ATTACHMENT A

# 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 Koczkur, 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**

**Version:** 2

# 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 bee 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.

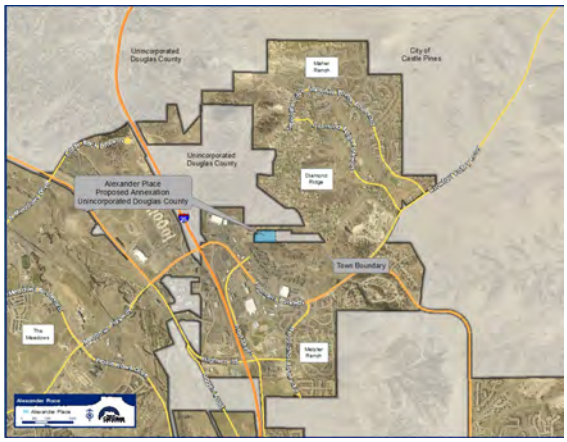
**Status:** For current status please contact the Town project manager (TOCR PM)

**Construction schedule:** To be determined

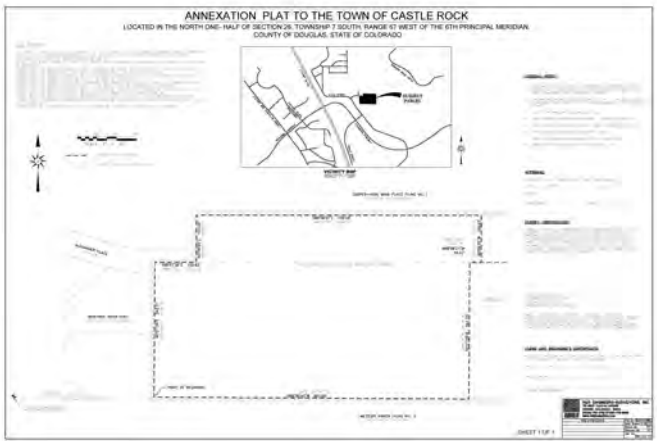
**Of note:**

**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**

**Version:** 1

# 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

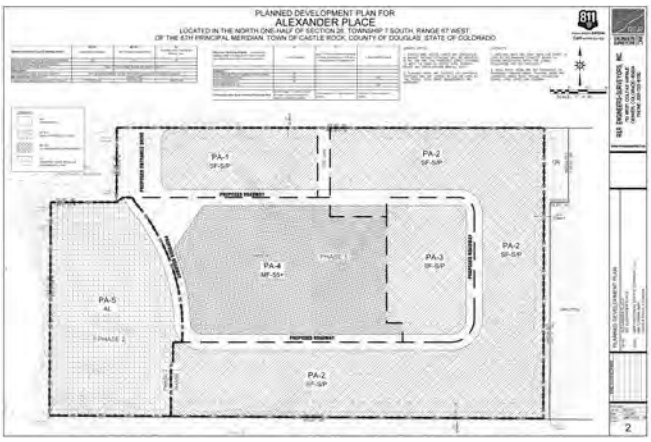
**Of note:**

**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**

**Version:** 1

# Development Activity

## FAST FACTS – Paired Homes in Founders Village

## Site Development Plan (SDP) Project# SDP19-0049

**Description**: Richmond American Homes has submitted an application for a site development plan (SDP) for a paired home residential neighborhood located at the northwest intersection of Mikelson Blvd. and Mitchell St. The SDP proposes 53 paired homes (totaling 106 dwelling units), garage parking, guest parking and open space. The SDP 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 Councilmember Caryn Johnson's district.

