

# Development Activity

## FAST FACTS – Abundant Life Assisted Living USR

**Project#** USR20-0001

**Description:** Staff received a Use by Special Review application from Abundant Life Assisted Living, located at 1473 Rosemary Drive in Red Hawk Planned Development to increase the number of resident beds from 9 to 12. There are no exterior changes proposed. The only proposed change is from live-in staff to staff that works a shift and leaves.

**Status:** Please contact project manager

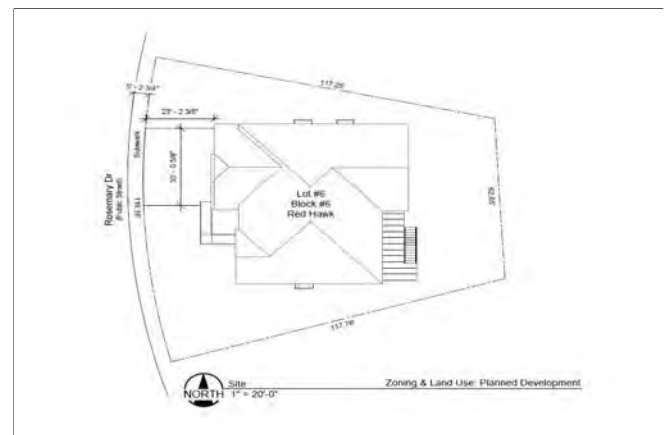
**Construction schedule:** TBD

**Of note:** This application will need to go through public hearings in front of Planning Commission for recommendation and Town Council for approval.

**Contacts:** Owner: Allyson and Griff Gehring, Phone#303-919-4077  
Town of Castle Rock: Pam Hall, Development Services, Phone# 720-733-2205



Vicinity Map



Site Plan

# Development Activity

## FAST FACTS – The Learning Center - Meadows F11

Site Development Plan

Project# SDP20-0023

**Description:** This Site Development Plan (SDP) proposes a 10,000 square foot, single-story daycare center to be constructed on a vacant parcel located on Meadows Boulevard between Springbriar Drive and Shane Valley Trail. An outdoor play area will be fenced and located in the rear yard of the lot. The applicant intends to subdivide the property into two lots. The daycare will be located on the lot nearest the Church of Jesus Christ of Latter Day Saints abutting the site to the north. The lots will be served by two access drives. A cross access easement and parking agreement will be implemented. A separate site plan will be submitted for the 2nd lot at a future date.

**Status:** Under review. Contact the Project Manager for additional information.

Public hearing dates are to be determined (TBD)

**Construction schedule:** TBD

**Of note:** This SDP is subject to the Residential/Non-Residential Interface regulations and public hearings are required before the Planning Commission and Town Council.

**Contacts:** R.C. Hanisch, Castle Rock Dev. Co. 303-394-5139 or rhanisch@crdvcom.com  
Kyle Swaving, Cage Civil Engineering 719-439-5888 or kswaving@cagecivil.com  
Sandy Vossler, Sr. Planner, TOCR 720-733-3556 or svossler@crgov.com



Vicinity Map



Site Layout and Location

Version: 1: 4-24-2020

# Development Activity

## FAST FACTS – 221 N. Perry St-Ecclesia Proposed Awning Downtown Facade Improvements

Project# SDP20-0016

**Description:** Ecclesia Market, located at 221 N. Perry Street, is proposing facade improvements. The applicant/owner, Matt Call, would like to add a new awning from the eastern entrance and stairs to the sidewalk. The awning would face N. Perry Street. The applicant may also renovate the existing steeple and paint the northern facade. Please see the renderings below for more details.

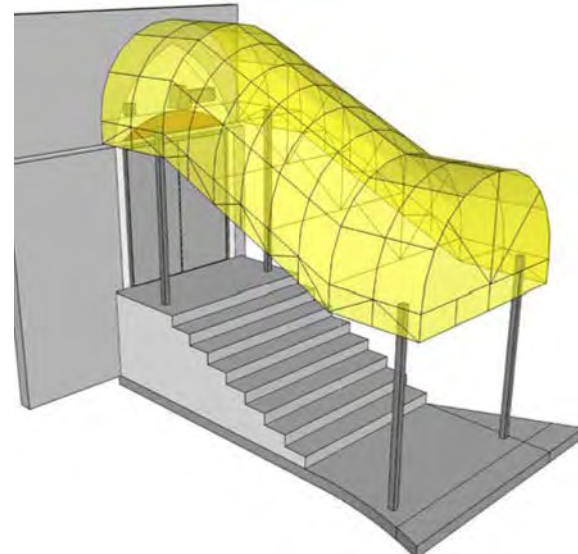
**Status:** Please contact Town project manager for current status.

