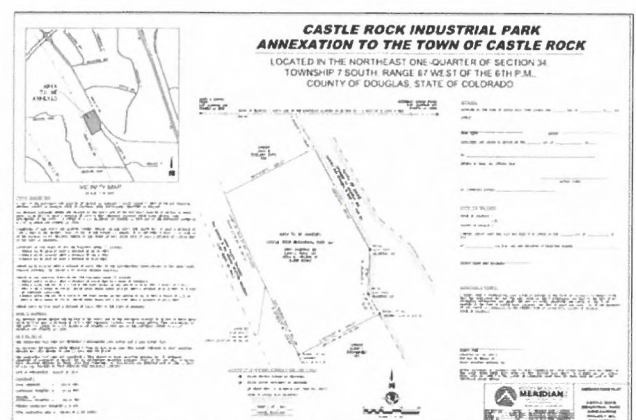
**Of note:** On March 23, 2017, the Planning Commission voted 4-0 to recommend approval of the Annexation & Zoning applications.

**Contacts:** Applicant: Michael Humphrey, Polo Properties Holdings, LLC; 720-733-3600

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



Vicinity Map



Proposed Annexation Plat



# Development Activity

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

Site Development Plan

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:** 9-5-17: Town Council approved the Site Development Plan as proposed.

**Construction schedule:** 2018

**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 – Crystal Valley Ranch, Filing 17

### Site Development Plan

Project# SDP17-0003

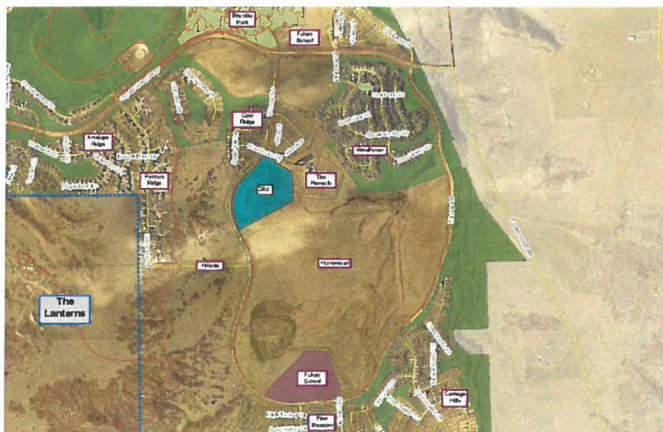
**Description:** The 22 acre site is located southeast of the intersection of West Loop Road Fox Haven Drive, near the Pinnacle recreation center. The property is zoned R-TH-12, which allows 158 townhome units and a density of 7.8 dwelling units per acre (du/ac). This site plan proposes 120 single-family, detached units with a gross density of 5.5 du/ac. The lot sizes will range from 4,538 square feet (s.f.) to 13,676 s.f. Two points of access are proposed; one from Fox Haven Drive and the other from West Loop Road. The homebuilder is Kauffman Homes; the builder in Filing 16, directly north of this site. This neighborhood development will be Phase II of the Kauffman project.

**Status:** Town Council approved the Site Development Plan as proposed on August 1, 2017.

**Construction schedule:** TBD

**Of note:** A neighborhood meeting was held on 1-31. Four people attended and asked ?'s about timelines, price points, site grading, and building elevations. Input was positive.

**Contacts:** Karen Henry, Henry Design Group, 303-446-2368/khenry@henrydesigngroup.com  
Sandy Vossler, TOCR Planning, 720-733-3556/svossler@crgov.com



Crystal Valley Ranch F17 Map



Crystal Valley Ranch F17 Site Plan



# Development Activity

## FAST FACTS – Epoque (Heckendorf Multi-Family)

### PLANNED DEVELOPMENT PLAN

Project# PDP17-0002

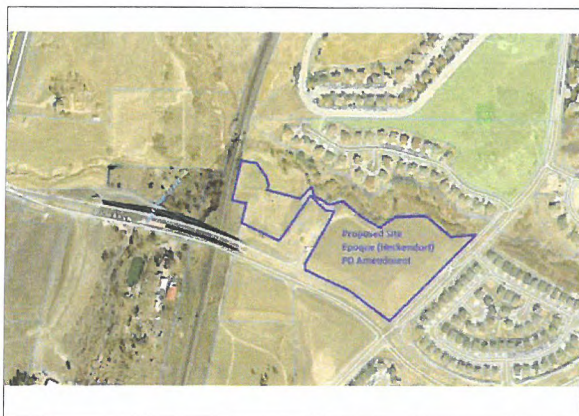
**Description:** The Forum Real Estate Group has submitted a Major Amendment to the Heckendorf Ranch PD Plan Amendment No. 4, which would change the standard of development for height of multi-family developments from 35 feet to 50 feet. The applicant's request for height increase is to enable a pitched 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](mailto:abrowning@forumre.com)  
Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205 or [kmarx@crgov.com](mailto:kmarx@crgov.com)



Vicinity Map



Site Plan



# Development Activity

## FAST FACTS – Heckendorf Ranch Multi-Family Project

Site Development Plan

Project# SDP18-0010

**Description:** Forum Development Group has submitted a Site Development Plan proposal for a 155 unit age-targeted multi-family development on the northwest corner of Plum Creek Boulevard and Crystal Valley Parkway. The units will be a combination of apartments and townhomes, offered at a for rent product. Onsite amenities will include a clubhouse, pool, spa, BBQ pavilion, community garden and small pet play area. Required parking will be provided on the site and the townhomes will have individual garages.

