

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.

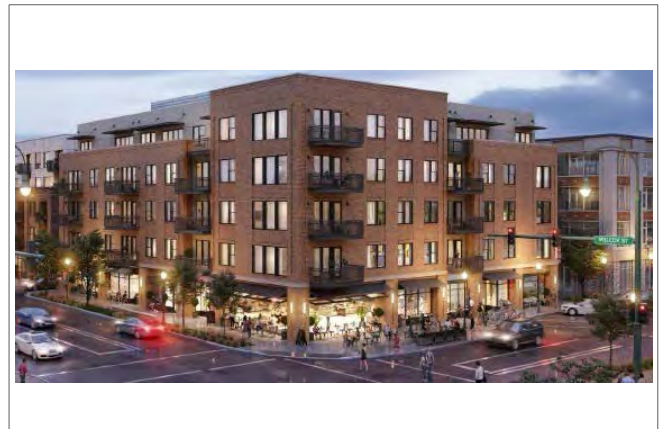
Contacts: Owner/Developer: Tony DeSimone, 720-253-4234, tony@confluenceco.com

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 – Acme Interchange Overlay PD

Rezone from I-2 to IO PD

Project# PDP19-0003

Description: The Acme Brick property is addressed as 401 and 661 Prairie Hawk Drive and is currently zoned as Industrial-2 (I-2). It consists of approximately 40 acres. The proposed rezoning is to an Interchange Overlay Planned Development (IO PD). The Acme IO PD proposes two planning areas and approximately five acres of open space. All permitted uses and design standards for an IO PD are established in the Interchange Overlay Development Standards approved in 2010 by Town Council. The Standards may be viewed and downloaded from the Town website at <http://www.crgov.com/1909/Interchange-Overlay-District>. A small portion of the property is within the minor and moderate Skyline, however properties zoned IO PD are not subject to the Skyline/Ridgeline Protection Ordinance.

Status: A neighborhood meeting was held on July 17th. A 2nd neighborhood meeting will be scheduled prior to public hearings. The rezoning application is under review.

Construction schedule: TBD

Of note: Public hearings are required before the Planning Commission and Town Council.

Contacts: Shawn Temple, P3 Advisors, 708-805-9474 or shawn@p3advisorsllc.com

Mitch Black, Norris Design, 303-892-1166 or mblack@norris-design.com

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



Acme IO PD - Vicinity Map



Acme IO Planned Development Plan

Version: 3

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)

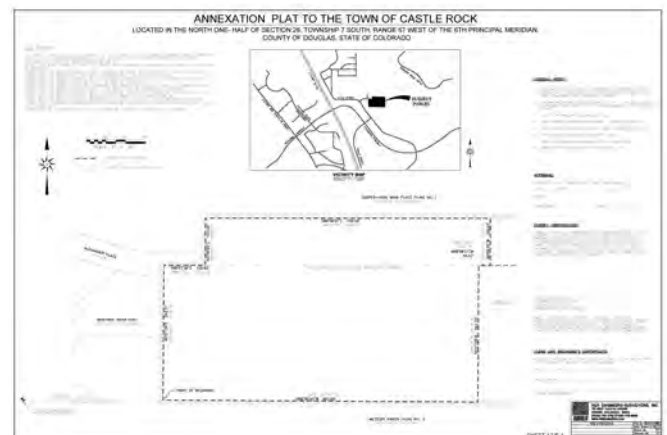
Construction schedule: To be determined

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: Martinez 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)

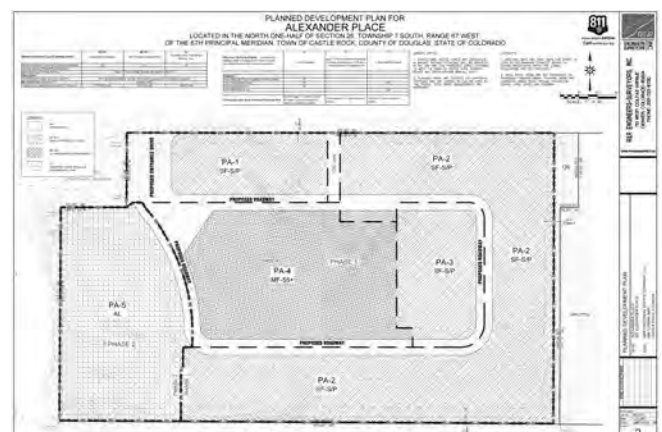
Construction schedule: To be determined

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 – Caliber at Terrain Apartment Complex Site Development Plan (SDP) Project# SDP19-0029