**Construction schedule:** unknown

**Of note:** The application requires approval from the Design Review Board at a public hearing.

**Contacts:** Applicant: Matt Call, 303-956-5781, matt.call@navpointre.com

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



Existing View vs. Proposed View

Proposed Awning



# Development Activity

## FAST FACTS – 407 Jerry Street - Site Development Plan

Olinger Andrews Caldwell Gibson

Project# SDP20-0021

**Description:** The funeral home located at 407 Jerry Street, also known as the Olinger Andrews Caldwell Gibson Chapel, is proposing a new funeral home on the property. Last fall, Town Council approved the demolition of the existing chapel. The owners have now submitted an application for the new funeral home building and site improvements. The goal of the new building is to increase accessibility, increase energy efficiency, and better meets the needs of the community. Please see the proposed building elevation below.

**Status:** Please contact Town project manager for current status.

**Construction schedule:** possibly 2020

**Of note:** The application requires public hearings before the Design Review Board. Town Council approved demolition of the existing building on September 17, 2020.

**Contacts:** Arlie Moses, SCI Colorado Funeral Services, [Arlie.moses@sci-us.com](mailto:Arlie.moses@sci-us.com)  
Dan Horvat, Horvat Architects, [dan@horvatarch.com](mailto:dan@horvatarch.com), 303-523-3030  
Julie Kirkpatrick, Town, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com), 720-733-3516



Vicinity Map - 407 Jerry St



Proposed Building Looking NW

# Development Activity

## FAST FACTS – 620 Second St - new garage

Landmark Alteration Certificate

Project# HIS20-0001

**Description:** The property owner, Jodie Anderson, would like to build a new garage at her property located at 620 Second Street, which is on the southwest corner of Second and N. Lewis Streets. Also known as the Kirk House, the locally landmarked house was built in 1882. The proposed changes would include removal of the existing garage and building a new, approximately 1,000 SF garage in approximately the same location. The garage would also include a possible workout room. The Historic Preservation Board will consider this landmark alteration certificate application at a public hearing.

**Status:** Please contact Town project manager for current status.

**Construction schedule:** unknown

**Of note:**

**Contacts:** applicant/owner: Jodie Anderson, j.anderson@inteconusa.com, 720-244-2620  
architect: Nathan Albers, ronindesignscr@gmail.com, 303-489-2620  
town: Julie Kirkpatrick, jkirkpatrick@crgov.com, 720-733-3516



Proposed Garage, 2nd St (above)



Garage/Workout Room, east (below)

# 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](mailto:shawn@p3advisorsllc.com)

Mitch Black, Norris Design, 303-892-1166 or [mblack@norris-design.com](mailto:mblack@norris-design.com)

Sandy Vossler, Town of Castle Rock, 720-733-3556 or [svossler@crgov.com](mailto: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)

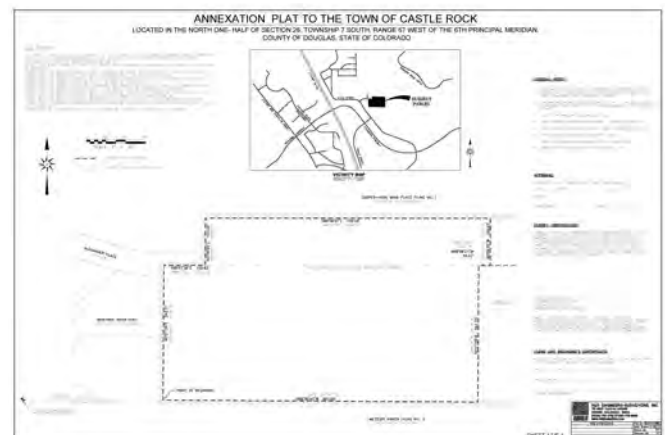
**Construction schedule:** To be determined