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

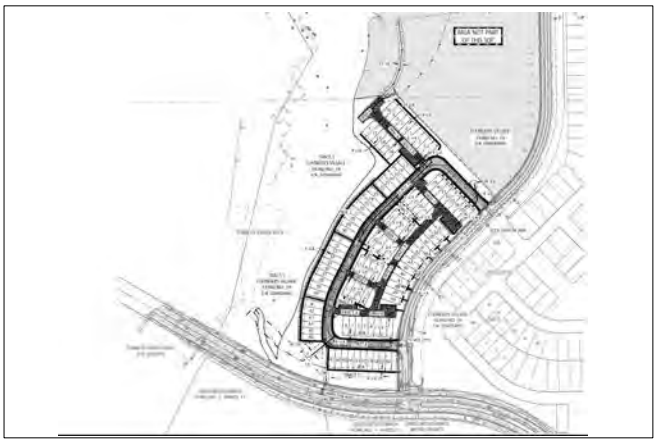
**Construction schedule:**

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

**Contacts:** Norris Design, Mara Owen, AICP, 303-892-1166, mowen@norris-design.com
Richmond Amer. Homes, Matt Childers, 720-977-3840, Matt.Childers@mdch.com
Town Planner, Donna Ferguson, 720-733-3566, DFerguson@CRgov.com



**Vicinity Map**



**Site Layout and Location**

# 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@the garrettco.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.

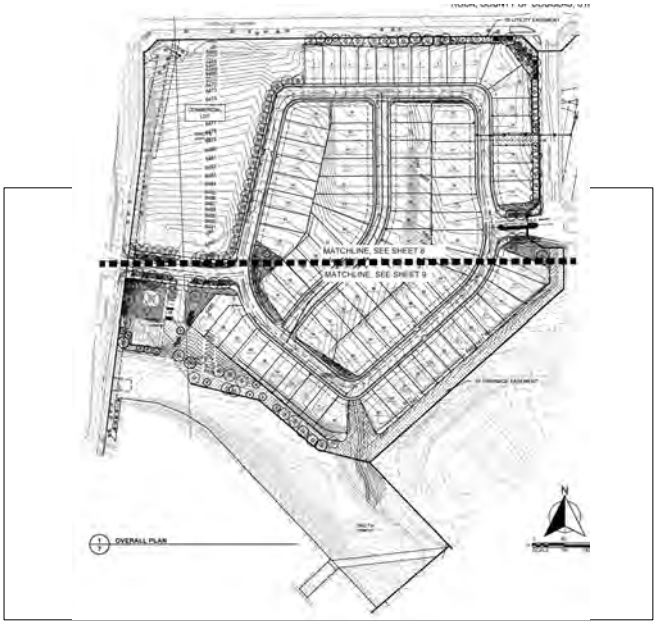
**Construction schedule:** 2019

**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:**

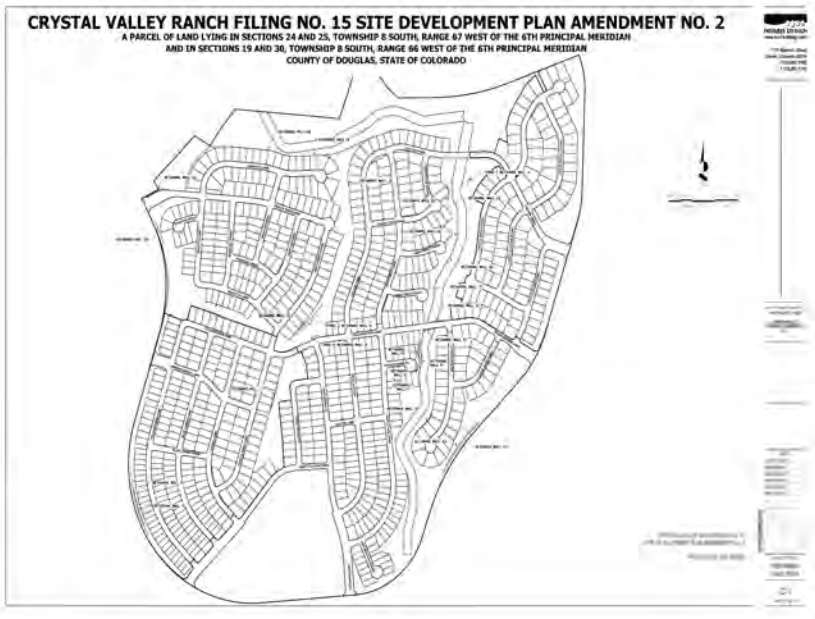
**Contacts:** Owner: Jerry Richmond, CVRA; Phone: 303-267-6195