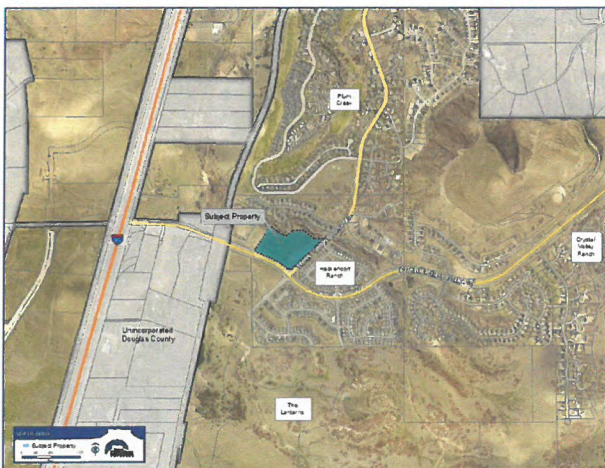
A neighborhood meeting was held on February 22, 2018.

**Status:** Please contact the Project Manager for the project status.

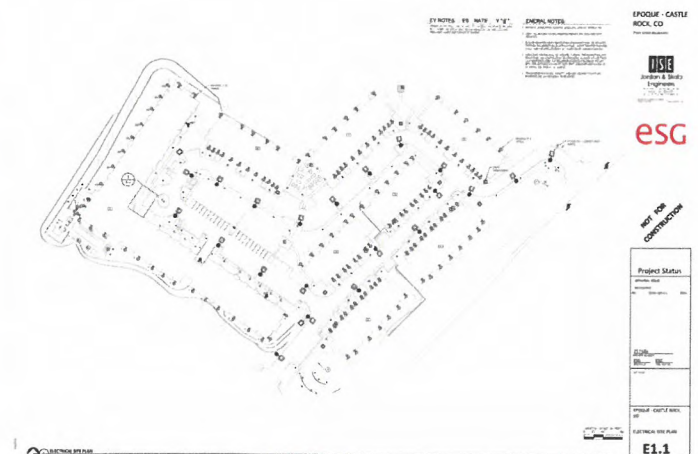
**Construction schedule:**

**Of note:** Public hearings before the Planning Commission and Town Council are required. The public hearing dates are yet to be scheduled.

**Contacts:** Andrew Browning, Forum Real Est. Grp, 303-501-8820/abrowning@forumre.com  
Sandy Vossler, TOCR Planning, 720-733-3556/svossler@crgov.com



Vicinity Map



Proposed Site Plan



# Development Activity

## FAST FACTS – The Lantern Major PD Amendment

Project# PDP18-0003

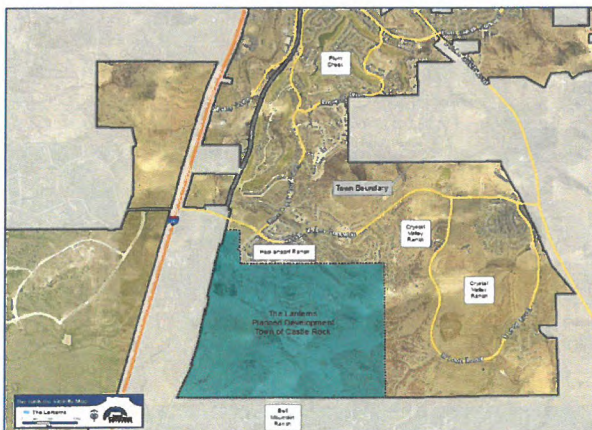
**Description:** A major Planned Development (PD) amendment has been submitted for the Lanterns PD, located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 848 acres. The current zoning allows up to 1,200 single family units, recreation facilities and approximately 437 acres of open space/public land. The proposed zoning amendment would create a new 4.5 acre planning area and allow a church as a permitted use. In addition, the amendment would incorporate into the Lanterns PD, the 5.2 acre parcel located on the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard. That property is currently zoned commercial under the Heckendorf Ranch PD zoning and would remain commercial under the Lanterns zoning. Approx. 432 acres would remain open space.

