

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: Neighborhood Meetings: #1 held on July 17, 2019, #2 TBD, #3 TBD

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

Construction schedule: TBD

Of note: Planning Commission: TBD Town Council: TBD

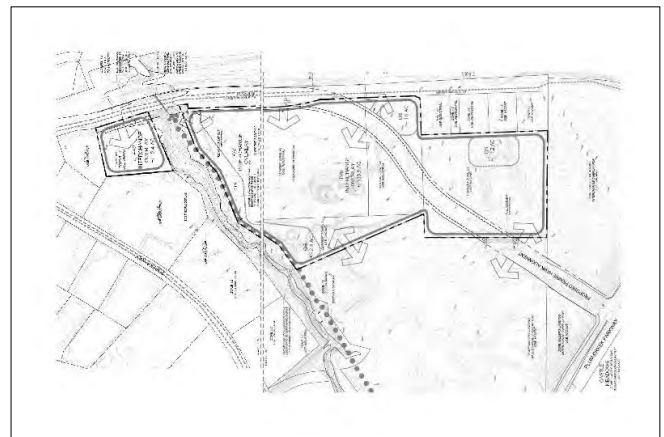
Contacts: Shawn Temple, P3 Advisors, 708-805-9474 or shawn@p3advisorsllc.com

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: 5

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. Neighborhood Meetings have been held on June 9, 2020 and August 5, 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 MOB 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 25-year completion clause in the zoning, the SDP will require public hearings before the Planning Commission (PC) for review and recommendation and Town Council (TC) for review and final decision.

Status: On August 18, 2020 TC voted 6-2 to approve the SDP.

On August 13, 2020 PC voted 6-0 to recommend approval.

Construction schedule:

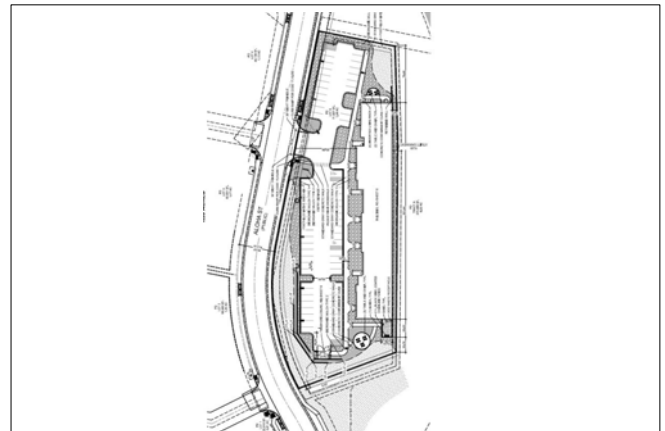
Of note: Neighborhood Meeting dates: Initial excused due to COVID-19 Pandemic outbreak, Second - June 10, 2020; Third - August 6, 2020,

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 – 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

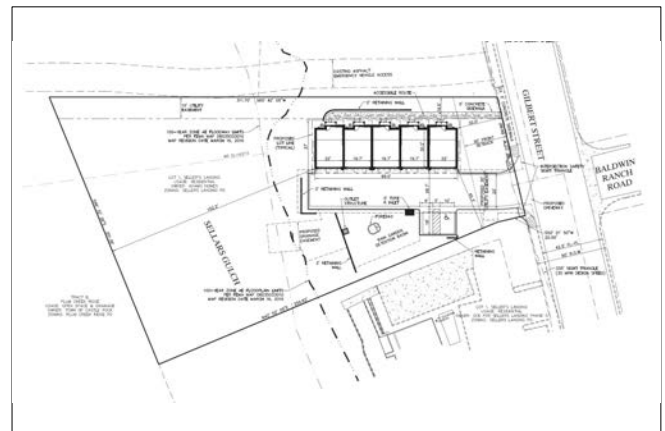
Construction schedule:

Of note: Neighborhood meeting July 30, 2019; Neighborhood meeting 6-18-2020.

