

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: project is currently on hold

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.

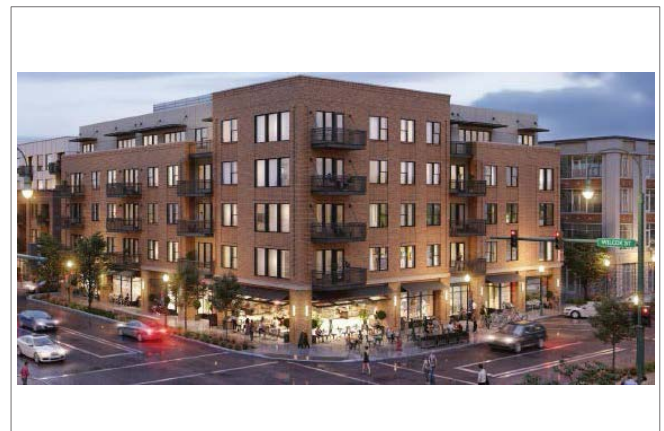
Contacts: Owner/Developer: Tony DeSimone, 720-253-4234, tony@confluenceco.com

Architect: Barrett Koczur, 720-457-2012, barrett@crainearch.com

Town: Julie Kirkpatrick, 720-733-3516, jkirkpatrick@crgov.com



221 N. Wilcox Street location map



Proposed View from Wilcox & 3rd St

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: Under Review

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

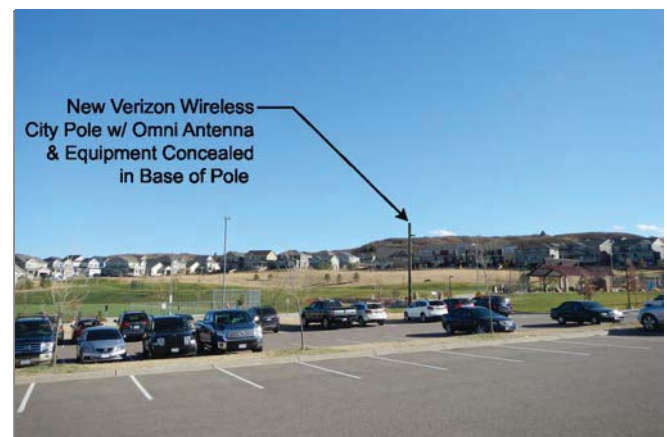


Photo Simulation

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: Under Review

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 – 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: Under Review

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 – 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 please contact the Town project manager (TOCR PM)

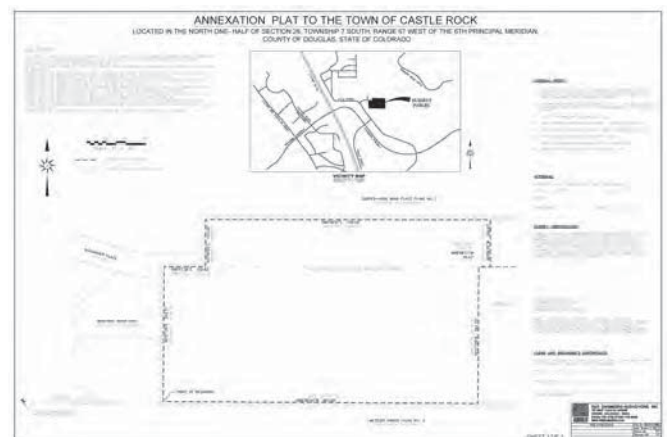
Construction schedule: To be determined

Of note:

Contacts: Jesse Donovan, R&R Eng.-Surv., Inc. 303-753-6730, jdonovan@rrengineers.com
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Alexander Place Planned Development Plan

Project# PDP17-0001

Description: Martinex 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 a 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.

Status: For current status contact the Town project manager (TOCR PM)

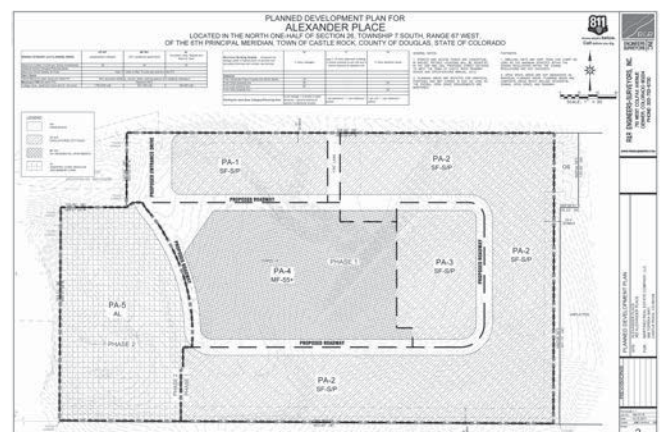
Construction schedule: To be determined

Of note:

Contacts: Jesse Donovan, R&R Eng.-Serv., Inc. 303-753-6730/jdonovan@rrengineers.com
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Planned Development Plan

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 5540 feet.
Assisted Care, Convalescent Retirement Communities,	Maximum Number of units is 160. Setbacks of 10' for the side lot, 20' for the rear; and 2040' for the front. Maximum building height shall be 5540 feet.

Proposed Zoning Changes

Development Activity

FAST FACTS – Calvary Chapel Castle Rock SDP

Project# SDP16-0031

Description: Calvary Chapel Castle Rock, LLC has submitted an application for a site development plan (SDP) to build a 22,506 sq. ft. church which will seat 758 congregates. Access to the church is proposed to be off of 5th Street and Canyon Drive with on site parking consisting of 277 parking spaces. Currently, the church offers one Saturday evening service and two Sunday services as well as a bible study on Wednesday evening. There is no daycare or schooling offered during the week. This SDP will require public hearing for review and decision by Town Council (TC) after a review and recommendation by Planning Commission (PC).