Description: The Garrett Companies, on behalf of Poplar Investments, Inc., has submitted an application for a SDP for an apartment building complex known as Caliber at Terrain, which is located in the northeast quadrant of Founders Parkway & State Highway 86. The SDP proposes 21 two-story apartment buildings containing 226 residential units, a clubhouse/leasing office, a pool, and a dog park. Parking is provided via 204 attached garage spaces and 212 surface parking spaces. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision.

A neighborhood meeting regarding this proposed SDP occurred on 4-24-19.

A 2nd neighborhood meeting regarding revisions to this proposed SDP occurred on 9-25-19.

Status: For current status information please contact the Town Planner.

Construction schedule: _____

Of note: _____

Contacts: The Garrett Companies, Josh Desmond, 317-743-8601, josh@thegarrettco.com
Town Planner, Donna Ferguson, 720-733-3566, DFerguson@CRgov.com



Vicinity Map

Development Activity

FAST FACTS – Crystal Valley Ranch Planning Area 7

Filing #18 - Site Development Plan

Project# SDP18-0060

Description: This property is located at the southeast corner of West Loop Road and Crystal Valley Parkway. The property is a multi-family use area, within the Crystal Valley Ranch Planned Development. Permitted uses include multi-family complexes, as well as single family attached and detached homes, up to 171 dwelling units. This site plan proposal is for 90 single family detached homes. The neighborhood is planned to be age-restricted to residents 55 years old and older. There will be two access points to the neighborhood; one from West Loop Road and the second from Idylwood Street. A small passive park is proposed at the southwest portion of the site. The adjacent commercially zoned lot is not included in this site plan proposal.

Status: Planning Commission recommended approval by a vote of 5-0 on October 10, 2019. Town Council approved the SDP by a vote of 5-0 on October 15, 2019.

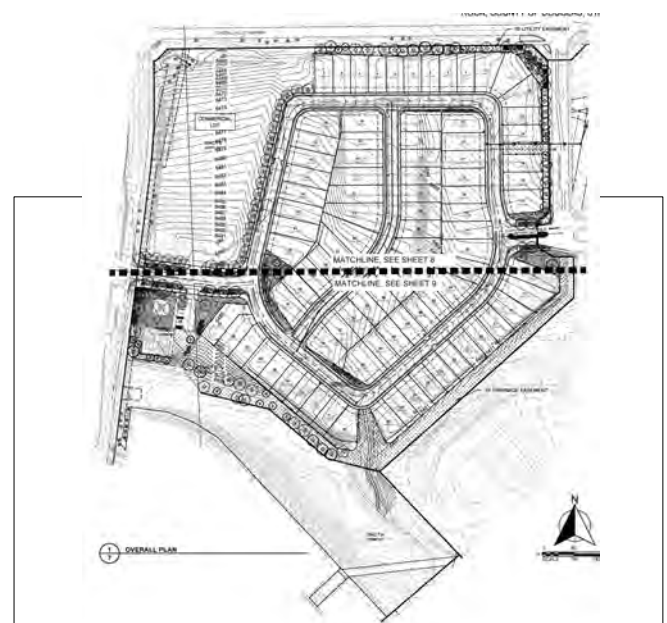
Construction schedule: 2019

Of note: A neighborhood meeting was held on November 27, 2018.

Contacts: Gregg Brown, Maple Grove Land LP, 303-814-6862 or Gregg@cvranch.com
Sandy Vossler, Town of Castle Rock, 720-733-3556 or svossler@crgov.com



Site Vicinity Map



Proposed Site Plan

Version: 3

Development Activity

FAST FACTS – Crystal Valley Ranch Filing No. 15

Site Plan Amendment (Landscaping) Project# SDP19-0001

Description: Crystal Valley Recovery Acquisition LLC has submitted a Site Development Plan Amendment for Crystal Valley Ranch Filing No. 15 Landscaping. The proposed changes to the landscape plan previously approved in 2016 are to update the plan to reduce water consumption and comply with the Town's landscape criteria adopted April 2018. No changes to the site configuration, density or open space are proposed with this amendment.

