

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.

1st neighborhood meeting: 10/16/19, 2nd neighborhood meeting: 2/19/20

3rd neighborhood meeting: waived by Town Manager, Design Review Board: 7/22/20

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, 2019.

Contacts: Arlie Moses, SCI Colorado Funeral Services, Arlie.moses@sci-us.com

Dan Horvat, Horvat Architects, dan@horvatarch.com, 303-523-3030

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



Vicinity Map - 407 Jerry St



Proposed Building Looking NW

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 July 17, 2019.

Please contact Sandy Vossler, Sr. Planner, for current status (see contact info below).

Construction schedule: TBD

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

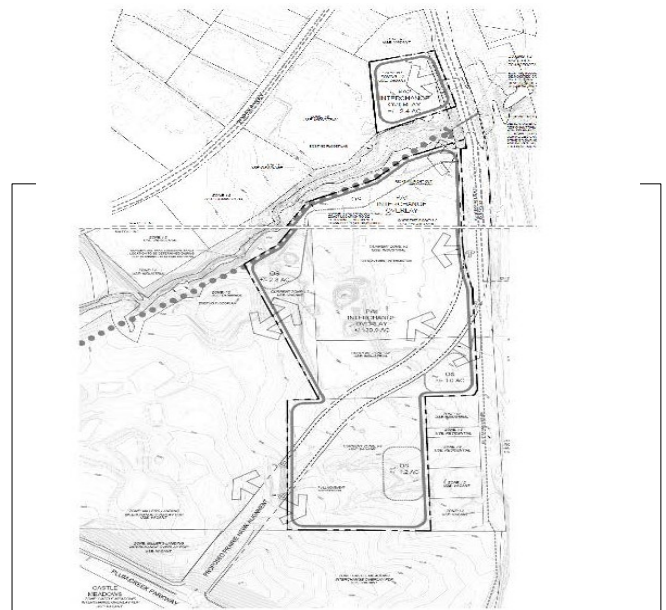
Contacts: Shawn Temple, P3 Advisors, 708-805-9474 or shawn@p3advisorsllc.com

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: 4

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 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. A neighborhood meeting was held on June 9, 2020.

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 1.6-acre 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 provision 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.

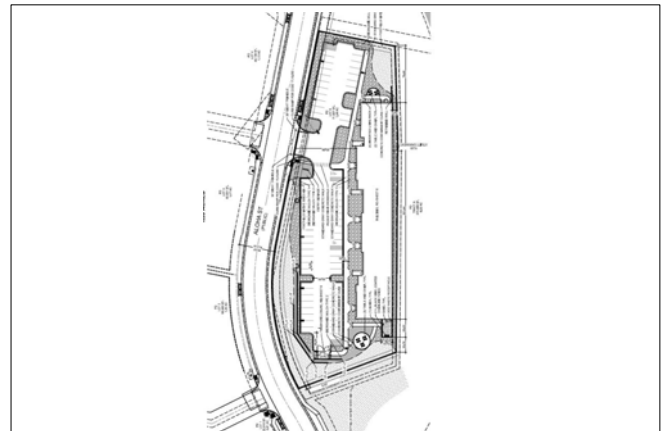
Construction schedule:

Of note:

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



Vicinity map



Site plan

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: Planning Commission: 7-9-2020

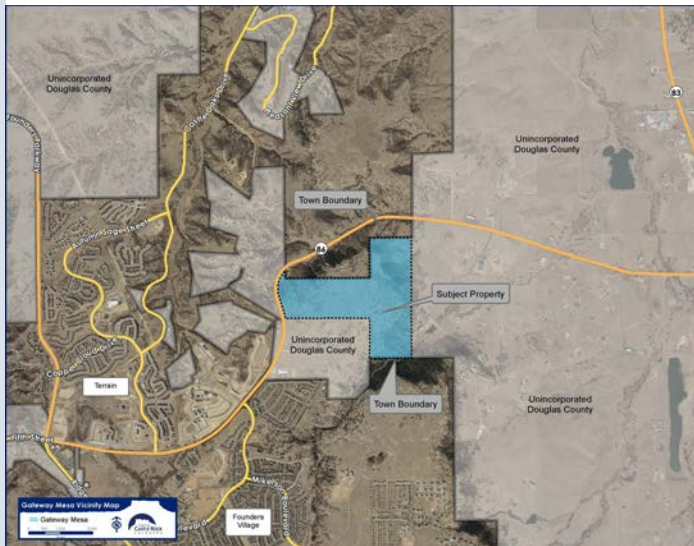
Town Council: 7-21-2020

Construction schedule: Not applicable.