Status: TC reviewed & voted to approve the application as presented on June 19, 2018.
PC reviewed the application on May 24th & recommended that TC approve the application.

Construction schedule: None at this time.

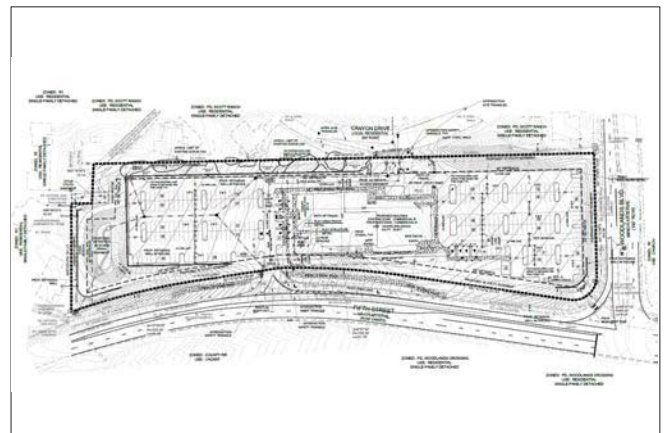
Of note:

Contacts: Jason Alwine, Thomas & Thomas, 710-578-8777 or jalwine@ttplan.net

Proj. Mgr: Donna Ferguson, Sr. Planner, 720-733-3566, DFerguson@CRgov.com



Vicinity Map



Site Development Plan

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.

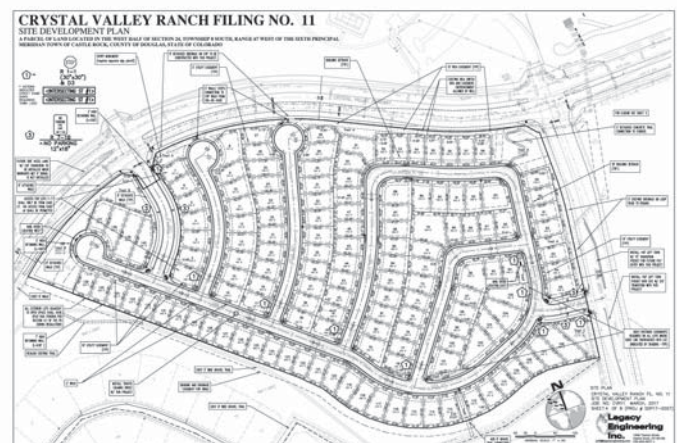
Construction schedule: 2018

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 Planning Area 7

Major Planned Development Amd #6 Project# PDP18-0006

Description: This property is located on the southeast corner of Crystal Valley Parkway and West Loop Road. The current zoning on the property allows 10.7 acres to be developed as commercial and 10.7 acres to be developed as residential, to include multi-family or single family. The owner, Crystal Valley Development Company, is proposing to rezone the property to reduce the commercial acreage to 4 acres and increase the residential area to approx. 17.4 acres. The maximum number of dwelling units would remain 171. No changes to any of the permitted uses are proposed.

Status: Please contact the Project Manager for current status of the application.

Construction schedule: TBD

Of note: This is a major amendment and will require public hearings before the Planning Commission and Town Council.

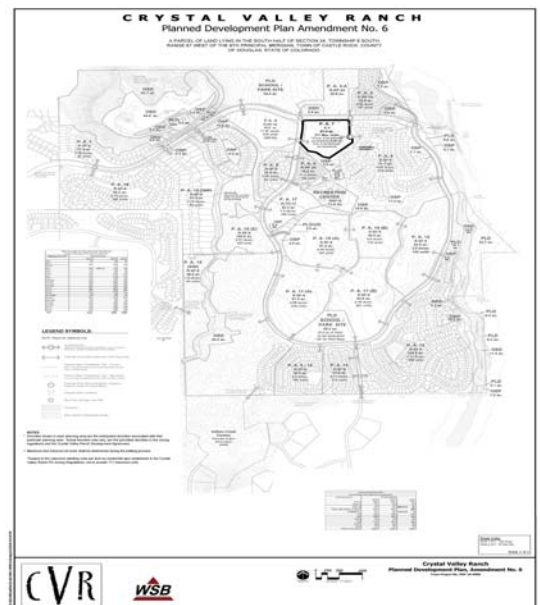
Contacts: Gregg Brown, Castle Rock Dev. Co., Gregg@cvranch.com

Jim Mill, WSB Engineering, jmill@wsbeng.com

Sandy Vossler, Town of Castle Rock - Planning, svossler@crgov.com



Vicinity Map



Proposed PD Plan

Development Activity

FAST FACTS – Crystal Valley Ranch PDP (PA 4)

Major Amendment No. 5

Project# PDP18-0005

Description: Crystal Valley Development Company, the applicant, has submitted an application to amend Planning Area 4 (PA 4) of the Crystal Valley Ranch Planned Development Plan (PDP). The amendment proposes to formally reduce the permitted densities of PA 4 by 52 units; from 290 units down to 238 units. No other changes are proposed for the Planning Area. This amendment is being processed at the request of the Town and in conjunction with the proposed Ridge Estates Annexation for 52 units. The application will require public hearings before the Planning Commission (PC) and Town Council (TC).

Status: On 2nd & final reading (9-18-18) TC voted 7-0 to approve the application.