This proposal was discussed at the Crystal Valley Ranch HOA meeting on March 21, 2019.

Status: Planning Commission recommended approval by a vote of 5-0 on August 8, 2019.
Town Council approved the SDP Amendment by a vote of 7-0 on September 3, 2019.

Construction schedule: Under construction

Of note:

Contacts: Owner: Jerry Richmond, CVRA; Phone: 303-267-6195

Owner's Rep: Dylan Dettmann, Norris Design; Phone: 303-892-1166

Town: Sandy Vossler, Development Services; Phone: 720-733-3556



Vicinity Map



Site Layout and Location

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:

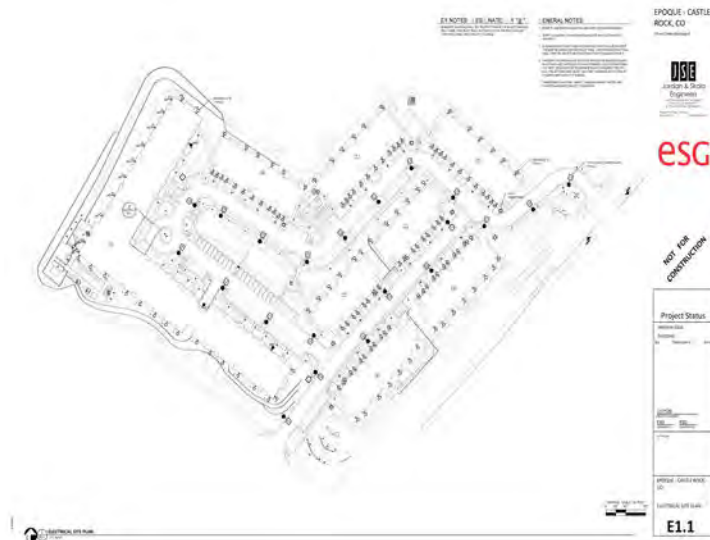
Of note: 8-23-18: Planning Commission voted 5-0 to recommend approval.

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

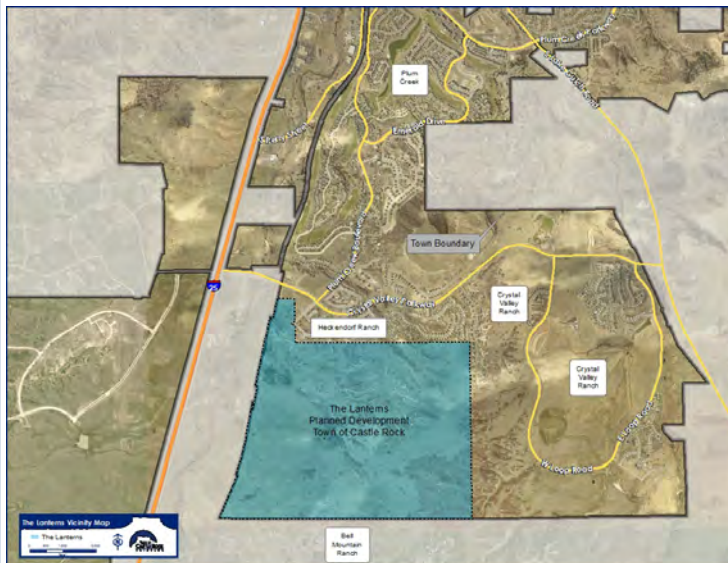
Description: A major Planned Development (PD) amendment has been submitted for the Lanterns PD, located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 853 acres. The proposed amendment would create a new 5-acre planning area and allow a church or single-family detached uses. The amendment would incorporate into the Lanterns PD, the 5.2 acre lot at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard, without any changes to the permitted uses. The amendment would also establish a master sign plan for the Lanterns development to be known as Montaine.

Status: Please contact the Project Manager for information on the status of this proposal.