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

**Version:** 3

# Development Activity

## FAST FACTS – The Lanterns Major PD Amendment

**Project# PDP18-0003**

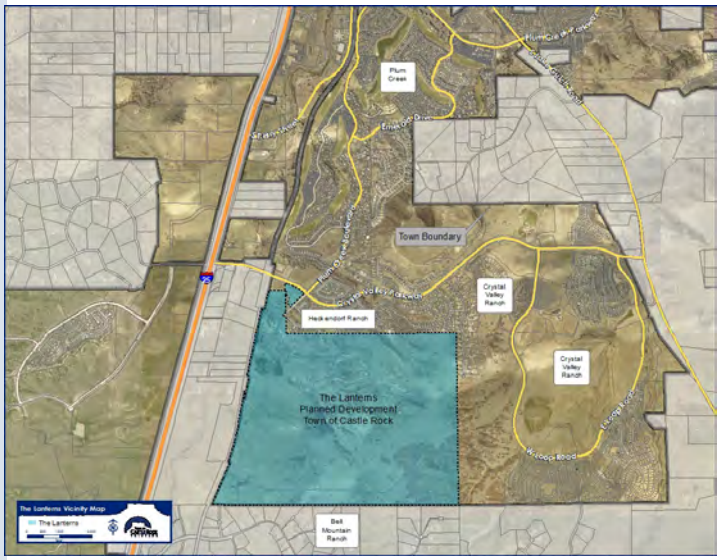
**Description**: A major Planned Development (PD) amendment has been submitted for the Lanterns PD, located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 853 acres. The proposed amendment would create a new 5-acre planning area and allow a church or single-family 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:** 5-23-19 Planning Commission voted 5-0 to recommend approval to Town Council.
12-17-19 Town Council voted 7-0 to approve on 2nd reading.

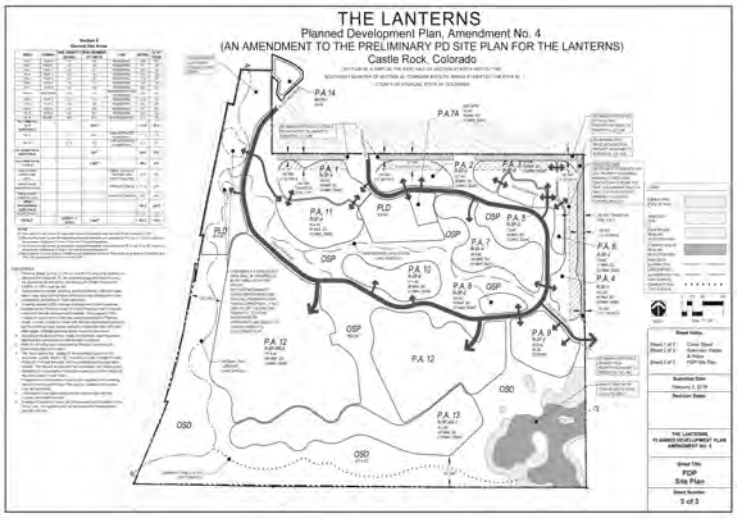
**Construction schedule:**

**Of note:**

**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**

**Version:** 5

# Development Activity

## FAST FACTS – The Lanterns Site Development Plan

**Project# SDP17-0044**

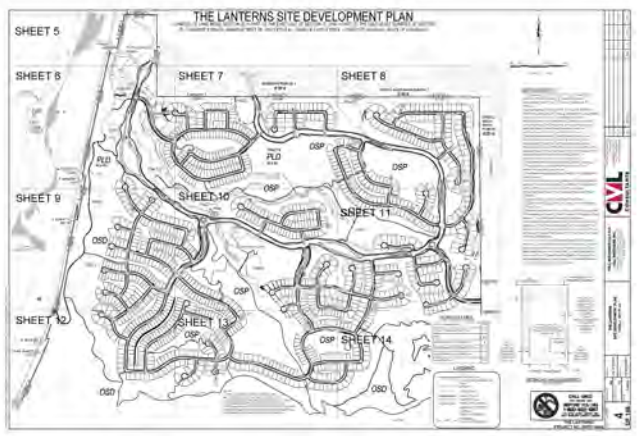
**Description**: The Lanterns Site Development Plan, previously submitted on Oct. 16, 2017, has been revised and resubmitted. The revised SDP accounts for unmapped floodways. The Lanterns Planned Development is located south of Plum Creek Blvd and Crystal Valley Pkwy. The site is approx. 848 acres. The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

