

Crystal Valley Ranch

Filing 18

Site Development Plan

Town Council Public Hearing

October, 2019

Gregg Brown

Crystal Valley Ranch
Development Co., LLC

Castle Rock, Colorado



Context Plan



Castle Rock, Colorado

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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CVR

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Architecture