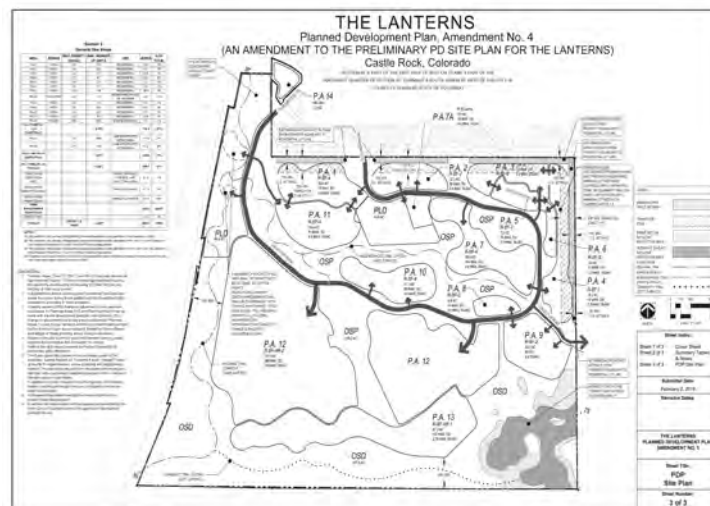
Construction schedule: To be determined.

Of note: 5-23-19 Planning Commission voted 5-0 to recommend approval to Town Council. This application requires two readings before the Town Council.

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 2019.

Of note: Town Council approved the Site Development Plan on March 5, 2019.

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

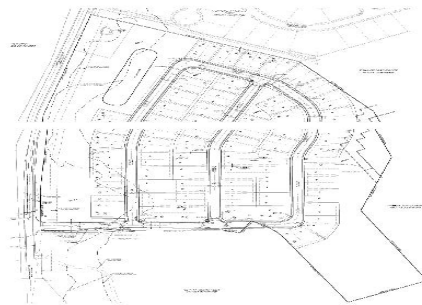
Construction schedule: TBD

Of note: Town Council approved the Site Development Plan on February 19, 2019

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: 2

Development Activity

FAST FACTS – Meadows Residential Neighborhood

Site Development Plan AmdF16, P6-7 Project# SDP18-0057

Description: The property is located on the east and west side of Coachline Road, just north of Wolfensberger Road. The Site Development Plan proposes 57 single family detached homes on approximately 39.6 acres that is currently zoned for single family residential development. Forty-five homes are planned west of Coachline Road and 12 homes are planned east of Coachline Road. Both neighborhoods will take their primary access from Coachline Road. Due to the number homes and street length west of Coachline, an emergency vehicle access will serve that neighborhood. Twenty-three acres of open space will be dedicated to the Town with this development. Concurrent with this SDP, the developer is dedicating 134 acres of open space west of Parcel 7.

Status: Planning Commission recommended approval by a vote of 5-0 on Aug. 22, 2019. Town Council approved the SDP Amendment by a vote of 7-0 on Sept. 3, 2019.

Construction schedule: 2019 - 2020

Of note: A neighborhood meeting was held on October 4, 2018.

Contacts: R.C. Hanisch, CRDC, 303-394-5139 or rhanisch@crdvco.com

Sandy Vossler, TOCR, 720-733-3556 or svossler@crgov.com



Vicinity Map



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.

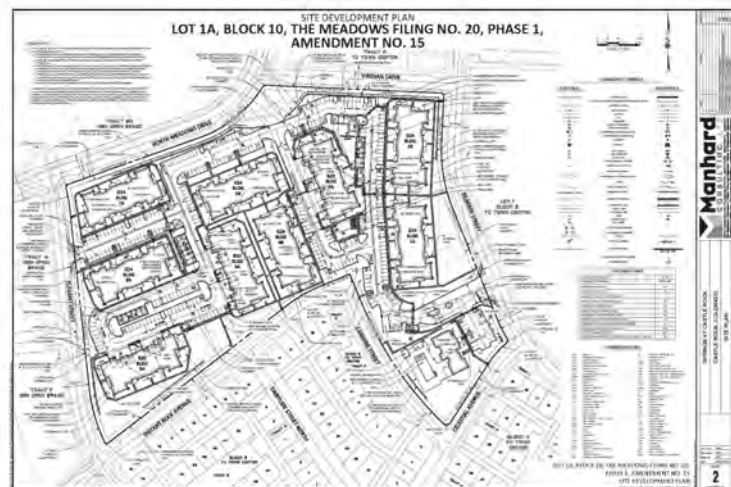
Construction schedule:

Of note: Occupancy anticipated Fall of 2019.