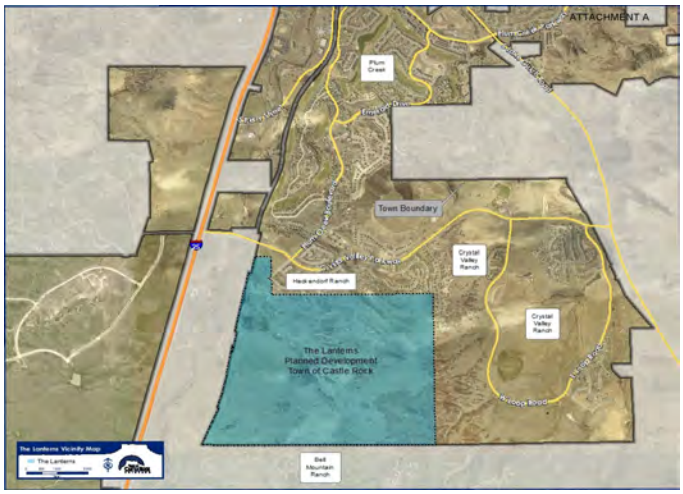
**Construction schedule:** Initial phases are planned for 2019.

**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**

**Version:** 3

# 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

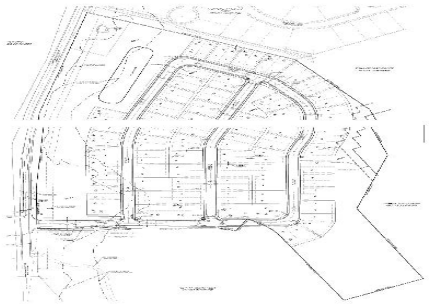
**Construction schedule:** TBD

**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

**Version:** 2

# 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.

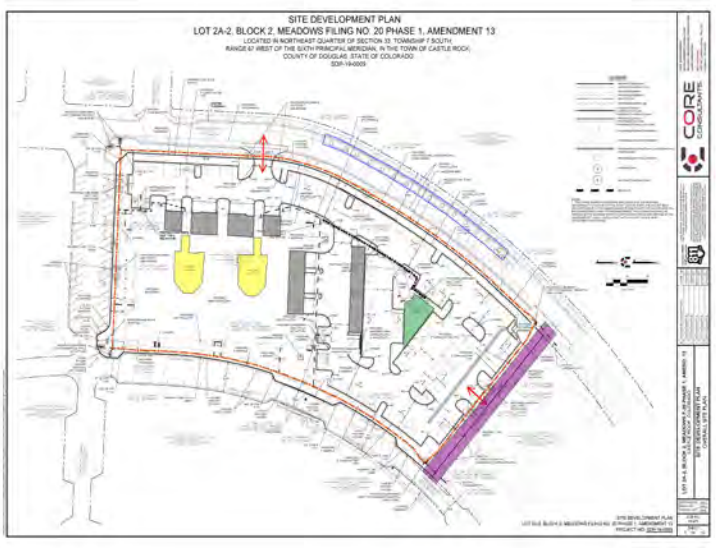
**Contacts:** RC Hanisch, CRDC, 303-394-5139 or rhanisch@crdvco.com