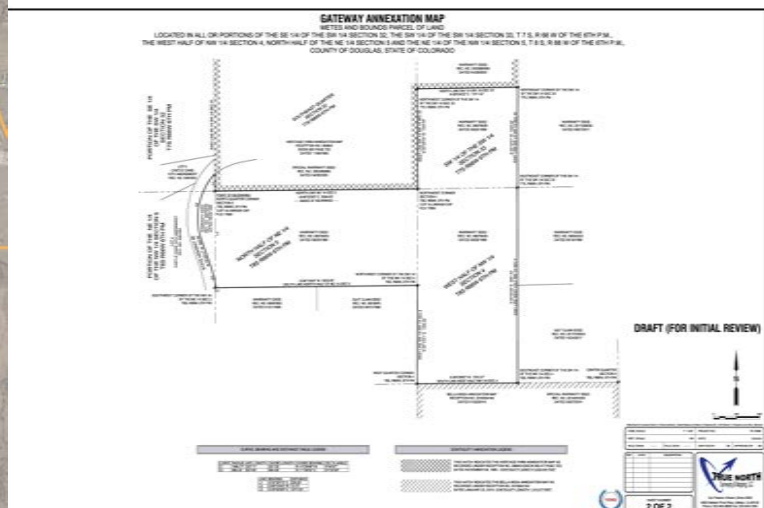
Of note: Neighborhood Mtgs: #1: Waived due to COVID19. #2: 5-6-2020. #3 Waived by Town Manager

Contacts: Sandy Vossler, Sr. Planner, TOCR 720-733-3556 or svossler@crgov.com

Matt Gohl, Special Project Manager, TOCR 303-660-1359 or mgohl@crgov.com



Vicinity Map



Annexation Plat

Version: 3: 7-8-20

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 District 4.

Status: For current status information please contact the Town Planner

Construction schedule:

Of note:

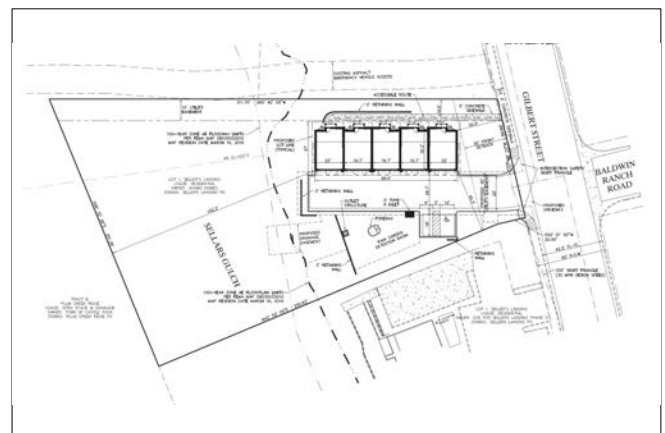
Contacts: Norris Design, Mitch Black, 303-892-1166, mbloack@norris-design.com

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: 2

Development Activity

FAST FACTS – The Learning Experience - 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 to 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: A virtual neighborhood meeting was held June 17, 2020.

Contact staff for status of Planning Commission and Town Council hearing dates.