**Of note:**

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

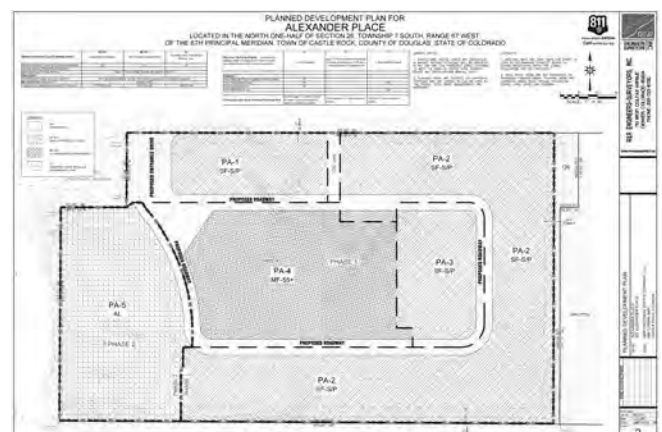
**Construction schedule:** To be determined

**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 17 three-story apartment buildings containing 238 residential units, a clubhouse/leasing office, a pool, and a dog park. Parking is provided via 169 attached garage spaces and 336 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 4-24-2019.

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.

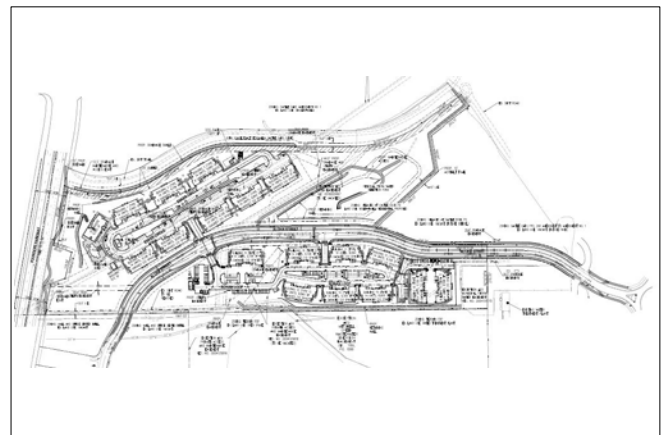
**Construction schedule:**

**Of note:** A 3rd neighborhood meeting to share the final proposed SDP is scheduled for May 7, 2020. Planning Commission and Town Council hearing dates are pending.

**Contacts:** The Garrett Companies, Josh Desmond, 317-743-8601, [josh@thegarrettco.com](mailto:josh@thegarrettco.com)  
Town Planner, Donna Ferguson, 720-733-3566, [DFerguson@CRgov.com](mailto: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](mailto:Gregg@cvranch.com)  
Sandy Vossler, Town of Castle Rock, 720-733-3556 or [svossler@crgov.com](mailto: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 – Encore Common Sign Plan

Project# SDP20-0024

**Description:** Arthouse Design has submitted a Common Sign Plan on behalf of the CD-Festival Commons, LLC . 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 Encore 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: Abbey Knab, Arthouse Design,  
abby@arthousedenver.com or 303-892-9816  
Town of Castle Rock: Brad Boland, bboland@crgov.com or 720-733-3538



Vicinity Map



20 N. WILCOX STREET  
COMMON SIGN PLAN  
Prepared by Arthouse Design

Common Sign Plan

# Development Activity

## FAST FACTS – Medical Offices at Founders Marketplace Site Development Plan (SDP) Project# SDP20-0020

### Description:

Davis Partnership Architects, on behalf of Founders MOD LLC, has submitted an application for a commercial site development plan (SDP) for a 69,000 square foot property located in the northeast quadrant of Founders Parkway & State Highway 86. The SDP proposes a one-story 13,500 square foot medical office building to house five tenants: a veterinarian, an optometrist, a general dentist, a pediatric dentist, and an orthodontist. At this time, due to an ongoing discussion regarding a completion clause in the zoning, 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 Council member James Townsend's district.

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

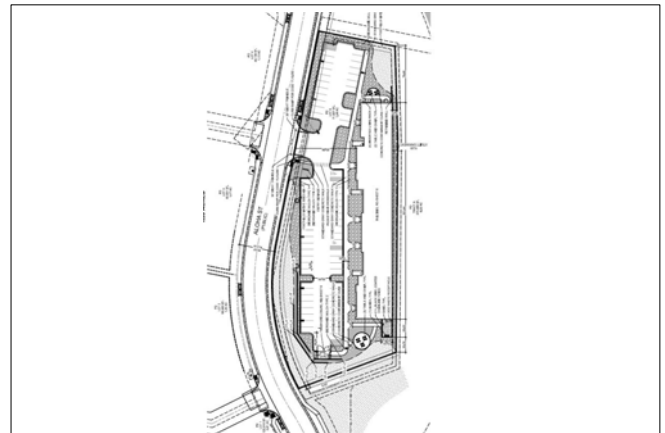
### Construction schedule:

**Of note:** The initial neighborhood meeting regarding this SDP was excused due to the circumstances related to COVID-19 pandemic.