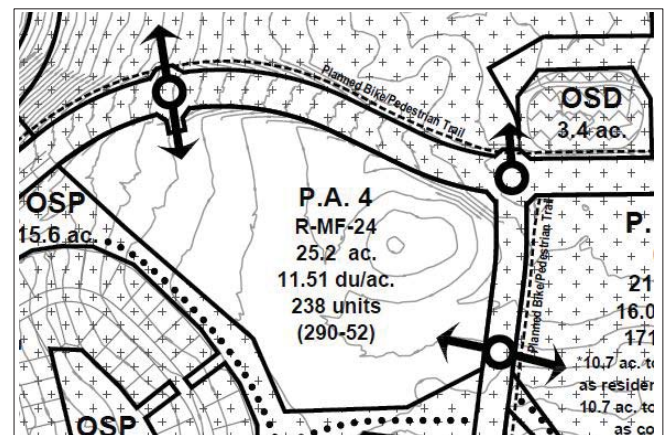
Construction schedule: _____

Of note: _____

Contacts: Applicants: Gregg Brown, Crystal Valley Development Company, 303-814-6862 & James Mill, WSB Engineering 720-318-8862, jmill@wsbeng.com
Town Planner: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Vicinity Map



Proposed Amendment to PA 4

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 and 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.

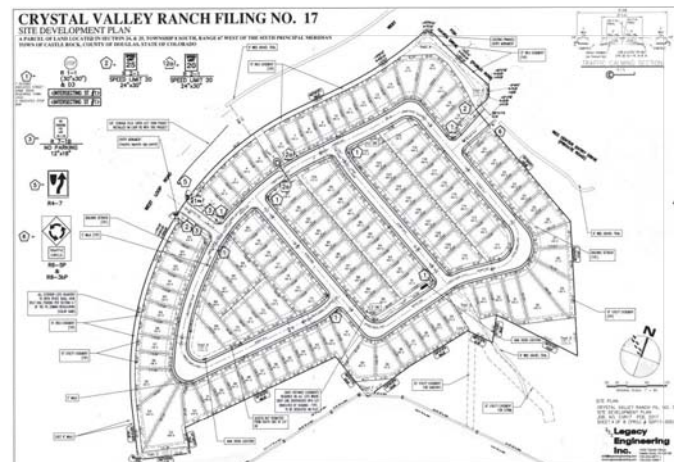
Construction schedule: TBD

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 – Davey Daycare Use by Special Review

Project# USR18-0002

Description: The Town has received an application for a Use by Special Review for a day care located at 399 North Gilbert Street, in the Craig & Gould neighborhood. The proposed capacity of the day is 39 children, qualifying as a large in-home day care per state regulations is an allowed Use by Special Review in the R-2 zoning districts. Site improvements include the installation of a playground behind the building and reconfiguration of parking. A Use by Special Review requires public hearings before Planning Commission and Town Council.

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

Construction schedule: TBD

Of note:

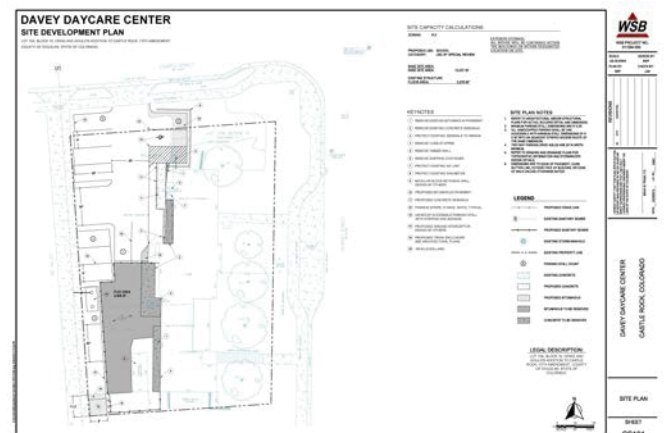
Contacts: Applicant: Leah Davey

Applicant Rep: Adam Alexander, 303-688-9848, AAlexander@mwgolden.com

Town PM: Brad Boland, 720-733-3538, BBoland@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.

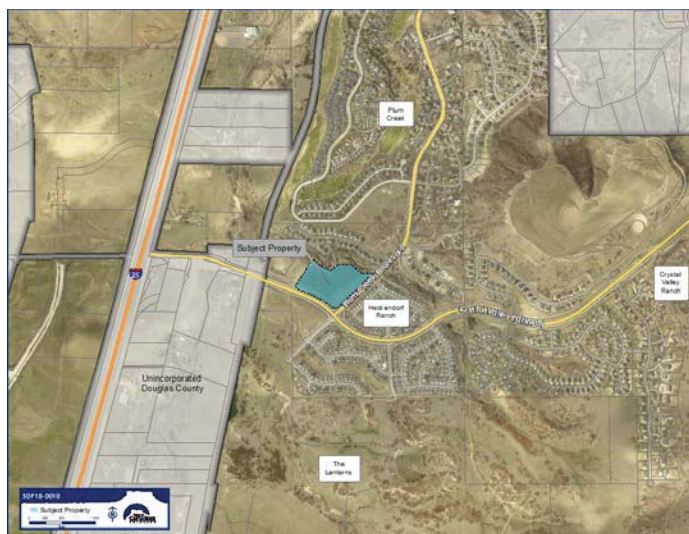
Status: Please contact the Project Manager for the project status.