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

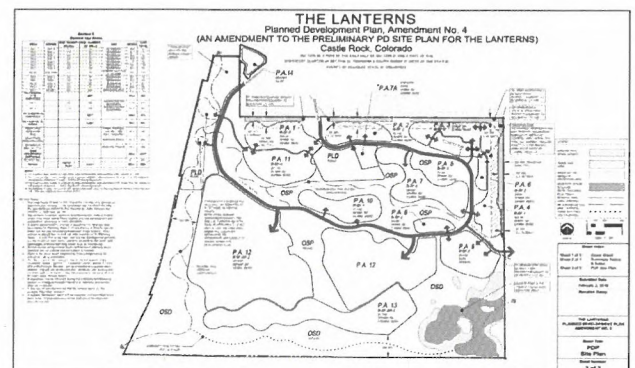
**Construction schedule:** To be determined.

**Of note:** The Planned Development Amendment requires Planning Commission and Town Council public hearings.

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



Lanterns Vicinity Map



Lanterns PD Plan Amendment

Version: 1



# Development Activity

## FAST FACTS – The Lanterns Minor PD Amendment

Project# PDP17-0003

**Description:** The Lanterns Planned Development (PD) Plan and Zoning Regulations were amended and approved in 2013. The owner is requesting an amendment to Section 16 (Transitional Uses) of the PD Zoning Regulations to allow continued use of the property for agricultural uses until the property is platted. No changes to permitted uses, planning areas, or development standards are proposed with this amendment.

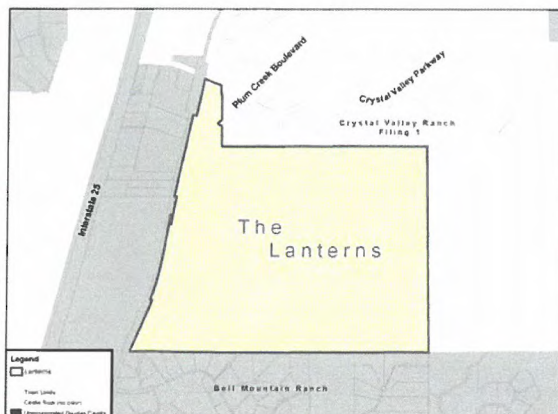
This is an administrative application. Public hearings are not required.

**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](mailto:rmcbreen@norris-design.com)  
Sandy Vossler, Sr. Planner/Project Manager, TOCR, [svossler@crgov.com](mailto:svossler@crgov.com)



Vicinity Map

### Section 16 Transitional Use

- 16.1 After approval of the Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a ~~Site Development Plan Plat~~ may be used for agricultural purposes until approval of a ~~Site Development Plan Plat~~ for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- 16.2 Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a ~~Site Development Plan Plat~~ for such area or areas has been approved.
- 16.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designs of the Developer.

### Proposed Amendment to Section 16



# Development Activity

## FAST FACTS – The Lanterns Site Development Plan

Project# SDP17-0044

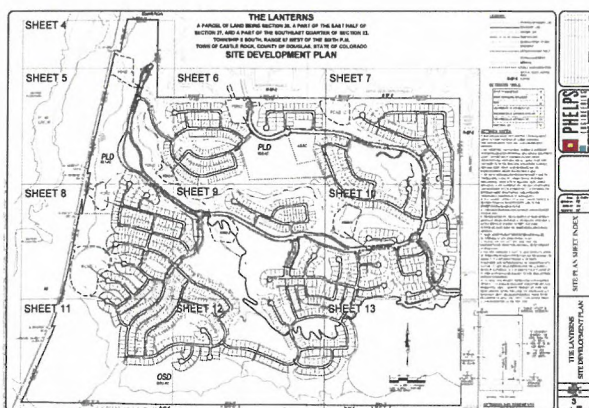
**Description:** The Lanterns Site Development Plan, previously submitted on Oct. 16, 2017, has been revised and resubmitted. The revised SDP accounts for unmapped floodways. The Lanterns Planned Development is located south of Plum Creek Blvd and Crystal Valley Pkwy. The site is approx. 848 acres. The site plan proposes 1200 single-family lots, with approx. 663 lots designated as Active Adult for ages 55+. Extensive trail networks, open space tracts and buffers are planned in the development. There are two primary points of access; one from Plum Creek Blvd, the other from Old Lanterns Pkwy. A future road connection between the Lanterns and Crystal Valley Ranch is planned. The development will be constructed in phases.

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

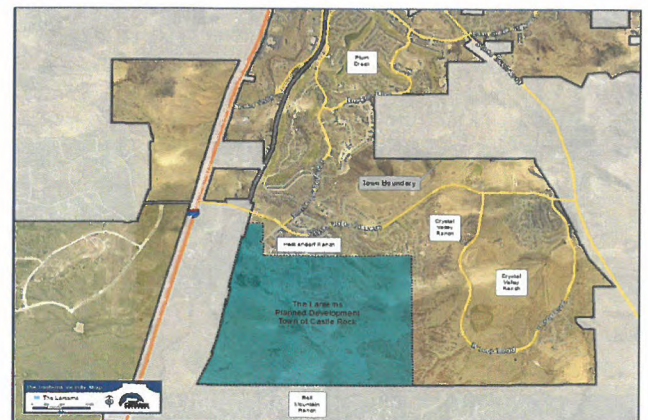
**Construction schedule:** Initial phases are planned for 2018.