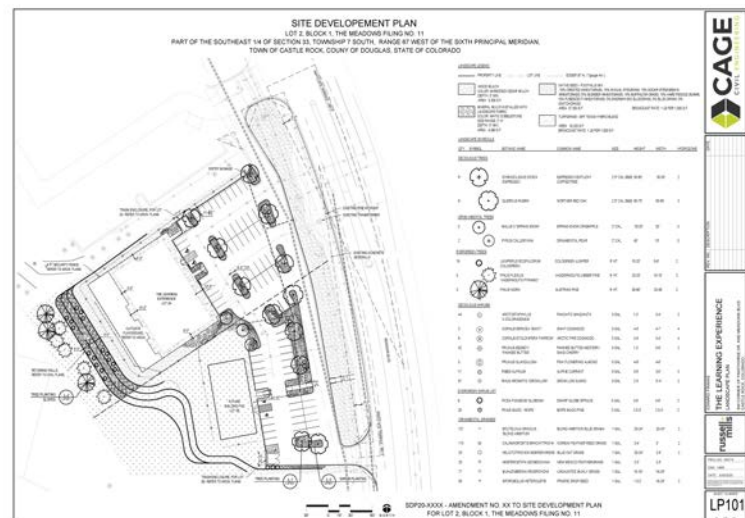
Construction schedule: TBD

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: 3:7-6-2020

Development Activity

FAST FACTS – Memmen Young Infill Site Development Plan (Founders Vista)

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 107 paired homes (214 dwelling units). 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 on approval of the Memmen Young Infill Planned 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.

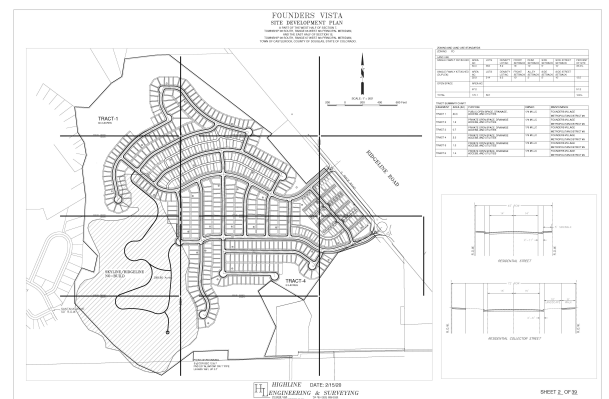
Of note: A neighborhood meeting was held on February 20, 2020

Contacts: Applicant: Russell Hall, Highline Engineering, highlineeng@aol.com

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



Vicinity Map



Site Layout

Version: 2

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). A neighborhood meeting was held on Feb 20, 2020.

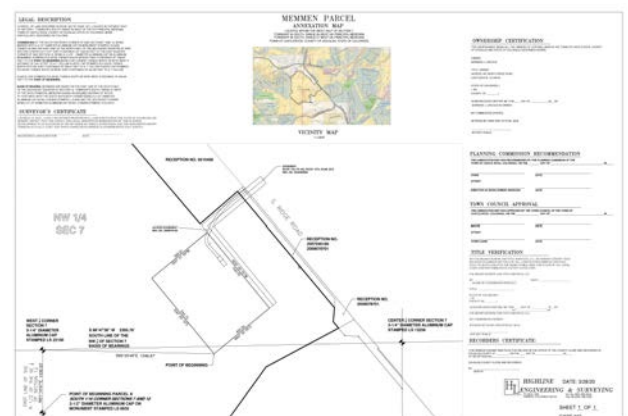
Construction schedule: To be determined.

Of note:

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



Vicinity Map



Annexation Plat

Development Activity

FAST FACTS – Memmen Young Infill PD Major

Amendment (Founders Vista)

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 located 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 for a total of 548 units with 89 acres of open space. The applicant is proposing 368 single family homes and 90 paired homes (180 total dwelling units). The applicant is referring to the project as Founders Vista.

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

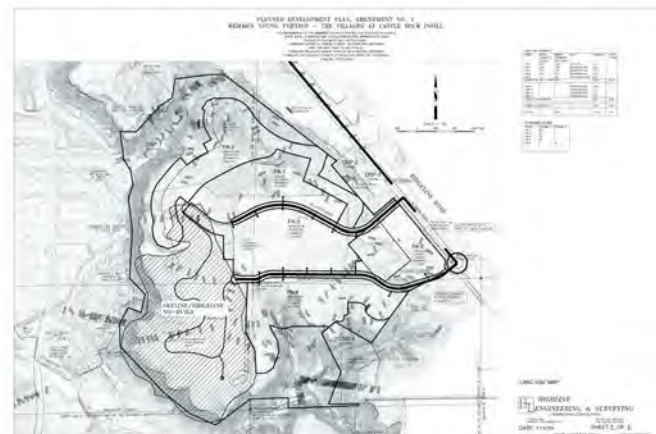
Construction schedule:

Of note: Neighborhood meetings have been held on May 21, 2019 and Feb 20, 2020.