**Contacts:** Davis Partnership Architects, Charley Meyer, 303-308-2623, [charley.meyer@davispartnership.com](mailto:charley.meyer@davispartnership.com)  
Town Planner, Donna Ferguson, 720-733-3566, [DFerguson@CRgov.com](mailto:DFerguson@CRgov.com)



Vicinity map



Site plan

# Development Activity

## FAST FACTS – Founders Vista Site Development Plan

Project# SDP20-0026

**Description:** Highline Engineering, on behalf of property owners Barbara Lincoln and 176 M LLC, has submitted a Site Development Plan application for a 567 unit residential development. The proposed development is located south of Fifth Street, north of Plum Creek Parkway, and west of Ridge Road. The proposed development consists of 353 single-family homes and 214 paired homes. The proposed development is 170.1 acres in size and includes 87.2 acres of total open space. The proposed Site Development Plan is contingent of the approval of the Memmen Young Infill Planed Development Major Amendment (PDP19-0002) and annexation of a 5 acre parcel (ANXP20-0001). If approved, public hearings will be required before Planning Commission and Town Council for the SDP.

**Status:** For current status please contact the Town Project Manager (TOCR PM)

**Construction schedule:** To be determined.

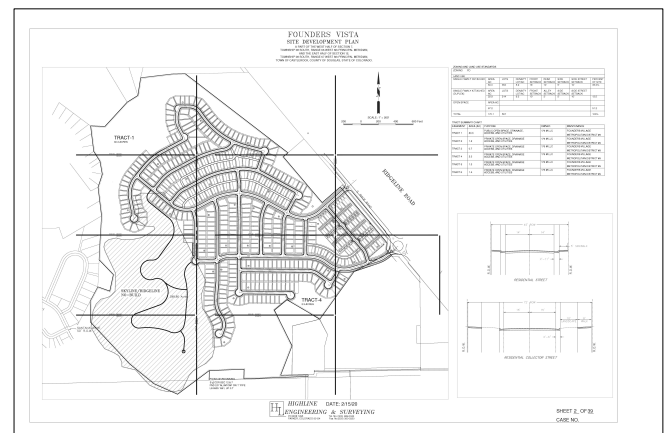
**Of note:**

**Contacts:** Applicant: Russell Hall, Highline Engineering, [highlineeng@aol.com](mailto:highlineeng@aol.com)

TOCR PM: Brad Boland, Planner II, 720-733-3538



Vicinity Map



Site Layout

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

Version: 1

# Development Activity

## FAST FACTS – Gateway Mesa Open Space

Annexation and Zoning

Project# ANX19-0002

**Description:** Gateway Mesa Trail and Open Space is Town-owned property located south of State Highway 86 east of Founders Village. Approximately 199 acres of the open space is unincorporated and lies within Douglas County. The Town of Castle Rock proposed to annex the 199 acres to the Town. The proposed zoning is Public Land-2 (PL-2), maintaining the space and trail uses on the property. The uses permitted in the PL-2 zoning district include open space, wildlife sanctuary, trails and associated service facilities, and off-street parking and drives. The reason for this zoning request is to incorporate Town-owned property into the Town of Castle Rock. This annexation and zoning will not change the currently permitted uses and public access to the property.

**Status:** Under staff review and preparation for Planning Commission and Town Council consideration in public hearings.

**Construction schedule:** Not applicable.

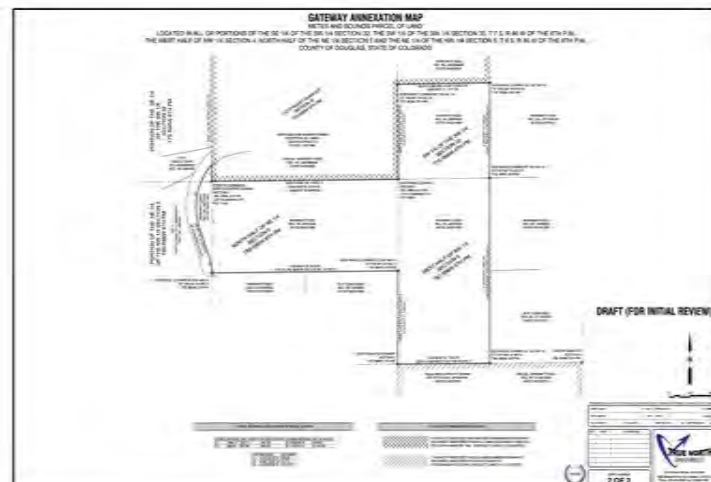
**Of note:** Contact staff for status of Planning Commission and Town Council hearing dates.