**Of note:** This Site Development Plan requires Planning Commission and Town Council public hearings.

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



Proposed Site Development Plan



The Lanterns PD Vicinity Map



# Development Activity

## FAST FACTS – Meadows Filing 20, Phase I, Block 10

### Lot 1 Site Development Plan

Project# SDP17-0039

**Description:** This property is located in the Town Center use area of the Meadows Planned Development. This is a multifamily project called the Springs at Castle Rock. The site plan proposes 204 units consisting of studio, 1-, 2- and 3-bedroom units in 9 residential buildings on 12 acres. The buildings will be 3-story, with private entries to each unit. Private amenities include a clubhouse, pet playground, storage lockers, picnic areas, and attached and detached garages. The developer described this as an upscale, market rate community.

A neighborhood informational meeting was held on June 12th at the Taft House. No members of the public attended.

**Status:** Contact the Project Manager for status of the submittal.

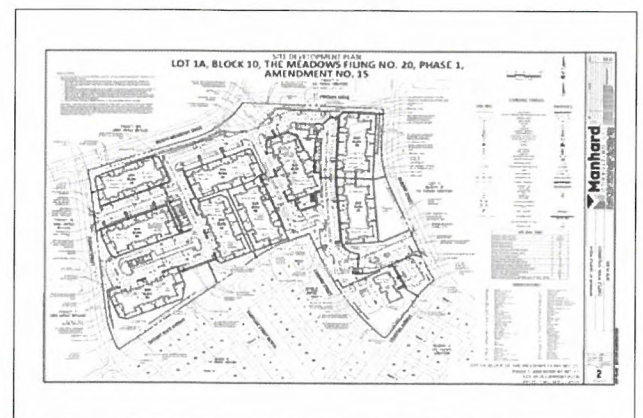
**Construction schedule:** To Be Determined

**Of note:**

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



Vicinity Map



Proposed Site Development Plan



# Development Activity

## FAST FACTS – Meadows Filing 20, Block 26, Lot 1

### Site Development Plan Amendment Project# SDP17-0018

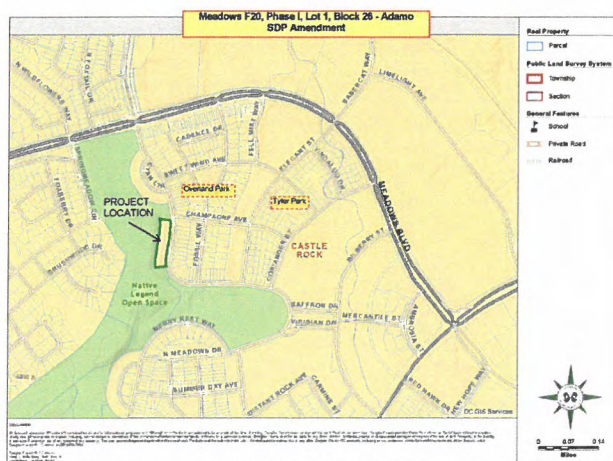
**Description:** This property is located on N. Meadows Drive, south of Champagne Avenue, within the Town Center use area of The Meadows Subdivision. The lot was originally planned for 24 multi-family units. This SPD amendment proposes instead 11 single-family detached units. The infrastructure is in place to serve the development. Due the extent of the decrease in density, public hearings are required before the Planning Commission and Town Council. A neighborhood meeting was held on Monday, June 6th at The Grange in The Meadows. Four residents attended.