Construction schedule:

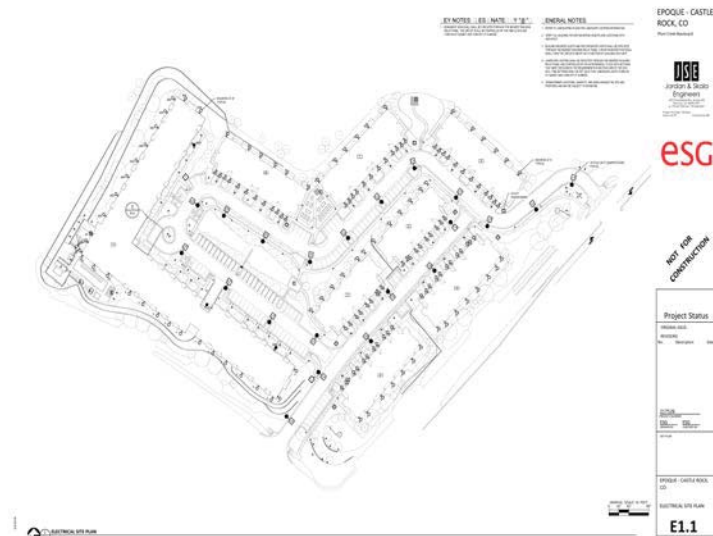
Of note: 8-23-18: Planning Commission voted 5-0 to recommend approval.

9-4-18: Town Council voted 6-0 to approve the site plan as presented.

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 Lanterns Major PD Amendment

Project# PDP18-0003

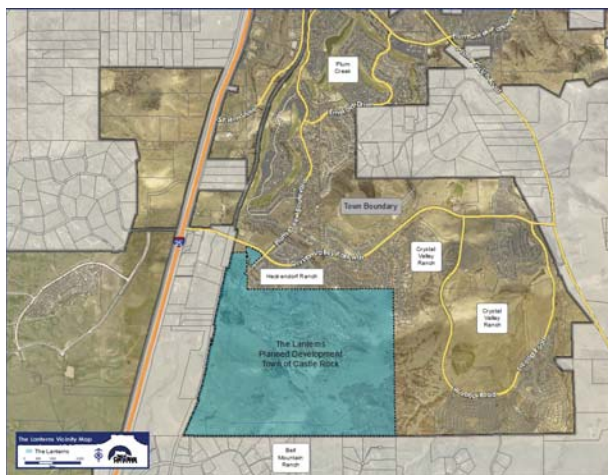
Description: A major Planned Development (PD) amendment has been submitted for the Lanterns PD, located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 848 acres. The current zoning allows up to 1,200 single family units, recreation facilities and approximately 437 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.

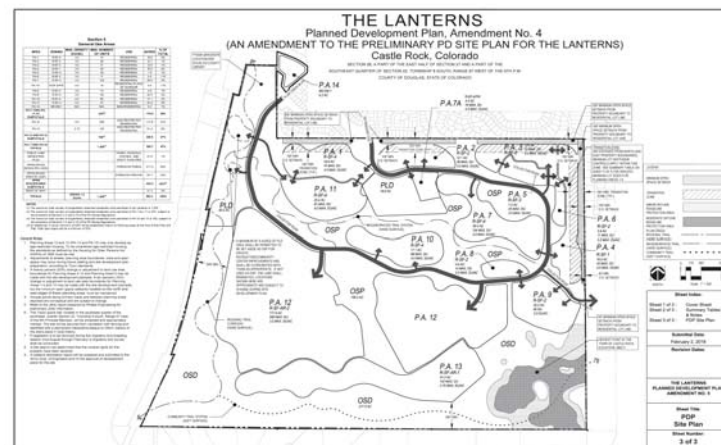
Construction schedule: To be determined.

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
Sandy Vossler, Sr. Planner/Project Manager, TOCR, svossler@crgov.com



Lanterns Vicinity Map



Lanterns PD Plan Amendment

Development Activity

FAST FACTS – The Lanterns Site Development Plan

Project# SDP17-0044

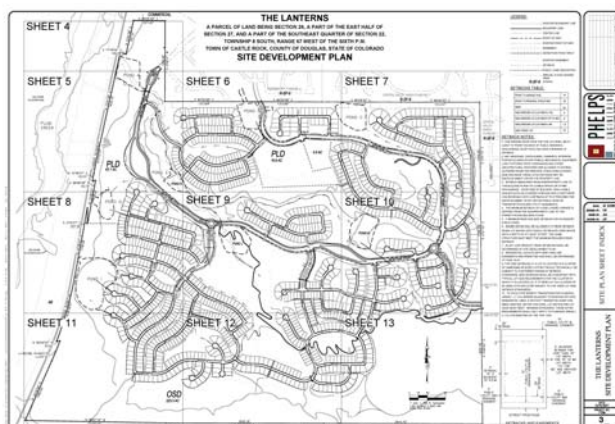
Description: The Lanterns Site Development Plan, previously submitted on Oct. 16, 2017, has been revised and resubmitted. The revised SDP accounts for unmapped floodways. The Lanterns Planned Development is located south of Plum Creek Blvd and Crystal Valley Pkwy. The site is approx. 848 acres. The site 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.

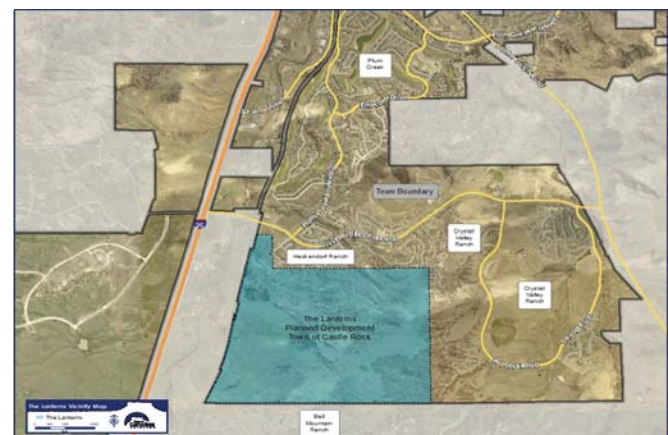
Construction schedule: Initial phases are planned for 2018.