**Contacts:** Sandy Vossler, Sr. Planner, TOCR 720-733-3556 or [svossler@crgov.com](mailto:svossler@crgov.com)

Matt Gohl, Special Project Manager, TOCR 303-660-1359 or [mgohl@crgov.com](mailto:mgohl@crgov.com)



Vicinity Map



Annexation Plat

# Development Activity

## FAST FACTS – Townhomes on S. Gilbert Street

### Site Development Plan (SDP)

Project# SDP20-0015

**Description:** Norris Design, on behalf of Adamo Homes, has submitted an application for a site development plan (SDP) for townhomes known as Greystone Villas located west of the intersection of S. Gilbert Street and Baldwin Ranch Road. The SDP proposes one three-story building containing five townhome units with attached parking. The SDP will require public hearings before Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Major Pro Tem Jason Bower'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 July 30, 2019.

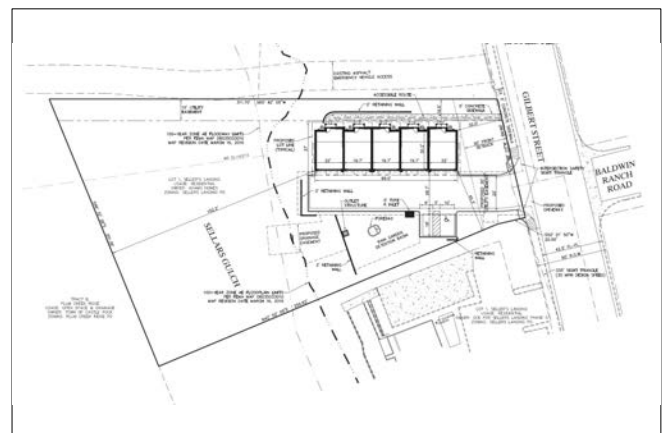
**Contacts:** Norris Design, Mitch Black, 303-892-1166, mbloack@norris-design.com

Adamo Homes, Andrew Larrick, 303-877-4980, andrewl@adamohomes.com

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



Vicinity Map



Site Layout and Location

Version: 1





# 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](mailto:rmcbreen@norris-design.com)  
Sandy Vossler, Sr. Planner/Project Manager, TOCR, [svossler@crgov.com](mailto: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