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



Approved Site Development Plan

Development Activity

FAST FACTS – Meadows Town Center Mixed Use Bldg Site Development Plan

Project# SDP19-0009

Description: This property is located in the Meadows Town Center, northwest of the intersection of Future Street and Mercantile Street. The site plan proposes a 150,184 square foot four-story, mixed use building. The first floor will include a restaurant, a private clubhouse and a leasing office. Floors two through four will include 111 multifamily dwelling units with a bedroom mix as follows: 59 one-bedroom units, 46 two-bedroom units, & 6 three-bedroom units. Proposed parking includes 169 spaces for the apartment residents and 25 spaces for restaurant patrons. Two interior courtyards will provide gathering spaces for residents. A dog park will be located north of the mixed use building.

Status: Town Council approved the Site Development Plan on November 5, 2019.

Construction schedule: TBD

Of note: A neighborhood meeting was held on March 6, 2019.

Public hearings are required before the Planning Commission and Town Council.

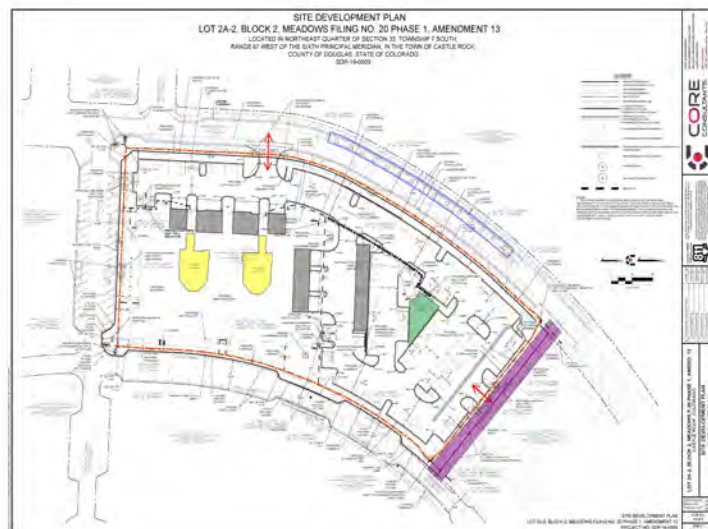
Contacts: RC Hanisch, CRDC, 303-394-5139 or rhanisch@crdvco.com

Josh Desmond, The Garrett Companies, 317-743-8601 or josh@thegarrettco.com

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



Property Vicinity Map



Proposed Site Development Plan

Version: 3

Development Activity

FAST FACTS – Memmen Young Infill PD Major Amendment

Project# PDP19-0002

Description: Highline Engineering & Surveying, on behalf of 176 M LLC (current property owner) and Macor LLC (developer), has submitted an application for a major amendment to a 176.5 acre portion of the Memmen Young Infill PD. Approved in 1985, the Memmen Young Infill PD is west of Ridge Road, south of Fifth Street, and north of Plum Creek Parkway. The portion of the Memmen young Infill PD under consideration allows 410 single-family units and 476 multi-family units. The applicant is proposing zoning that would allow 377 single-family units and 260 duplex units (130 structures) with 81 acres of open space. The applicant is referring to the project as Founders Vista.

Status: For current status information please contact the Town Planner.

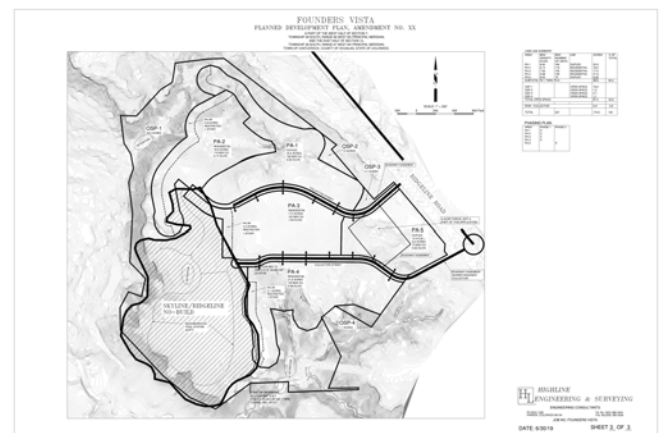
Construction schedule:

Of note: A neighborhood meeting regarding this proposal occurred on May 21, 2019.