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
Sandy Vossler, Sr. Planner/Project Manager, TOCR, svossler@crgov.com



Proposed Site Development Plan



The Lanterns PD Vicinity Map

Development Activity

FAST FACTS – Meadows Filing 16, Parcel 8 (Meadows South) Site Development Plan

Project# SDP18-0028

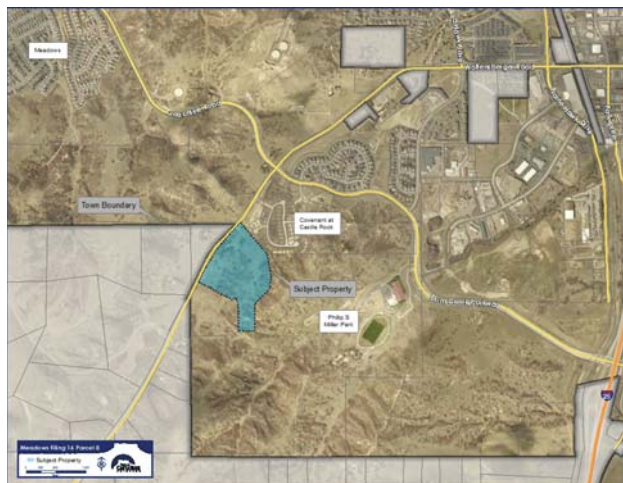
Description: Castle Rock Development Company has submitted a Site Development Plan for a parcel located south of Wolfensberger Road and West of the intersection of Coachline Road and Plum Creek Parkway. The property is approximately 27 acres and zoned to allow low density multi-family. The proposed plan is for 58 pair homes consisting of 116 residential units. There is one access point along the west side of the property, which will also serve as access to the Town's park property adjacent to the site to the west. An emergency vehicle access will be provided on the east property line, where the site is adjacent to the Covenant development. Improvements to the Omni Gulch and the floodplain are proposed with this site plan.

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

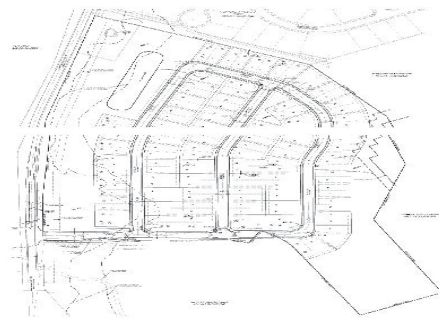
Construction schedule: TBD

Of note: This residential site plan will require public hearings before Planning Commission Town Council.

Contacts: R.C. Hanisch, Castle Rock Development Co., rhanisch@crdvco.com
Sandy Vossler, Town of Castle Rock - Planning, svossler@crgov.com



Vicinity Map



Proposed Site Development Plan

Version: 1

Development Activity

FAST FACTS – Meadows Town Center (3855 Ambrosia St)

Site Development Plan for Mixed Use Project# SDP18-0005

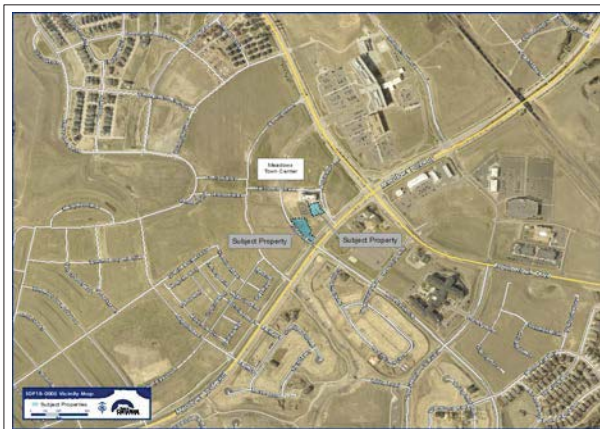
Description: The property is located at 3855 Ambrosia Street in the Meadows Town Center. The Town Center use area is zoned for mixed use and a permitted building height of 60 feet. The site plan proposes a 3-story building with a mix of office and retail on the 1st and 2nd floors and six 1-bedroom apartments 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.

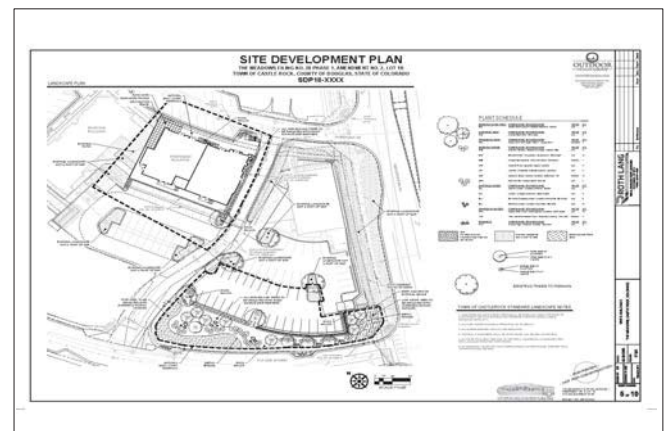
Construction schedule: 2018

Of note: Town Council approved the Site Development Plan, as proposed, on June 19th by a vote of 6-0. Building plans and construction documents are currently under review.