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

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)

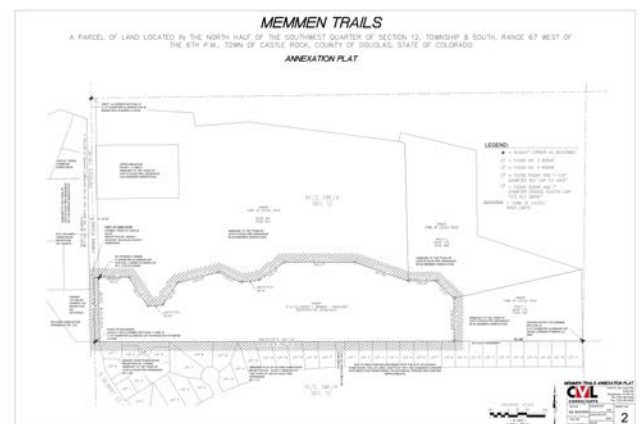
Construction schedule: To be determined

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)

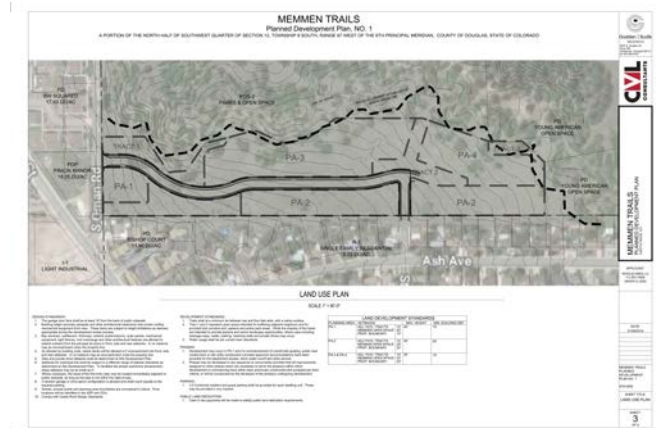
Construction schedule: To be determined

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 – Ms Amy's Tots Academy (The Meadows)

Use by Special Review

Project# USR20-0003

Description: Staff received a Use by Special Review application from Amy and Taylor Lewison to change an existing small in-home day care to a large in-home day care to allow 6 additional children (from 6-12). Increasing the number of children does not require a building expansion. The home is located at 2893 Deerfoot Way in the Meadows Planned Development community. The day care operates out of the basement of this home.

The property is in Councilman Bracken's district.

Status: For information on the status of this application, please contact the Project Manager.

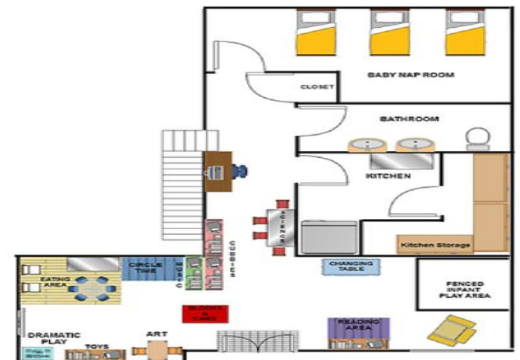
Construction schedule: Not Applicable.