**Status:** Town Council approved the Site Development Plan amendment as proposed on October 17, 2017.

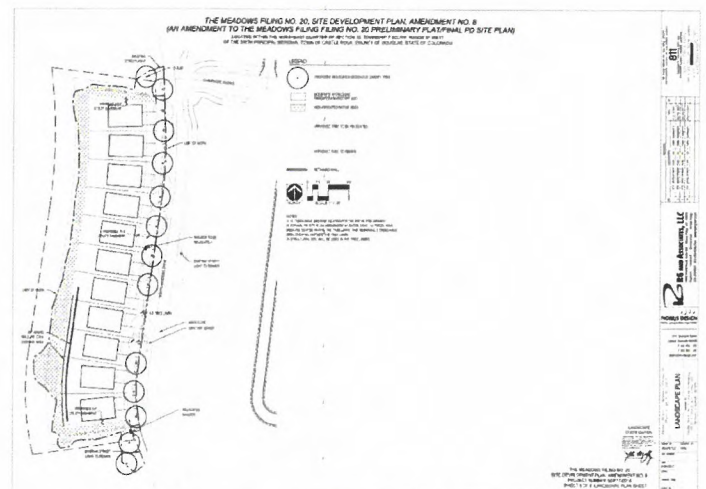
**Construction schedule:** TBD

**Of note:** The builder is Adamo Homes (<http://www.adamohomes.com/>).

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



Vicinity Map



Proposed Site Development Plan



# Development Activity

## FAST FACTS – Meadows Town Center (3855 Ambrosia St) Site Development Plan for Mixed Use Project# SDP18-0005

**Description:** The property is located at 3855 Ambrosia Street in the Meadows Town Center. The Town Center use area is zoned for mixed use and a permitted building height of 60 feet. The site plan proposes a 3-story building with a mix of office, retail and/or restaurant on the 1st and 2nd floors and six 1-bedroom apartments for lease on the 3rd floor. Twenty-nine off-street parking spaces will be constructed on an adjacent lot (Meadows F20, Ph1, Amd10, B3, L1A-1). Nineteen additional spaces will be allocated on-street, which is permitted under the Meadows Town Center zoning.

**Status:** For status update, please contact Sandy Vossler, Sr. Planner, at 720-733-3556 or [svossler@crgov.com](mailto:svossler@crgov.com).

**Construction schedule:** 2018

**Of note:** A neighborhood meeting was held at the Taft House on January 31st. No members of the public attended.

**Contacts:** R.C. Hanisch, Castle Rock Dev. Co., [rhanisch@crdvco.com](mailto:rhanisch@crdvco.com) (303-394-5139)  
Doug Decker, White Const. Group., [ddecker@whitecg.com](mailto:ddecker@whitecg.com) (303-688-6265)  
Sandy Vossler, TOCR, Sr. Planner, [svossler@crgov.com](mailto:svossler@crgov.com) (720-733-3556)



Vicinity Map



Site Development Plan



# Development Activity

## FAST FACTS – Oakwood Apartments Expansion

PD Major Amendment

Project# PDP18-0001

**Description:** The Douglas County Housing Authority has submitted a Planned Development Major Amendment for the Oakwood Apartments Complex, located at 559 Oakwood Drive. The Oakwood apartments offers affordable senior housing. The purpose of the Amendment is to increase the allowed density from 64 units to 109 units.

If the amendment were to be approved, one building containing 8 units of the existing 64 units would be removed, and 53 units will be added in a new building. The new building would be three stories tall. The new building will consolidate all leasing and amenity areas in its ground floor.

**Status:** For current status information please contact the Town Planner

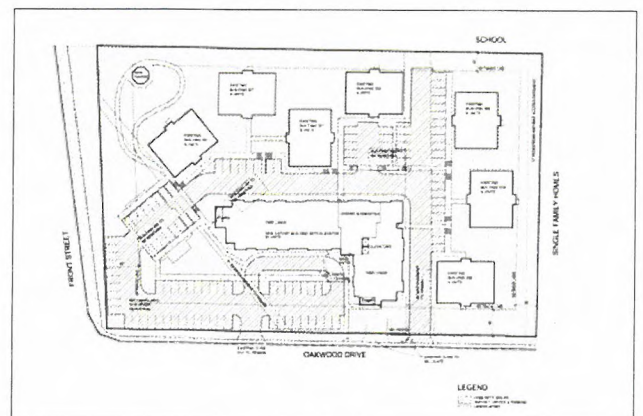
**Construction schedule:** TBD

**Of note:** This application will require public hearings in front of the Planning Commission and Town Council. Dates are to be determined.

**Contacts:** Applicants: Diane Leavesley, Douglas County Housing Partnership, 303-784-7824 & Harsh Parikh, Parikh Stevens Architects, 303-825-2595  
Town Planner: Brad Boland, Planner 1, BBoland@crgov.com, 720-733-3538



Location Map



PDP



# 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

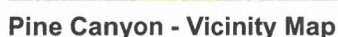


Current Zoning



## FAST FACTS – Pine Canyon (Annexation, PD Plan and PD Zoning Regulations) Project# PDP13-0009

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





## 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.

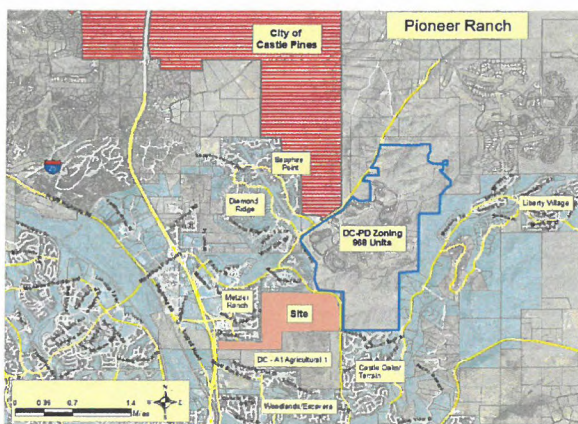
**Status:** For current status contact the project manager.

