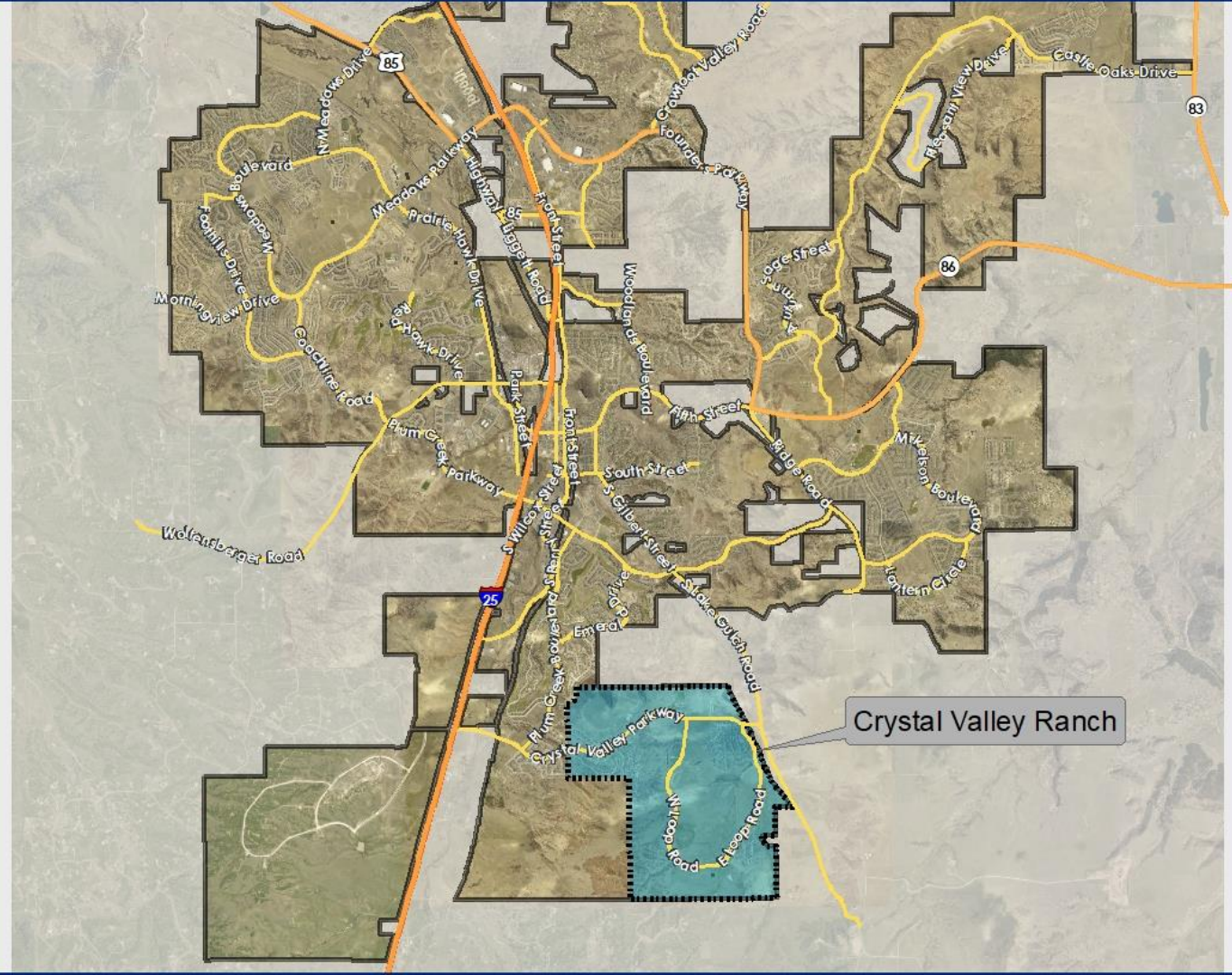


# **CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AMENDMENT NO 5**