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**

# Development Activity

## FAST FACTS – Memmen Young Infill PD Major Amendment

**Project# PDP19-0002**

**Description**: Highline Engineering & Surving, 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.

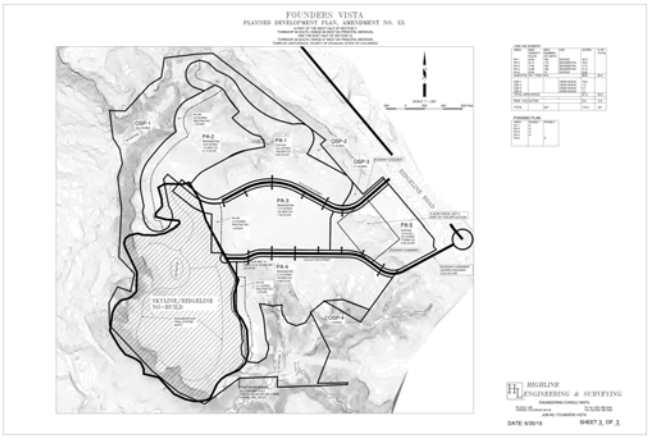
**Construction schedule:**

**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

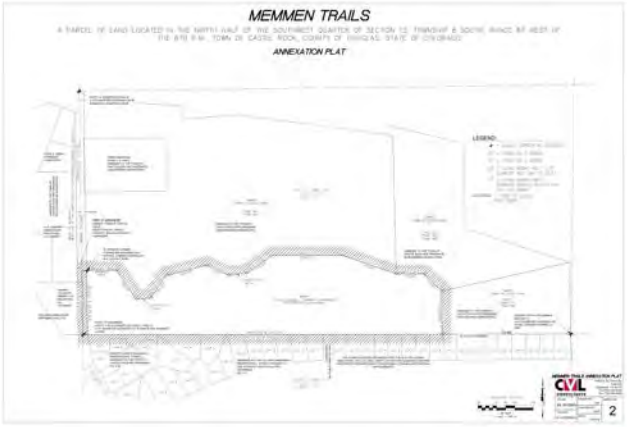
**Of note:**

**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**

**Version:** 1

# 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

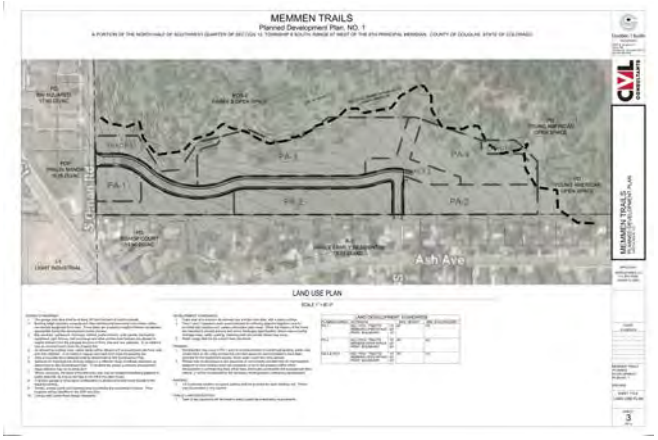
**Of note:**

**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**

**Version:** 1

# Development Activity

## FAST FACTS – Pine Canyon (Annexation, PD Plan and PD Zoning Regulations) Project# PDP13-0009

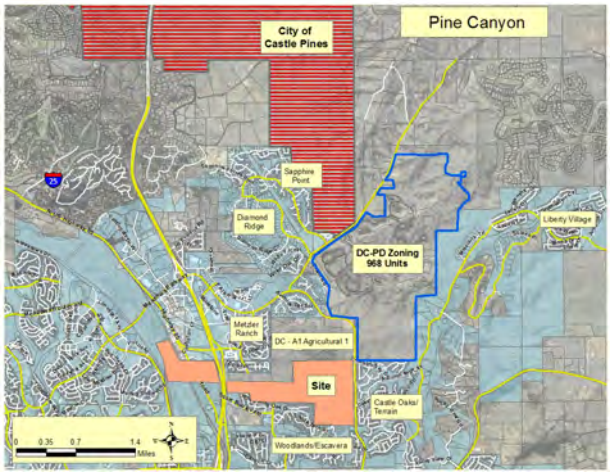
**Description**: The Pine Canyon property is located west of Founders Parkway, east of Front Street. The Woodlands PD is adjacent to the south and Douglas County A-1 property lies to the north. A portion of the property is located west of I-25 and east of Liggett Road. The site is approximately 540 acres. 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:**