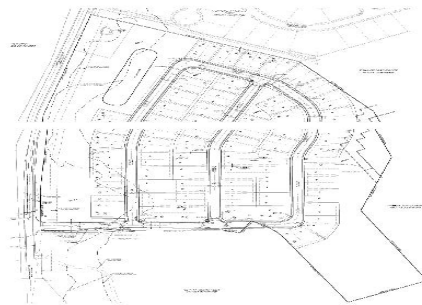
**Construction schedule:** TBD

**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 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.

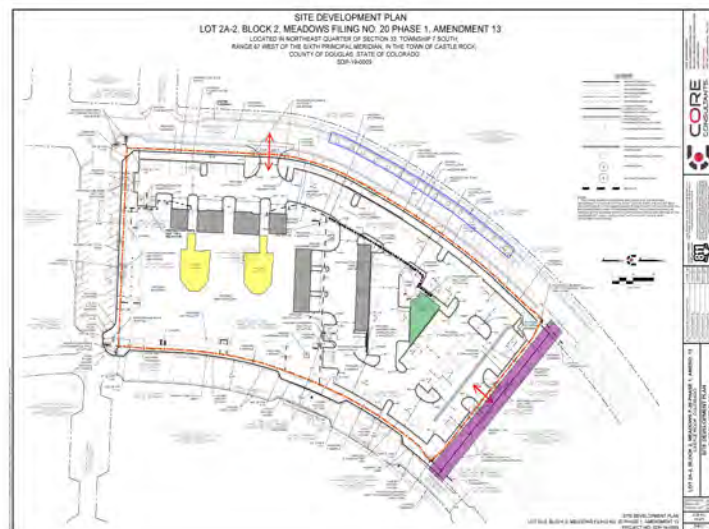
**Construction schedule:** TBD

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

**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 5 Acre Annexation

Project# ANXP20-0001

**Description:** Highline Engineering, on behalf of Barbara Lincoln, has submitted an annexation petition to bring a 5 acre parcel, now part of unincorporated Douglas County, into the Town of Castle Rock. The parcel is located south of 5th Street, north of East Plum Creek Parkway, and west of Ridge Road. The property is completely surrounded by the Memmen Young Infill Planned Development. Prior to the parcel being considered for annexation, the Annexation Petition must be determined to be in Substantial Compliance by Town Council in a public hearing and the parcel must be determined to be eligible for annexation in a subsequent public hearing by Town Council.

**Status:** For current status please contact the Town Project Manager (TOCR PM).

**Construction schedule:** To be determined.

**Of note:**

**Contacts:** Applicant: Russell Hall, Highline Engineering, [highlineeng@aol.com](mailto:highlineeng@aol.com)  
TOCR PM: Brad Boland, Planner II, 720-733-3538, [bboland@crgov.com](mailto:bboland@crgov.com)



Vicinity Map



Annexation Plat



# 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.

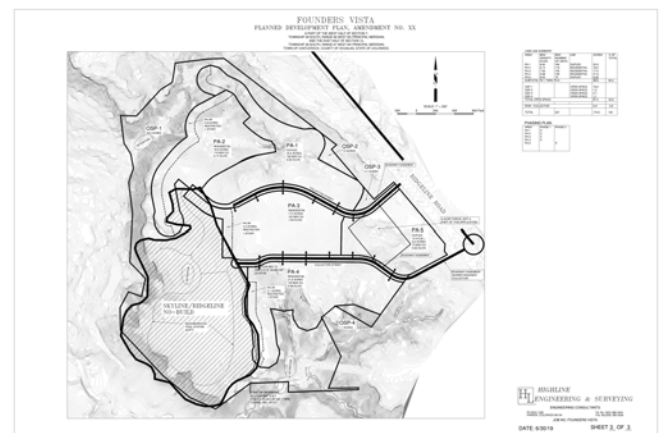
**Construction schedule:**

**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](mailto:highlineeng@aol.com)  
Town Planner, Brad Boland AICP, 720-733-3538, [BBoland@CRgov.com](mailto: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)

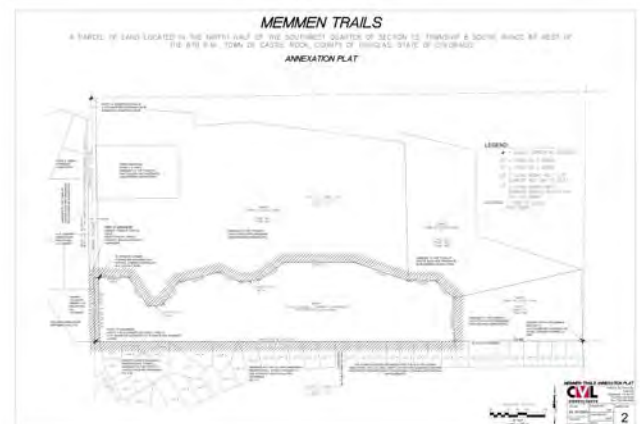
**Construction schedule:** To be determined

**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)

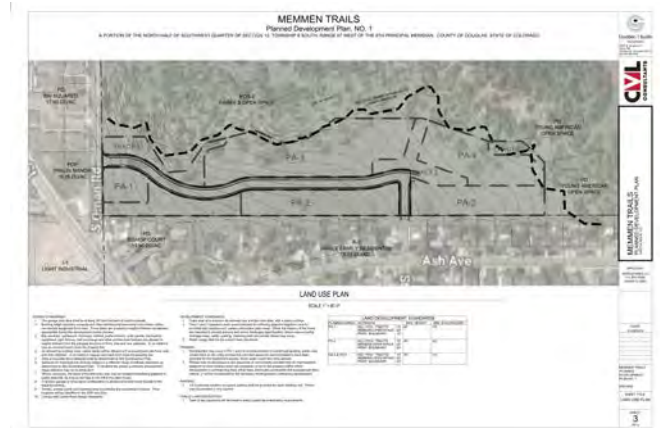
**Construction schedule:** To be determined