PLANNING COMMISSION, AUGUST 23, 2018

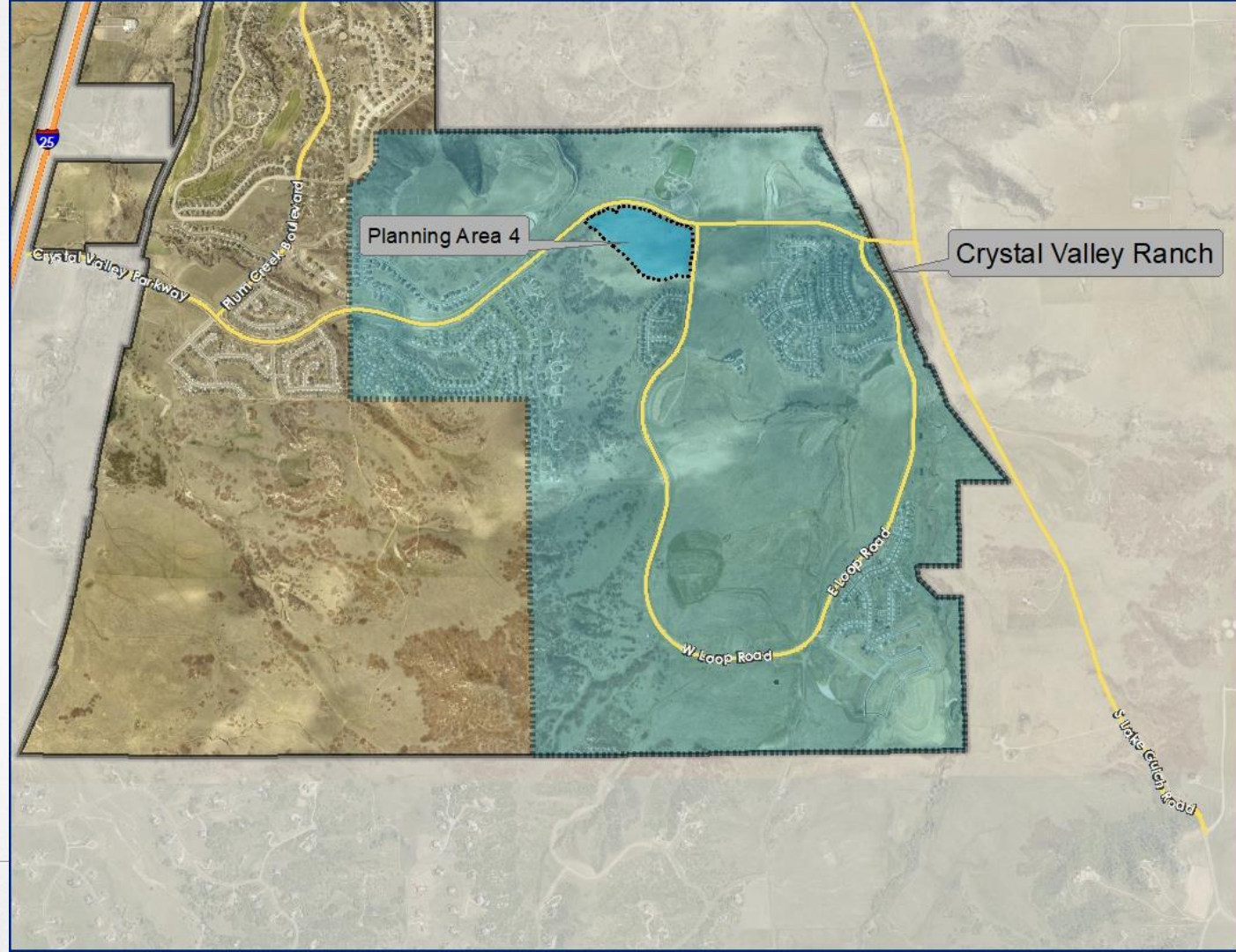


- CVR is located in southeast Castle Rock.

