

# **CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN, AMD. NO. 6**

**PLANNING COMMISSION  
AUGUST 23, 2018**

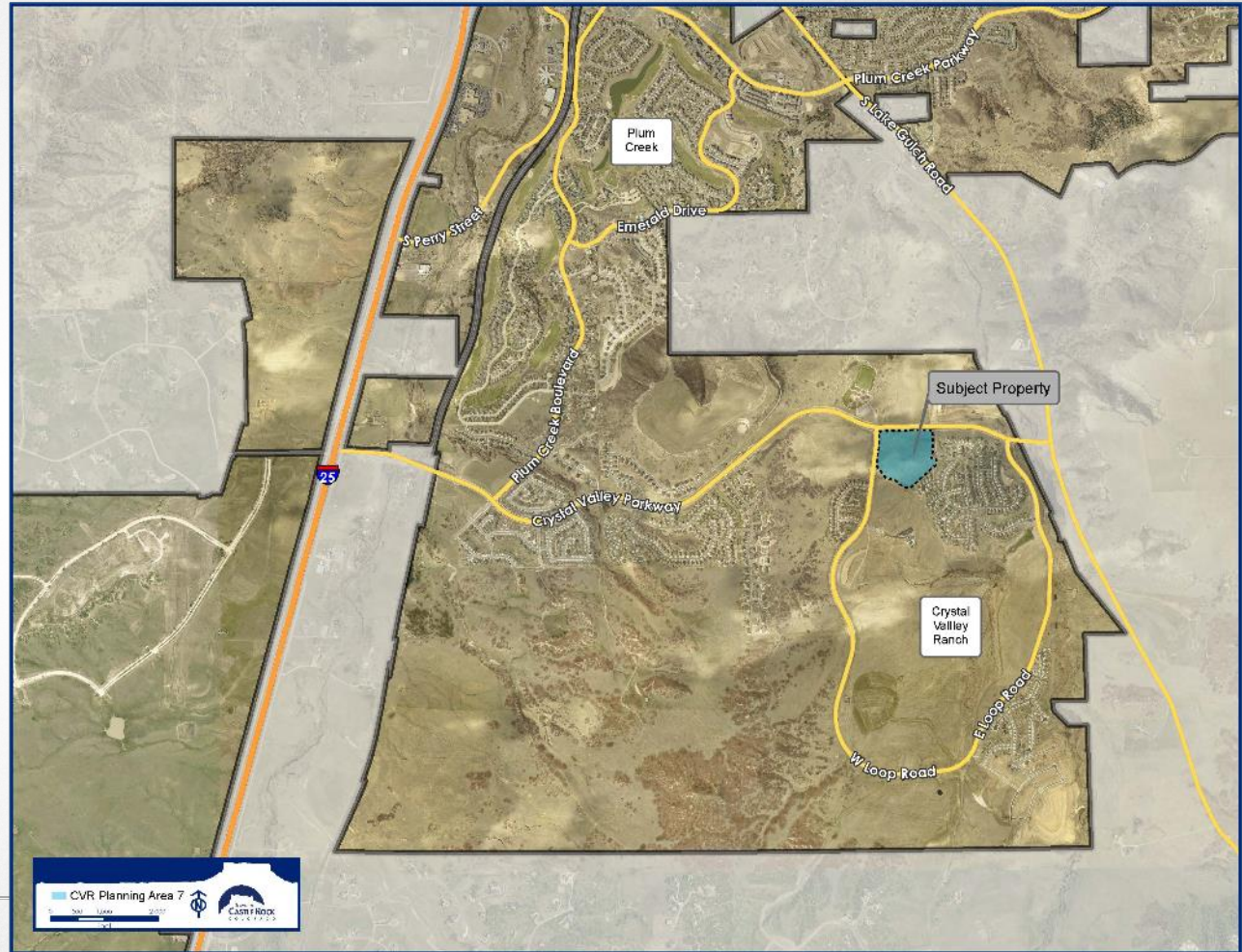




# VICINITY MAP

## Crystal Valley Ranch Planned Development

- PD approved in 2001
- Planning Area 7 = 21.4 Acres
  - Commercial = 10.7 Acres
  - Multi-Family = 10.7 Acres
- Maximum Dwelling Units = 171
- Undeveloped
- Surrounded by Single-Family