Contacts: Highline Engineering & Surveying, Rusty Hall, 303-889-044, highlineeng@aol.com
Town Planner, Brad Boland AICP, 720-733-3538, BBoland@CRgov.com



Vicinity Plan



Plan

Version: 1

Development Activity

FAST FACTS – Memmen Trails Annexation

Project# ANX19-0001

Description: 15 M, LLC has submitted an annexation petition to bring approximately 15.8 acres, now part of unincorporated Douglas County, into the Town of Castle Rock. The parcel is located between Memmen Ridge Park to the north and the Glover Subdivision to the south. Oman Road runs along the west property line. 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)

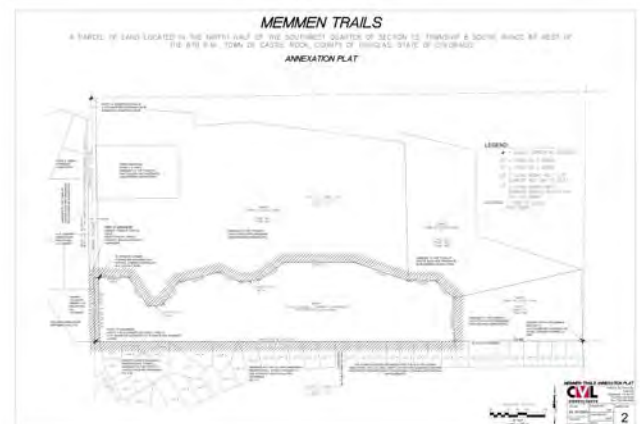
Construction schedule: To be determined

Of note:

Contacts: Paul Brady, Godden I Sudik Architects, 303-455-4437, paulb@goddensudik.com
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Memmen Trails Planned Development Plan

Project# PDP19-0001

Description: 15 M, LLC has submitted a request for Planned Development Plan (PDP) and Zoning Regulations Review in conjuncture with their Annexation application. The proposal includes a 15.8 parcel located between Memmen Ridge Park to the north and the Glover Subdivision to the south. Main access is off Oman Road on the west edge of the property along with a secondary connection to the Glover Subdivision by way of Stone Ave. The plan proposes single family attached homes with paired homes along the south border of the project for a total of 120 dwelling units. The application will require public hearings in front of Planning Commission and Town Council in conjuncture with the Annexation application.

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

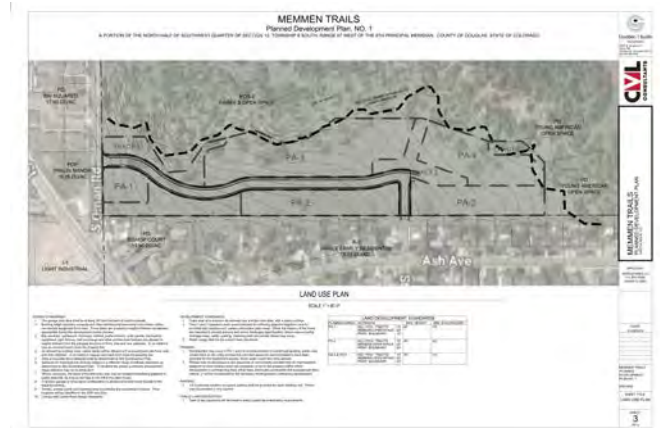
Construction schedule: To be determined

Of note:

Contacts: Paul Brady, Godden I Sudik Architects, 303-455-4437, paulb@goddensudik.com
TOCR PM: Brad Boland, Planner II, 720-733-3538, bboland@crgov.com



Vicinity Map



Planned Development Plan

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.

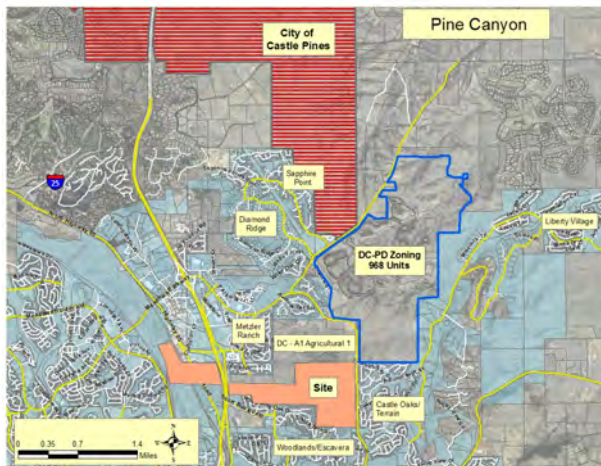
Construction schedule: To be determined.