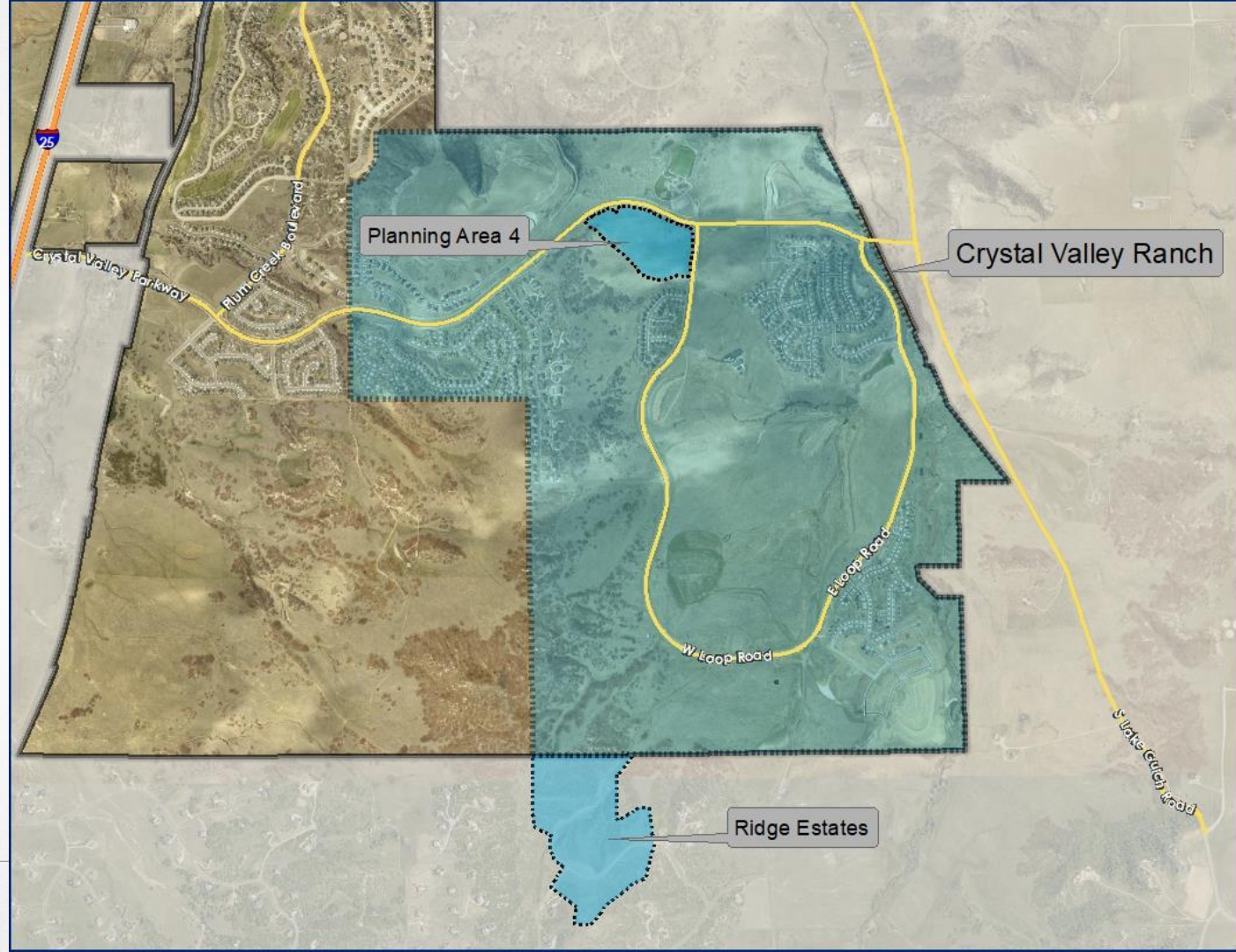




- CVR is located in southeast Castle Rock.
- Specific to PA-4; located at the SW corner of Crystal Valley Parkway & W. Loop Road.