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



Vicinity Map



Site Development Plan

Development Activity

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

Site Development Plan Amendment Project# SDP17-0018

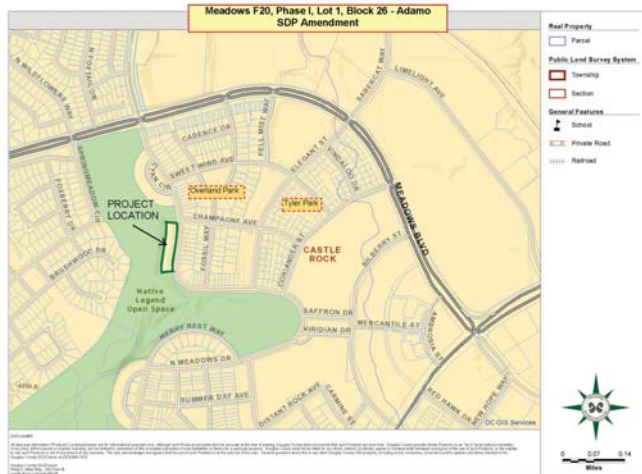
Description: This property is located on N. Meadows Drive, south of Champagne Avenue, within the Town Center use area of The Meadows Subdivision. The lot was originally planned for 24 multi-family units. This SPD amendment proposes instead 11 single-family detached units. The infrastructure is in place 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.

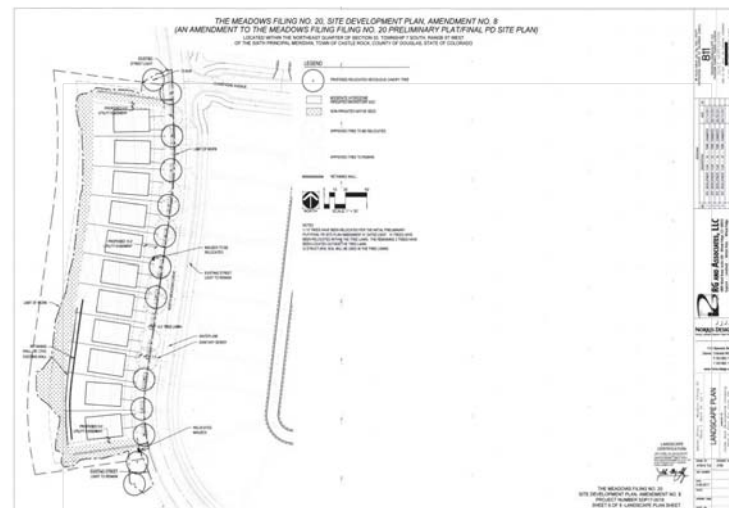
Construction schedule: TBD

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



Vicinity Map



Proposed Site Development Plan

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: Town Council approved the Site Development Plan, as proposed, on April 17, 2018.

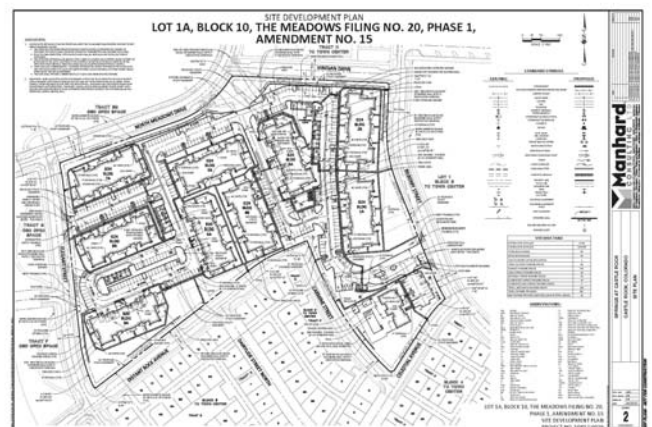
Construction schedule: To Be Determined

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 – Rezoning of 1407 North Park St to Industrial One

Project# COZ18-0003

Description: The Town of Castle Rock has received a rezoning application to rezone 1407 North Park Street. The application proposes to rezone the parcel from Planned Development (PD) which only allows general motor vehicle use to I-1 Industrial zoning that would allow a more diverse set of uses for the applicant to help bring in more potential users. A 5,000 square foot building currently sits on the property and has been used as an automotive shop in the past.

Status: For current status please contact the Town project manager (TOCR PM)

Construction schedule: No construction is planned at this time

Of note: The Planning Commission Hearing has been scheduled for September 13, 2018. Town Council hearings have been scheduled for October 2, 2018 and October 16, 2018.

Contacts: PM: Nick Hier, Hier & Company, 303-688-3105, nick.hier@hierandcompany.com
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Aerial View

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 815,000 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.

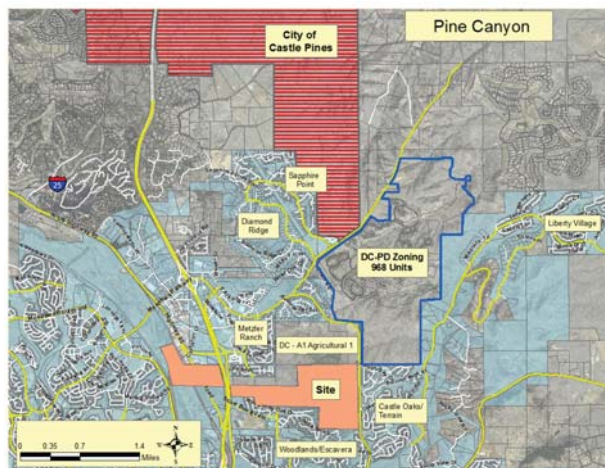
Construction schedule: To be determined.

Of note: Public hearings before the Planning Commission and Town Council are required, but have not yet been scheduled.