**Construction schedule:** To be determined.

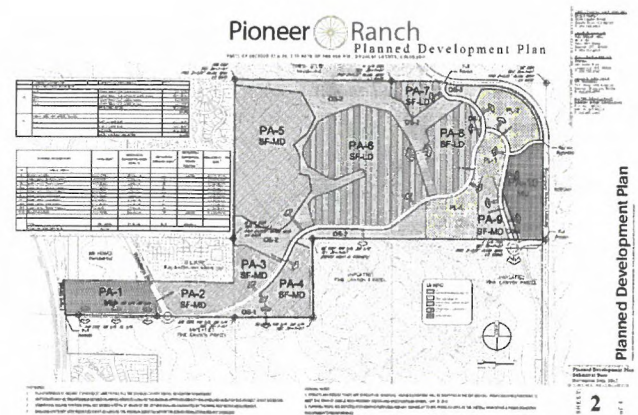
**Of note:** The Comprehensive Master Plan identifies this area as a future residential and mixed use.

**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 – 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 two buildings with 5-units each for a total of 10 dwelling units. Each townhome unit will also have a two-car garage which will be accessed from the rear of the unit. This application will require public hearings before the Planning Commission and the Town Council.

**Status:** For current status information please contact the Town Planner/Project Manager

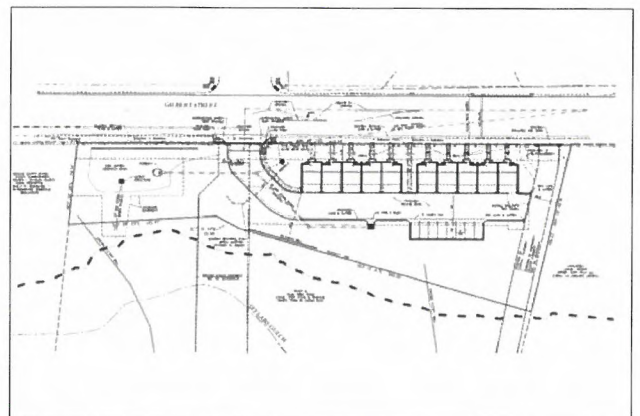
**Construction schedule:** None at this time.

**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](mailto:firstwesternre@live.com)  
Town Planner, Donna Ferguson, 720-733-3566, [dferguson@crgov.com](mailto:dferguson@crgov.com)



Location Map



Site Plan



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



# Development Activity

## FAST FACTS – Ridge Estates

Annexation, PDP & DA

Project# ANX06-006

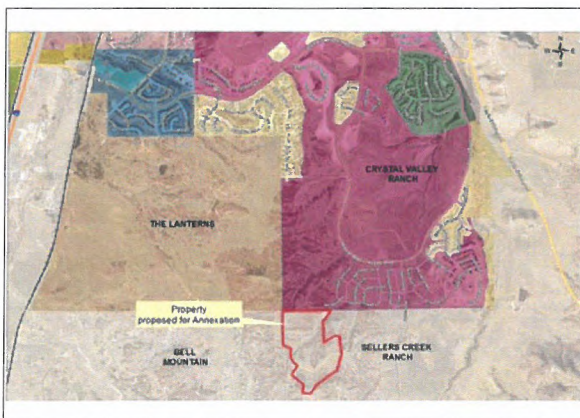
**Description:** Crystal Valley Development Company, the applicant, is proceeding with an Annexation, a Planned Development Plan (PDP) & Development Agreement (DA) application for property known as Ridge Estates, formerly known as Sellers Creek Ranch Estates. The property is approximately 70 acres in size and located south of Crystal Valley Ranch, east of Bell Mountain Ranch & north of Sellers Creek Ranch (see Location Map below). The applicant proposes to bring the property into the jurisdiction of the Town and create a PDP to develop a residential neighborhood consisting of 52 single-family homes with open space, a pocket park and two primary road connections to the Crystal Valley Ranch neighborhood (see PDP below).

**Status:** For current status information please contact the Town Planner.

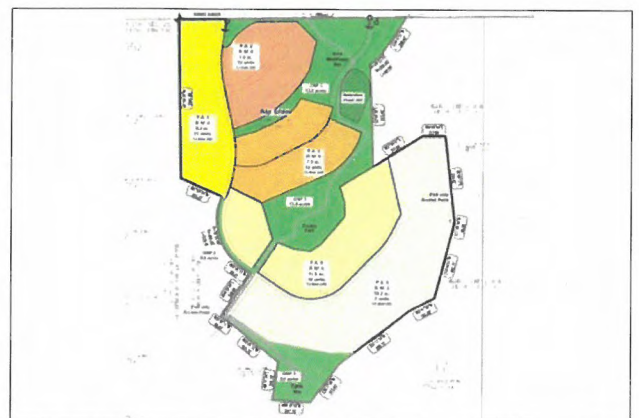
**Construction schedule:**

**Of note:** Town Council found the Annexation Petition to be in Substantial Compliance on May 3, 2016 and Eligible for Annexation consideration on June 21, 2016.