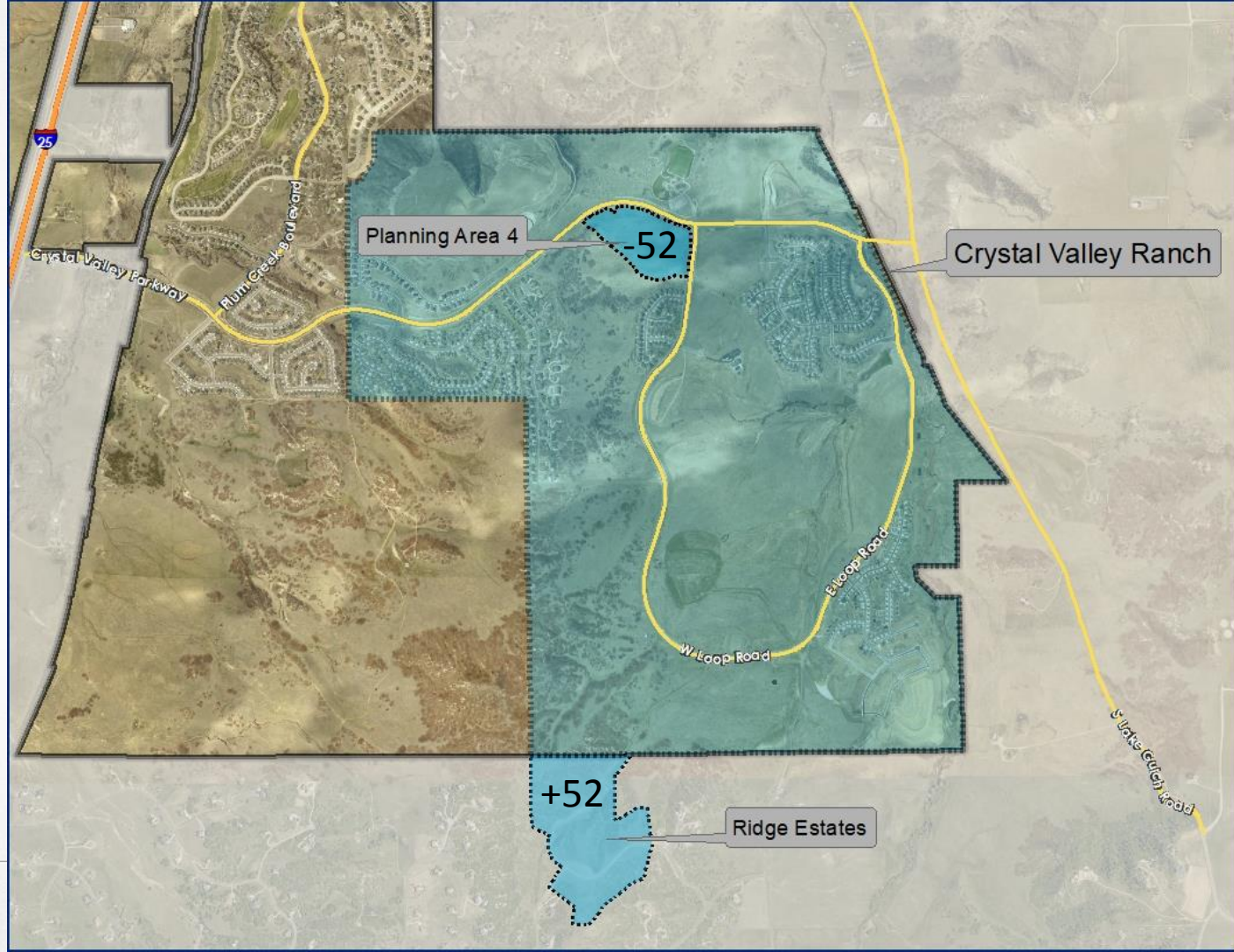


- CVR is located in southeast Castle Rock.
- Specific to PA-4; located at the SW corner of Crystal Valley Parkway & W. Loop Road.
- In conjunction with an Annexation application for Ridge Estates.





- CVR is located in southeast Castle Rock.
- Specific to PA-4; located at the SW corner of Crystal Valley Parkway & W. Loop Road.
- In conjunction with an Annexation application for Ridge Estates.
- Reduce maximum permitted units in Planning Area 4 by an equal amount of units for Ridge Estates.



# FINDINGS

- Town staff find that the proposed amendment to the Crystal Valley Ranch PDP meets the PD Plan review and approval criteria of Section 17.34.030.

# RECOMMENDATION

- Town staff recommend approval of the PDP amendment as presented.



# QUESTIONS?

# MEET THE APPLICANT

CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC



# Crystal Valley Ranch

Planning Development Plan - Major Amendment No. 5  
Planning Area 4  
Town of Castle Rock Planning Commission Hearing  
August 23, 2018

Gregg Brown

Crystal Valley Ranch Development Co., LLC



Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202

303.446.2368 • [henrydesigngroup.com](http://henrydesigngroup.com)



















# Planned Development Plan - Major Amendment No. 5

- The acreage of Planning Area 4 will remain the same at 25.1 acres.
- The proposal is to reduce the total number of homes by 52 units from 290 to 238 dwelling units.
- The 52 units may not be transferred to another Planning Area within Crystal Valley Ranch.
- The 52 homes removed from PA-4 will allow for the development of 52 homes within Ridge Estates located south of Crystal Valley Ranch.
- The transfer of the dwelling units to Ridge Estates will ensure the total number of homes permitted within the combined Crystal Valley Ranch and Ridge Estates does not exceed 3475 as approved for Crystal Valley Ranch.
- Ask for recommendation to approve.



**PLANNING COMMISSION MEETING – AUGUST 23, 2018 – SIGN IN SHEET**

**PLEASE PRINT CLEARLY - SIGN IN REQUIRED ONLY IF YOU WISH TO SPEAK**

[illegible]