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

Contacts: Owner/Applicant: Amy and Taylor Lewison, Phone: (949) 355-5355
TOCR: Sandy Vossler, Project Mgr (720) 733-3556 or svossler@crgov.com



Vicinity Map



Basement Floor Plan

Development Activity

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

Project# SDP20-0033

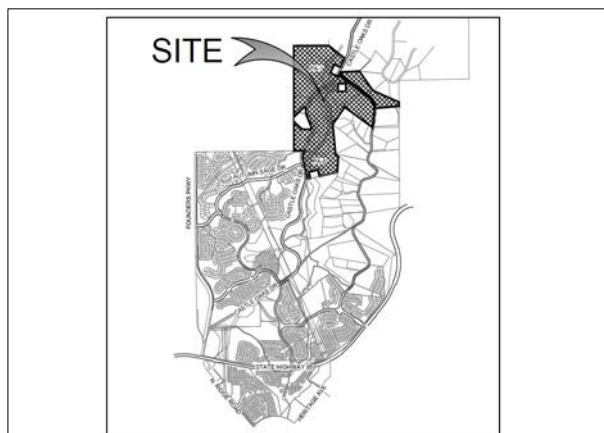
Description: CORE Consultants, on behalf of Stratus Terrain, has submitted an application for a site development plan (SDP) for North Basin Village at Terrain Phase 2. Located within the northern portion of the Terrain Planned Development, the SDP proposes a total of 105 single-family homes situated in two planning areas along Castle Oaks Drive and a 150 acre open space dedication. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision.

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

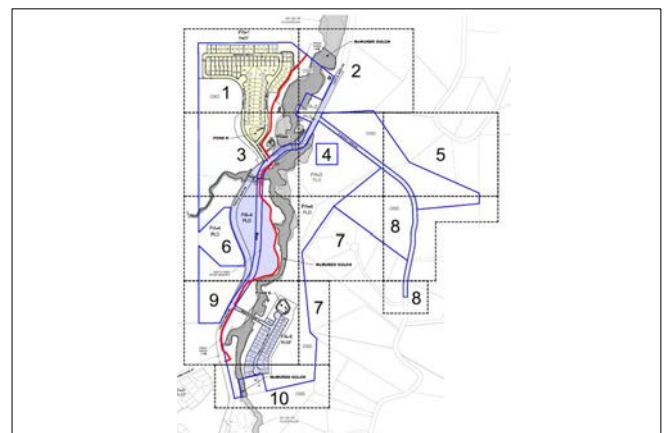
Construction schedule: _____

Of note: _____

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



Vicinity Map



N. Basin Village Phase 2 SDP Layout

Version: 1

Development Activity

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

Project# SDP20-0019

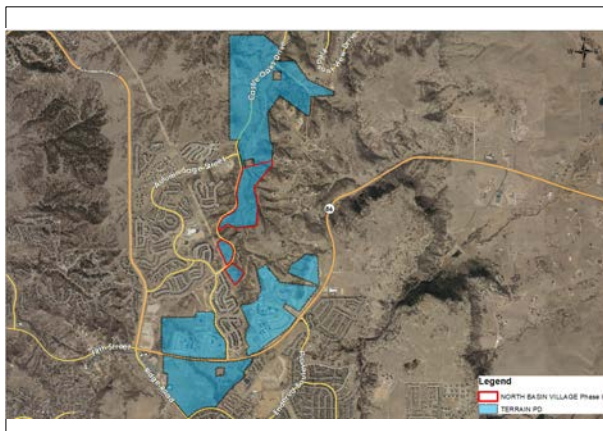
Description: CORE Consultants, on behalf of Stratus Terrain, has submitted an application for a site development plan (SDP) for North Basin Village at Terrain Phase I. Located within the central portion of the Terrain Planned Development, the SDP proposes a total of 96 single-family homes situated in 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

Version: 2

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:

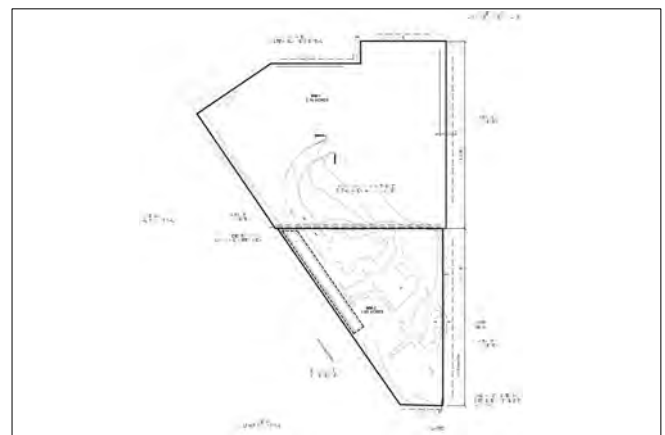
Of note: A neighborhood meeting regarding this proposed PD occurred on May 22, 2019.