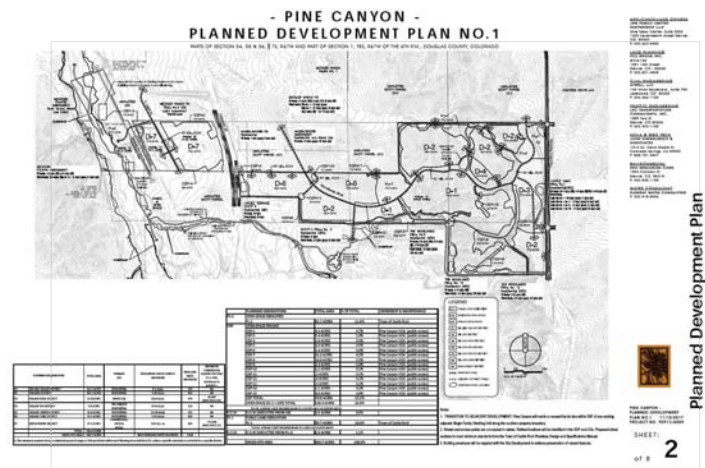
Contacts: John Prestwich, PCS Group, Inc. (303-531-4905, john@pcsgroupco.com)

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

Development Activity

FAST FACTS – Pinon Manor PDP and DA

B.W. Squared & 498 S. Gilbert St.

Project# PDP15-0004

Description: The property owner proposes to rezone part of the B.W. Squared PD and the adjacent property to the south, 498 S. Gilbert St. (zoned SR-1), to a new PD to be known as Pinon Manor Apartments PD. The rezone would allow for the development of three new multi-family buildings (20 dwelling units) upon the 498 S. Gilbert St. lot which is 1.09 acres in size. The site is subject to the Residential/Nonresidential Interface Regulations and will require public hearings before Planning Commission and Town Council.

Status: Town Council approved this application on May 17th, 2016. For further status information please contact the project's Town Planner.

Construction schedule: Not known 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
Ownr Rep: Patricia Parish, Opus Planning; 719-660-3604; triciaparish@msn.com
Town Planner: Donna Ferguson; 720-733-3566; dferguson@crgov.com



Development Activity

FAST FACTS – Pioneer Ranch (Annexation, PD Plan and PD Zoning Regulations) Project# PDP15-0007

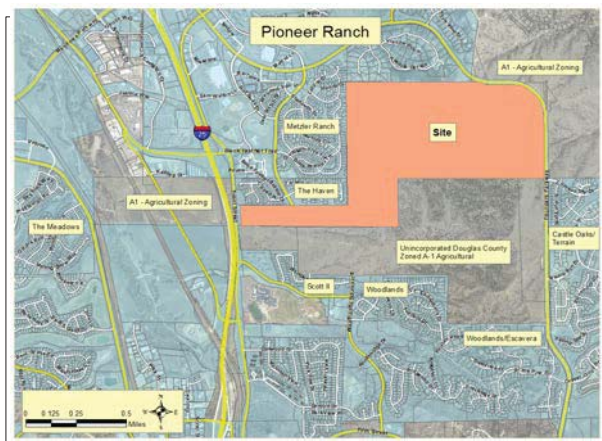
Description: Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123 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.

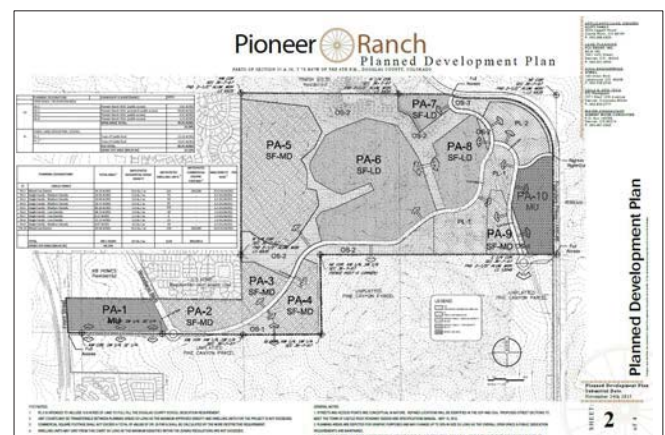
Construction schedule: To be determined.

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: Sandy Vossler, Senior Planner 720-733-3556 (svossler@cr.gov.com)



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan

Development Activity

FAST FACTS – Plum Creek Gas Station and Convenience Store

Project# SDP18-0038

Description: Plum Creek Investments, LLC proposes a strip center with gas station at the south east corner of East Plum Creek Parkway and South Lake Gulch Road. The strip center is a 7,200 foot multi-tenant retail building. A convenience store will occupy approximately 5,100 square feet, while the remaining 2,100 square feet are reserved for a future tenant yet to be determined. Six fuel stations are proposed to be in front of the building under a canopy. An automated drive-thru carwash facility will also be located on the property.

Status: For updated status please contact the Town project manager.

Construction schedule: Not known at this time

Of note: This project is subject to the Town's residential/non-residential interface regulations. Public hearings before Planning Commission and Town Council are required. Dates TBD.

Contacts: Applicant Rep: Steven Cromer, 720-536-3180, scromer@dimensiongroup.com
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Site Plan

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
Town Planner: Donna Ferguson, DFerguson@CRgov.com, 720-733-3566



Location Map



PDP

Development Activity

FAST FACTS – Riverwalk, 215 N Wilcox Street, patio

Site Development Plan Amendment Project# SDP18-0024

Description: The Riverwalk North and South project was originally approved by the Design Review Board on September 14, 2016, with an amendment approved on April 26, 2017.

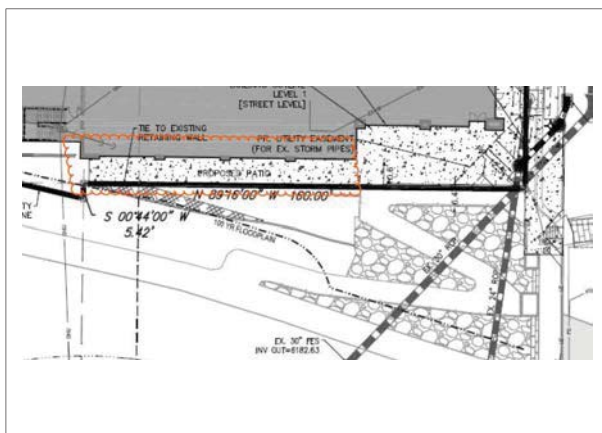
The owner and developer, Confluence Companies, is proposing a minor Site Development Plan Amendment to the North building. The amendment changes the design of the patio on the south edge of the North building, which is adjacent to the gulch and trail. The patio would encroach within Town property, which would require an encroachment agreement with the Town if the patio design is approved.