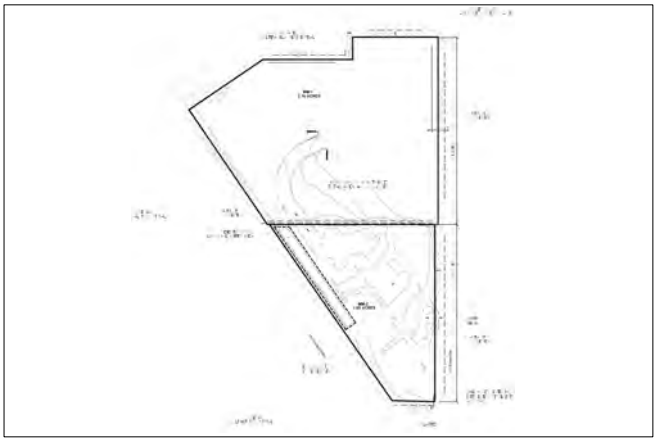
**Of note:** A neighborhood meeting regarding this proposed PD occurred on May 22, 2019.

**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**

# 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 and up to 400,000 s.f. of commercial/office/retail uses. Approximately, 78 acres would be se 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 it's current terminus, south. A new east/west road would link Founders Parkway and Front Street.

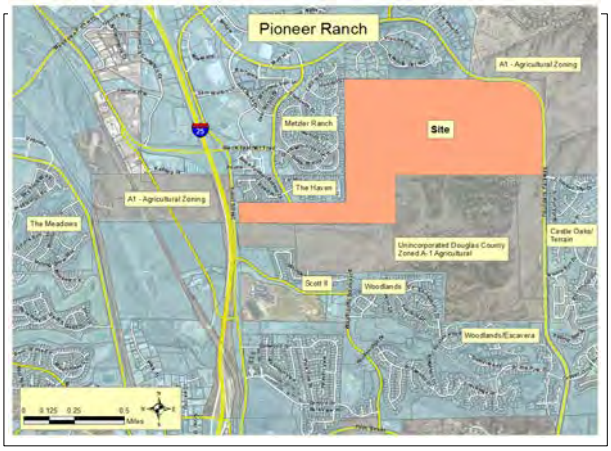
**Status:** For current status contact the project manager.

**Construction schedule:** To be determined.

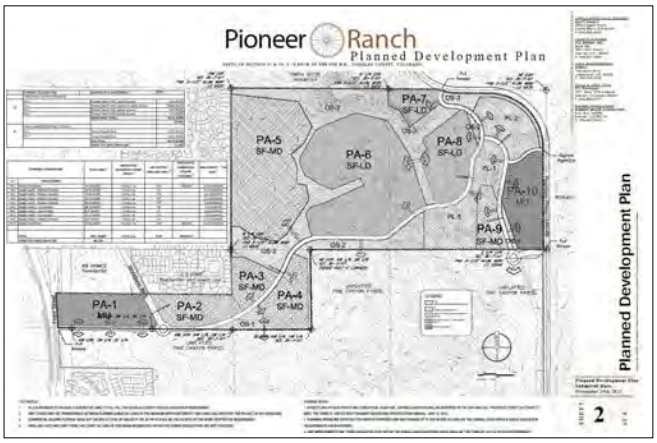
**Of note:** The Comprehensive Master Plan identifies this area a s future residential and mixed use.

**Contacts:** Paul Shoukas, PCS Group, Inc. (303-531-4905, paul@pcsgroupco.com)

Project Mgr: Sandy Vossler, Senior Planner 720-733-3556 (svossler@crgov.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.

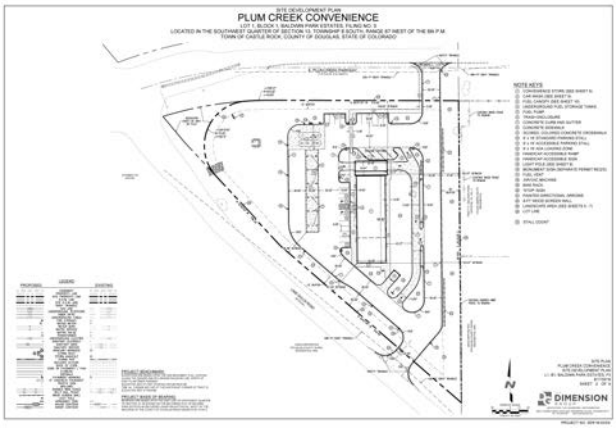
**Construction schedule:** Not known at this time

**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**

**Version:** 2