

Crystal Valley Ranch

Filing 18

Site Development Plan

Planning Commission Public Hearing

October, 2019

Gregg Brown

Crystal Valley Ranch
Development Co., LLC

Castle Rock, Colorado



Context Plan



[illegible]

Landscape Plan and Trails



Site Data

- 25.39 Total Acres
- PA-7 Zoned for 4.0 Acres of Commercial and 171 Dwelling Units
- 90 Proposed Single Family Age Restricted Detached Units
- 6.87 acres Proposed Open Space in 6 Tracts
- Site Plan continues regional trail connections to Clubhouse
- 35ft Maximum Building Height (site not located within Skyline-Ridgeline Protection Areas)

Public Outreach & Compliance

- Neighborhood Meeting held November 27, 2018 with a few attendees and there were no objections to the site plan.
- Site Development Plan public hearing & neighborhood meeting were noticed in accordance with the Town of Castle Rock Municipal Code.
- All comments from the staff & external referral agencies have been addressed.
- Proposal is in compliance with the 2030 Vision and Comprehensive Master Plan; the Crystal Valley Ranch PD Plan; Castle Rock SFD Guidelines; relevant sections of the CRMC standards established in Chapter 17.10.
- Chapter 17.10, including infrastructure; and meets the review and approval criteria as established by the Town of Castle Rock Municipal Code.
- Staff is recommending approval of the CVR Filing 18 Site Development Plan

CVR

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Castle Rock, Colorado

CVR

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Architecture