**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 – Homes in North Basin Village at Terrain Site Development Plan (SDP)

Project# SDP20-0019

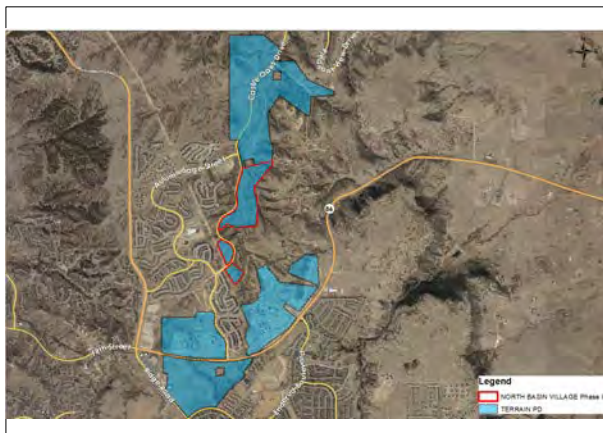
**Description:** CORE Consultants, on behalf of Stratus Terrain, has submitted an application for a site development plan (SDP) for North Basin Village at Terrain Phase I. Located within the central portion of the Terrain Planned Development, the SDP proposes a total of 96 single-family homes situated in four planning areas along Castle Oaks Drive. 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 council member James Townsend'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 Feb. 25th, 2020.

**Contacts:** CORE Consultants, Kevin Rohrbough, 303-730-5960, rohrbough@corecivil.com  
Stratus Terrain, Roger Hollard, 720-214-5000, rghollard@gmail.com  
Town Planner, Donna Ferguson, 720-733-3566, DFerguson@CRgov.com



North Basin Village at Terrain



North Basin Village Layout

# 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.

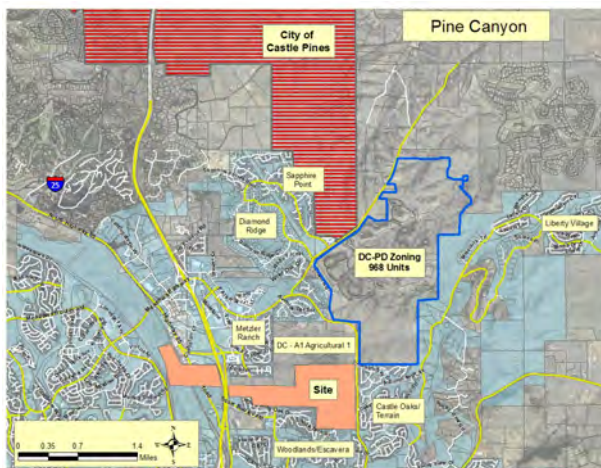
**Construction schedule:** To be determined.

**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](mailto:john@pcsgroupco.com))

Kevin Thomas, applicant's representative (303-638-0263, [kthomas@gmail.com](mailto:kthomas@gmail.com))

Sandy Vossler, TOCR Sr. Planner (720-733-3556, [svossler@crgov.com](mailto: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:**

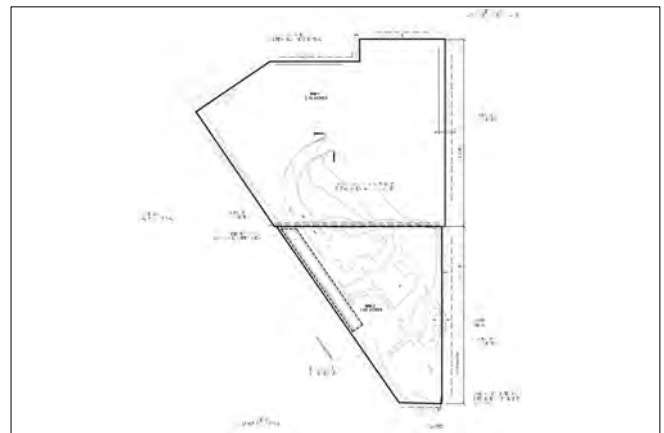
**Of note:** A neighborhood meeting regarding this proposed PD occurred on May 22, 2019.