**Contacts:** Applicants: Gregg Brown, Crystal Valley Development Company, 303-814-6862 & James Mill, Legacy Engineering, Inc, 720-200-4577, [jmill@legacyengineering.com](mailto:jmill@legacyengineering.com)  
Town Planner: Donna Ferguson, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com), 720-733-3566



Location Map



PDP



# Development Activity

## FAST FACTS – Rock Park Rezone

**Request:** Rezoning

**Project#** COZ17-0002

**Description:** The Town of Castle Rock has initiated a request to rezone the approximate 60 acre Rock Park from the zoning designation of Single Family Residence District (R-1) to Public Land-3 (PL-3). The present zoning district allows single family residences and small in home daycares which would conflict with the intent of the Park. The intent of rezoning is to better align the actual facilities within the Park and use of the Park to the zoning.

**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 – 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.

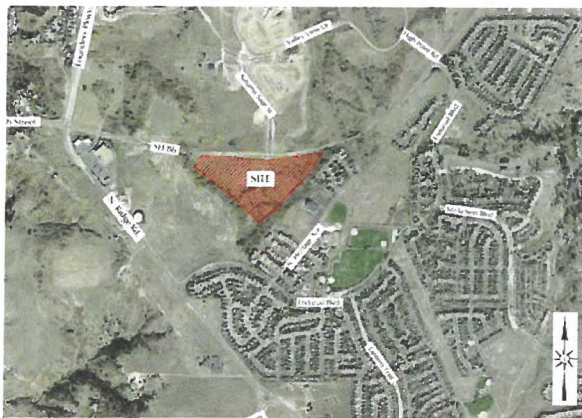
**Status:** For current status contact the project manager.

**Construction schedule:** To be determined

**Of note:**

**Contacts:** Kurt Jones, [kjones@starwoodland.com](mailto:kjones@starwoodland.com)

Project Mgr: Kathy Marx, Sr. Planner, 720-733-2205 or [kmarx@crgov.com](mailto:kmarx@crgov.com)



Vicinity Map



Site Plan



# Development Activity

## FAST FACTS – Your Storage Center at Castle Rock

Annexation, PDP & DA

Project# ANX17-0002

**Description:** Cactus Moon Maizeland, LLC, the property owner & developer, has submitted an application for Annexation, a Planned Development Plan (PDP) & a Development Agreement (DA) for parcels located along the south I-25 Frontage Road between Brookside Circle & Perry St. Cactus Moon Maizeland, LLC proposes to bring 2 parcels (approx. 1.5 acres) into the jurisdiction of the Town, combine it with an adjacent parcel to the east, and then zone/rezone the combined property into a Planned Development Plan (PDP) to permit self-storage & light industrial uses. The property is currently unimproved. The Annexation, PDP & DA applications will require public hearings before Planning Commission and the Town Council.

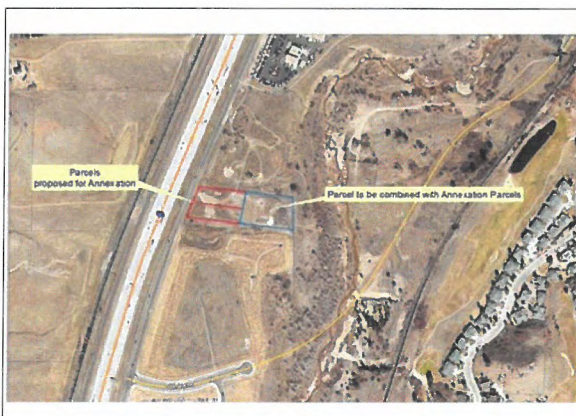
**Status:** For information on the status of this application please contact the Town Project Manager (PM).

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

**Of note:** The associated Annexation Petition was found to be in Substantial Compliance on July 19, 2017 and Eligible for annexation consideration on September 6, 2017.

**Contacts:** Applicant Rep: Michael Humphrey, 303-594-1194, [mike@poloproperties.com](mailto:mike@poloproperties.com)

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



Location Map



Planned Development Plan



# Development Activity

## FAST FACTS – 1470 Clear Sky Way Use by Special Review for Wireless Facility

Project# USR17-0008

**Description:** Verizon Wireless has submitted a Wireless Use By Special Review application to install a wireless facility at 1470 Clear Sky Way. The new facility, located within the parking lot of Bison Park, will consist of a new light pole with a stealth antenna array on top. The site will service Bison Park and part of the Meadows Neighborhood.