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.

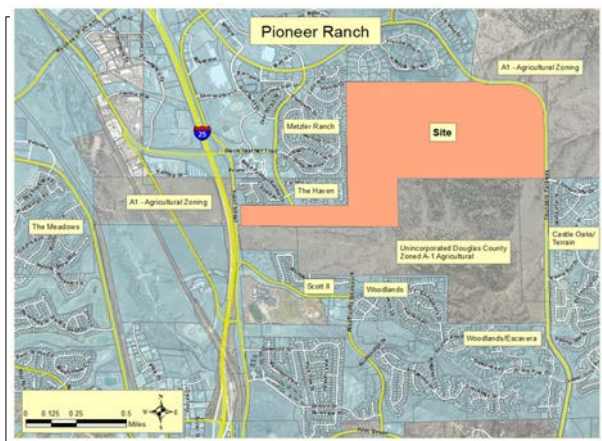
Status: For current status contact the project manager.

Construction schedule: To be determined.

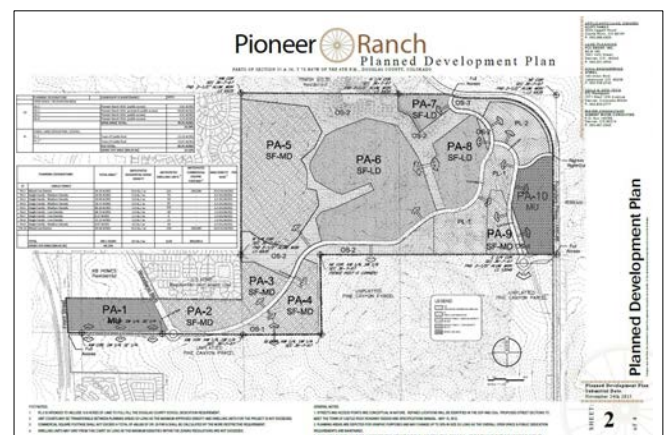
Of note: The Comprehensive Master Plan identifies this area as a future residential and mixed use.

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 – 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.

1st neighborhood meeting: 11/19/19

2nd neighborhood meeting: 7/23/20

Status: Please contact Town project manager for current status.

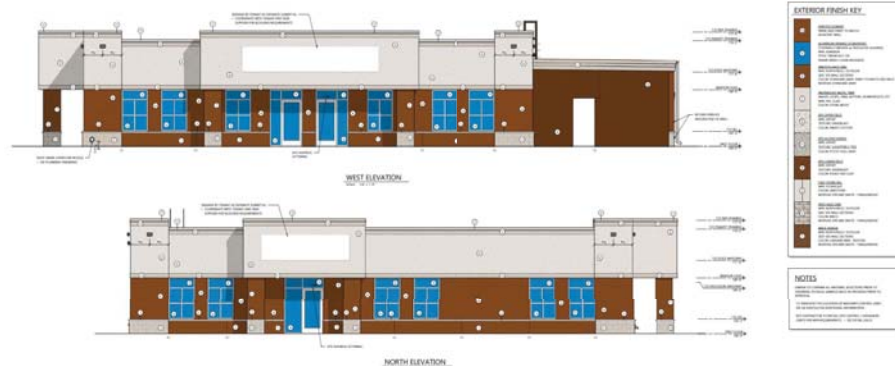
Construction schedule: unknown

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

Contacts: Brett Dahlman, The projectuattro, applicant/owner, brett@quattrodevelopment.com
Josh Rue, Hurst, civil engineer, joshua@hurst.design, 303-449-9105
Julie Kirkpatrick, Town of Castle Rock, jkirkpatrick@crgov.com, 720-733-3516



Location Map



Proposed Facades