**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.

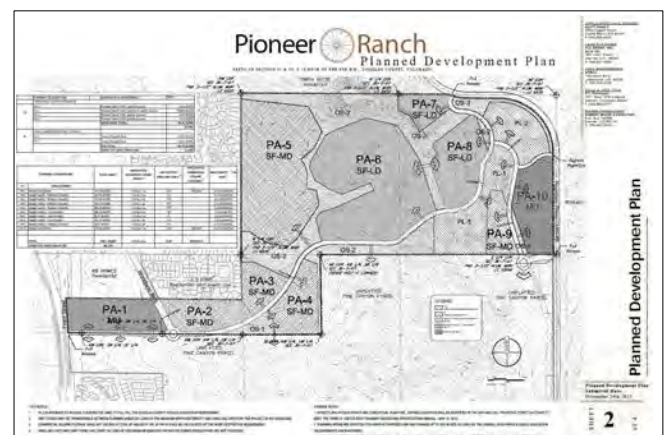
**Construction schedule:** To be determined.

**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.

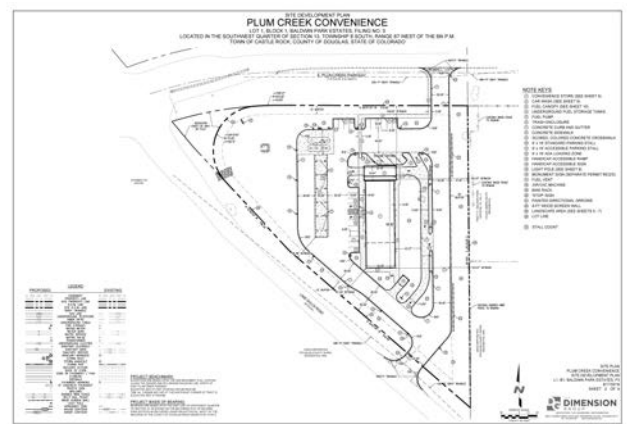
**Construction schedule:** Not known at this time

**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](mailto:scromer@dimensiongroup.com)  
TOCR PM: Brad Boland, Planner II, 720-733-3538, [bboland@crgov.com](mailto:bboland@crgov.com)



Vicinity Map



Site Plan

# Development Activity

## FAST FACTS – USPS Retail-Only Facility

Downtown Site Development Plan

Project# SDP20-0022

**Description:** Quattro Castle Rock, owner and developer, is proposing a new retail-only post office on a vacant lot located adjacent to the Wells Fargo Bank, Dairy Queen, and the ENT Credit Union in downtown Castle Rock. The proposal includes an approximate 5,380 square foot, USPS retail-only facility. The proposed building entry will face S. Wilcox Street and will also include a small loading dock towards the existing Wells Fargo Bank.

The project requires approval from the Design Review Board at a public hearing.

**Status:** Please contact Town project manager for current status.

**Construction schedule:** unknown

**Of note:** The applicant held a neighborhood meeting on November 19, 2019.

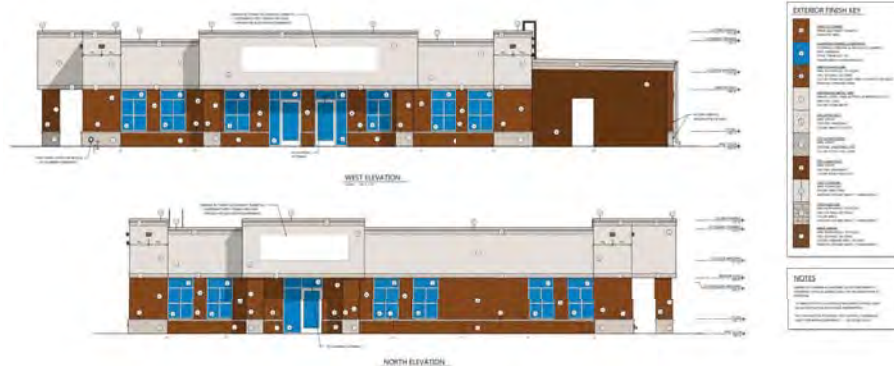
**Contacts:** Brett Dahlman, Quattro, applicant/owner, [brett@quattrodevelopment.com](mailto:brett@quattrodevelopment.com)

Josh Rue, Hurst, civil engineer, [joshua@hurst.design](mailto:joshua@hurst.design), 303-449-9105

Julie Kirkpatrick, Town of Castle Rock, [jkirkpatrick@crgov.com](mailto:jkirkpatrick@crgov.com), 720-733-3516



Location Map



Proposed Facades