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 Apartments PD

472, 481 & 498 S. Gilbert Street

Project# PDP19-0004

Description: RMG Architects & Engineers, on behalf of Oakridge Properties, has submitted a rezoning application for three properties (472, 481 & 498 S. Gilbert Street) located at the intersection of S. Gilbert Street & Oman Road. The application proposes to consolidate three properties into one zoning designation, known as the Pinon Manor Apartments Planned Development (PD) in order to develop a distinct apartment complex. The rezoning would allow all existing buildings to remain and for three new multi-family buildings consisting of 20 dwelling units to be constructed. The rezoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilperson Jason Bower's district.

Status: For current status information please contact the Town Planner

Construction schedule:

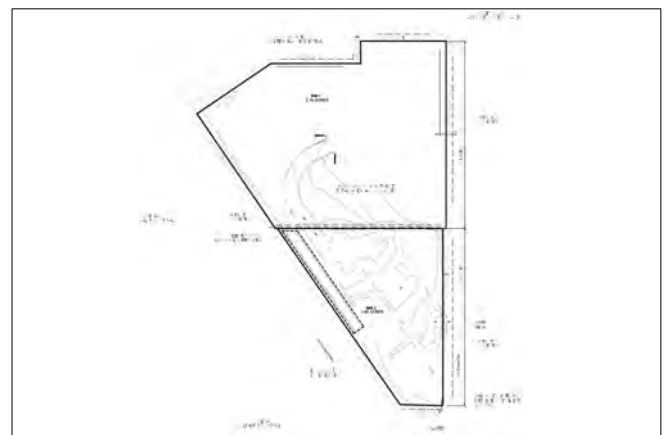
Of note: A neighborhood meeting regarding this proposed PD occurred on May 22, 2019.

Contacts: RMG Architects & Engineers, Jennifer Zezlina, 719-434-5630, JZezlina@RMG-engineers.com

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



Vicinity Map



Planned Development layout

Version: 1

Development Activity

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

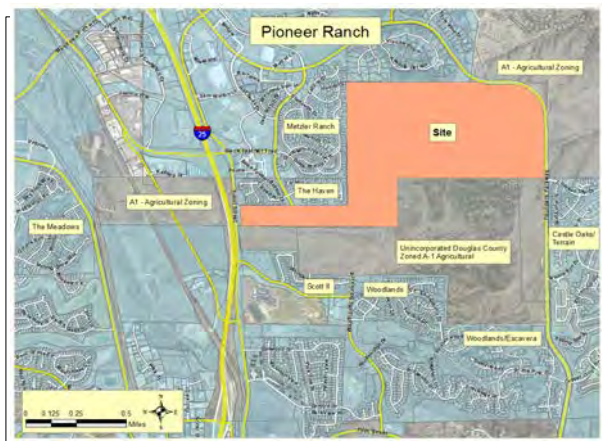
Description: Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123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

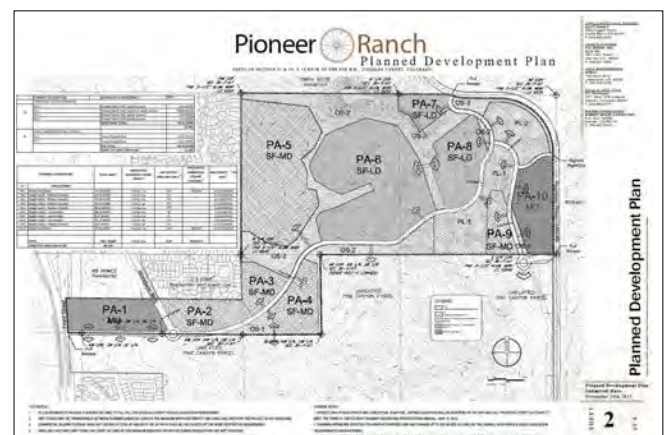
Construction schedule: To be determined.

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