Status: Please contact Town project manager for current status

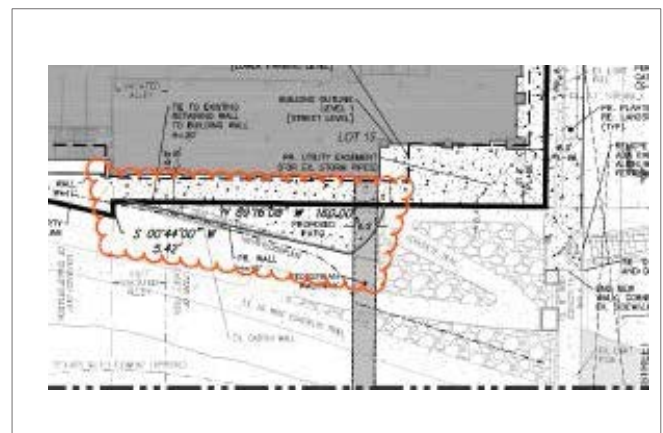
Construction schedule: site is already under construction

Of note: The Design Review Board will consider this amendment at a public hearing.

Contacts: Anthony DeSimone, Riverwalk CR, 720-253-4234, tony@confluenceco.com
Tyler Smith, Confluence Builders, 720-220-6210, tsmith@confluenceco.com
Julie Kirkpatrick, Town of Castle Rock, 720-733-3516, jkirkpatrick@crgov.com



Approved patio stops at Property



Proposed patio is larger

Development Activity

FAST FACTS – Riverwalk Common Sign Plan

Project# SDP18-0014

Description: Arthouse Design has submitted a Common Sign Plan on behalf of the Riverwalk Development. The purpose of the document is to create a policy for a comprehensive and balanced system of signs for the project. The plan identifies the developments identification signage while also creating standards for the retail/tenant signage. The standards are intended to set out a coordinated program for identification signage and retail/tenant signage. The standards set forth in the Common Sign Plan will be in addition to the Town of Castle Rock Downtown Sign Regulations. The Common Sign Plan will be processed as an amendment to the Riverwalk Site Development Plan and will go before the Town of Castle Rock Design Review Board for review.

Status: Please contact the Town's contact for the current status

Construction schedule: TBD

Of note: The Common Sign Plan will be reviewed at a public hearing by the Town of Castle Rock Design Review Board on a date yet to be scheduled.

Contacts: Applicant Representative: Anais Mares, Arthouse Design,
anais@arthousedenver.com or 303-892-9816
Town of Castle Rock: Brad Boland, bboland@crgov.com or 720-733-3538



Vicinity Map



RIVERWALK
COMMON SIGN PLAN
Prepared by Arthouse Design


Castle Rock Planning Department, Department 1000
Date: _____

Common Sign Plan

Development Activity

FAST FACTS – Upper Sunstone Village USR-SDP

Planning areas 47, 51 & 52 in Terrain Project# SDP18-0032

Description: SLV Castle Oaks, LLC has submitted an application for a Use by Special Review-Site Development Plan (USR-SDP) for a residential neighborhood known as Upper Sunstone Village. Upper Sunstone Village is located south of State Highway 86 and east of N. Ridge Road and is part of the Terrain Community. The USR-SDP proposes a total of 261 single-family detached and attached homes with dispersed open space on 56.5 acres of land. The Terrain Community outlines single-family attached homes as a use by special review. As such, the application will require review and approval by Town Council (TC) after a review and recommendation by the Planning Commission (PC).

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

Construction schedule: None at this time

Of note:

Contacts: Kurt Jones, kjones@starwoodland.com

Project. Manager: Donna Ferguson, Sr. Planner

720-733-3566 or DFerguson@CRgov.com



Vicinity Map



Site Development 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 (PC) and the Town Council.

Status: On 2nd & final reading (6-19-2018) TC unanimously approved the applications.
On first reading (6-5-2018) Town Council unanimously approved the applications.

Construction schedule: Not known at this time.

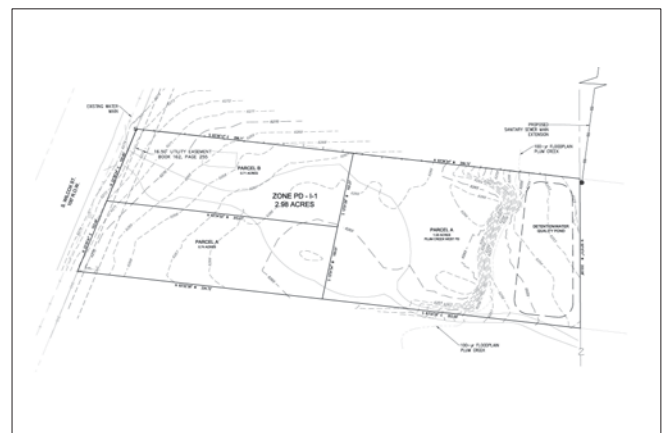
Of note: The associated Annexation Petition was found to be in Substantial Compliance on July 19, 2017 and Eligible for annexation consideration on September 6, 2017.

Contacts: Applicant Rep: Michael Humphrey, 303-594-1194, mike@poloproperties.com

Town PM: Donna Ferguson, 720-733-3566, DFerguson@CRgov.com



Location Map



Planned Development Plan