# PLANNED DEVELOPMENT PLAN

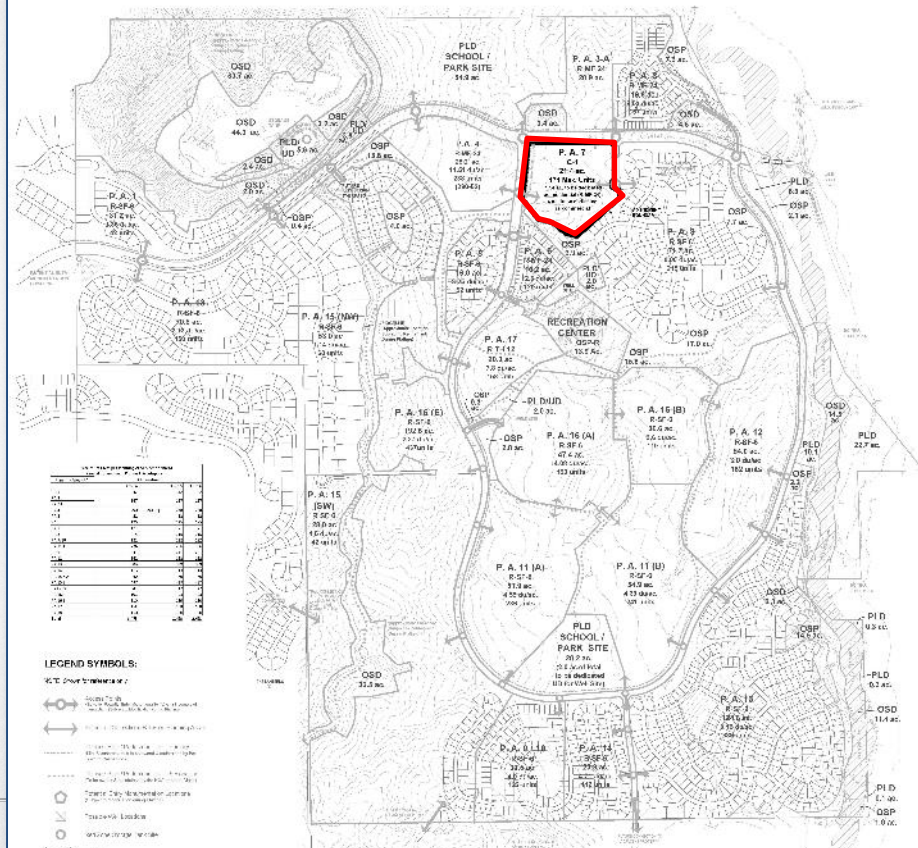
## Key Elements:

- ✓ Reduces Commercial Acreage
- ✓ Increases MF Residential Acreage
- ✓ Maximum Dwelling Units remains 171
- ✓ No changes to Permitted Uses
- ✓ No changes to PD Zoning Standards
- ✓ No changes to conceptual connection points
- ✓ Neighborhood Support

## CRYSTAL VALLEY RANCH

### Planned Development Plan Amendment No. 6

A PARCEL OF LANDLY NO. 14 THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH,  
RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY  
OF DOUGLAS, STATE OF COLORADO.





# FINDINGS:

- Town of Castle Rock Vision and Comprehensive Master Plan
- The Crystal Valley Ranch Development Plan
- Municipal Code Chapter 17.36
- Infrastructure Capacity and Impacts

# RECOMMENDATION:

Staff recommends that Planning Commission recommend approval.





# PROPOSED MOTION

*“I move to recommend to Town Council approval of the  
Crystal Valley Ranch Planned Development Plan,  
Amendment No. 6”*





# QUESTIONS AND DISCUSSION







# Crystal Valley Ranch

Planning Development Plan - Major Amendment No. 6  
Planning Area 7  
Town of Castle Rock Planning Commission Hearing  
August 23, 2018

Gregg Brown

Crystal Valley Ranch Development Co., LLC



Landscape Architecture • Planning • Entitlements

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# Planned Development Plan – Major Amendment No. 6

- The Acreage of Planning Area 7 will remain the same at 21.4 acres.
  - The proposal is to reduce the commercial area from 10 acres to 4 acres which is more in keeping with a neighborhood serving commercial area.
  - The remaining 6 acres will be transferred into the residential use area within PA-7.
  - The proposal results in 4 acres of commercial uses and 17.4 acres of residential uses.
  - No change is proposed for the I7I permitted dwelling units.
  - The I7I homes will now be located on a larger parcel thereby reducing the gross density from 12.1 dwelling units per acre to 9.82 dwelling units per acre.
  - Ask for recommendation to approve.
- 
- Ask for recommendation to approve.



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

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