**Status:** Please contact the Town Project Manager for the current status of the project

**Construction schedule:**

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

**Contacts:** Verizon Contact: Garrett Kendall, Centerline Solution, 720-365-7012,  
gkendall@centerlinesolutions.com  
Town: Brad Boland, Planner 1, bboland@crgov.com or 720-733-3538



Location Map

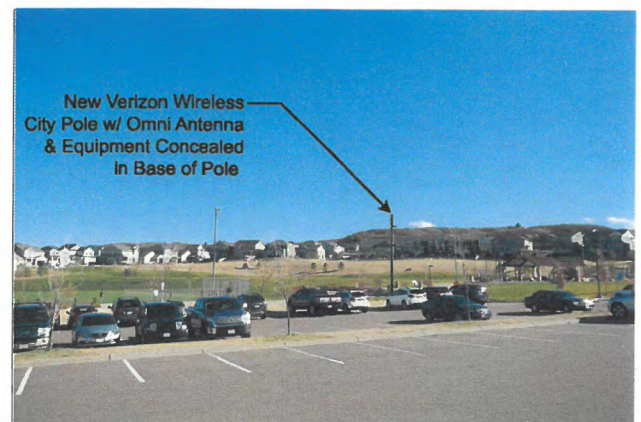


Photo Simulation



# Development Activity

## FAST FACTS – 1760 Meadows Blvd Use by Special Review for Wireless Facility

Project# USR17-0007

**Description:** Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 1760 Meadows Boulevard. The property is owned by the Town of Castle Rock and is managed by Castle Rock Water. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation. The wireless facility will serve the surrounding neighborhoods.

**Status:** Please contact the Town Project Manager for the current status of the project

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

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

**Contacts:** Verizon Contact: Garrett Kendall, Centerline Solution, 720-365-7012,  
gkendall@centerlinesolutions.com  
Town: Brad Boland, Planner 1, bboland@crgov.com or 720-733-3538



Location Map



Photo Simulation



# Development Activity

## FAST FACTS – 221 N Wilcox, Site Development Plan

proposed condos, retail, & parking      Project# SDP18-0008

**Description:** Confluence Co., the property owner and developer of 221 N Wilcox Street, has submitted a Downtown Site Development Plan for the site located at the southwest corner of Third and Wilcox Streets, formerly used as a bank. The project proposes 39 residential condominiums (for sale) on floors 2-5, approximately 8,500 SF of retail / restaurant on the first floor, and 62 parking spaces on two underground floors. The parking entrance would be from the alley that abuts the southern edge of the property. The project would also provide outdoor patio / pedestrian space along a portion of Third Street and along Wilcox Street. The project is zoned B, business/commercial, within the Downtown Overlay District.

**Status:** Please contact Town project manager for current status.

**Construction schedule:** possibly starting fall 2018

**Of note:** The owner held a neighborhood meeting on 1/17/18.

The Design Review Board will consider this application at a future public hearing.

**Contacts:** Owner/Developer: Tony DeSimone, 720-253-4234, [tony@confluenceco.com](mailto:tony@confluenceco.com)

Architect: Barrett Koczkur, 720-457-2012, [barrett@crainearch.com](mailto:barrett@crainearch.com)

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



221 N. Wilcox Street location map



Proposed View from Wilcox & 3rd St



# Development Activity

## FAST FACTS – 3065 Foothills Dr Use by Special Review for Wireless Facility

Project# USR17-0006

**Description:** Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 3065 Foothills Drive. The property is owned by the Town of Castle Rock and is managed by Castle Rock Water. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation. The wireless facility will serve the surrounding neighborhoods.

**Status:** Please contact the Town Project Manager for the current status of the project

**Construction schedule:**

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

**Contacts:** Verizon Contact: Garrett Kendall, Centerline Solution, 720-365-7012,  
gkendall@centerlinesolutions.com  
Town: Brad Boland, Planner 1, bboland@crgov.com or 720-733-3538



Location Map



Photo Simulation



# Development Activity

## FAST FACTS – Site Development Plan APPROVED

505 Jerry Street Apts & Offices

Project# SDP17-0015

**Description:** The applicant is proposing an apartment and office building at the northwest corner of Fifth and Jerry Streets. The existing residential homes would be demolished and replaced with a new building with two levels of parking with five levels above with apartments and individual office suites on each floor. A total of 65 apartments (13 units on each floor) will be a mix of one and two bedroom units. Storage will also be provided in the interior of each floor with the sixth floor including an open courtyard with private amenities for the residents. The lower parking levels include 78 spaces, with 4 accessible spaces and an additional 6 spaces for motorcycles. On the southeast corner of each floor with be individual office suites. The proposed building height and use are allowable per the zoning.

**Status:** The Design Review Board APPROVED this application with a vote of 6-0 at the September 13, 2017, public meeting.

**Construction schedule:** possibly early-mid 2018

**Of note:** The applicant held an open house on March 23, 2017, prior to SDP submission.

**Contacts:** Gene Gregory, 5th Avenue Apts. LLC, 303-803-6326, genegreg11@gmail.com  
Dawn Borchers, Roth Lang Engineering, 303.841.9365, dborchers@rothlang.com  
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



NW corner of Fifth and Jerry



Proposed Building from S Jerry