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: 3

Development Activity

FAST FACTS – The Learning Experience (Daycare)

Meadow 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 north lot abutting the Church of Jesus Christ of Latter Day Saints. Access to the site will be from the existing Church driveway to the north and a new driveway to the south. Easements will be implemented to allow access across the lots. The Site Development Plan amendment will be necessary in the future when the use and site improvements are determined.

Status: Neighborhood Meetings: #1 Waived due to COVID19, #2 6/16/2020 ,#3 9/3/2020

Planning Commission: TBD, Town Council: 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.

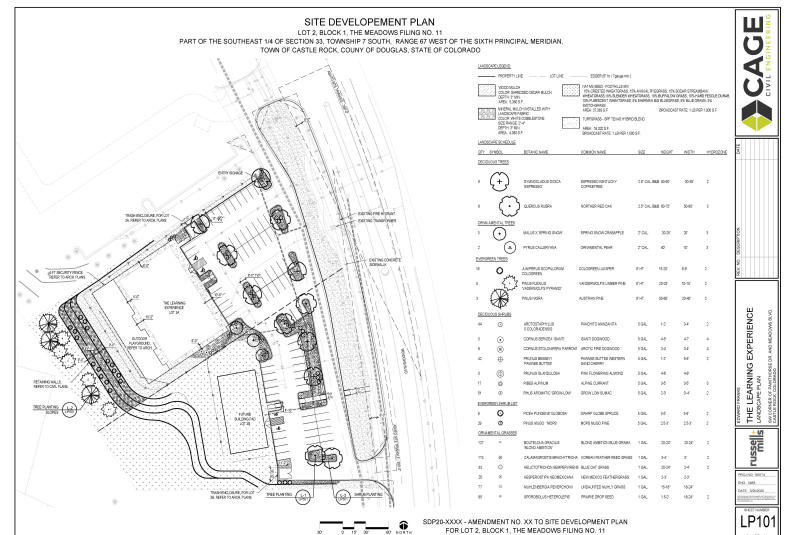
Contacts: R.C. Hanisch, Castle Rock Dev. Co. 303-394-5139 or rhanisch@crdvcom.com

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: 5: 8-18-2020

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 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.

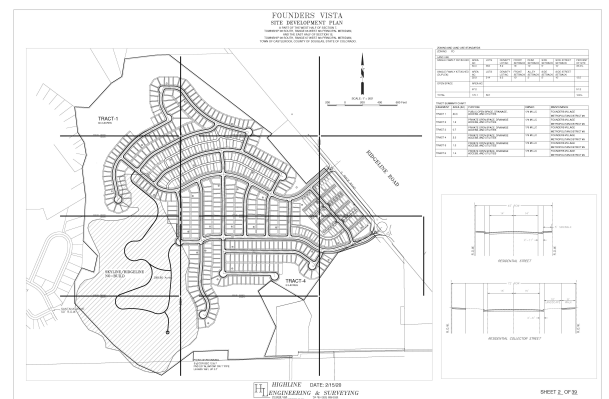
Of note: A neighborhood meeting was held on February 20, 2020

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.

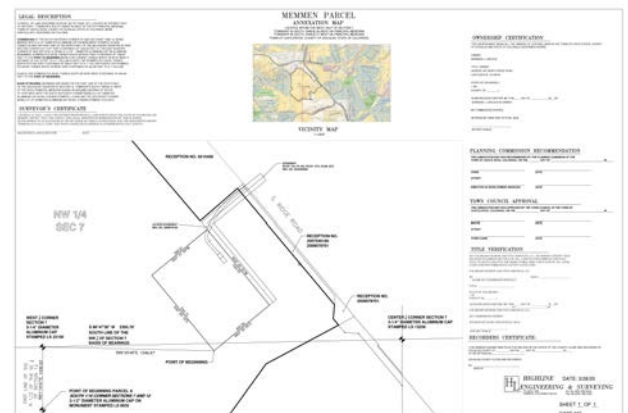
Construction schedule: To be determined.

Of note: The Substantial Compliance hearing has been scheduled for August 18, 2020.

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

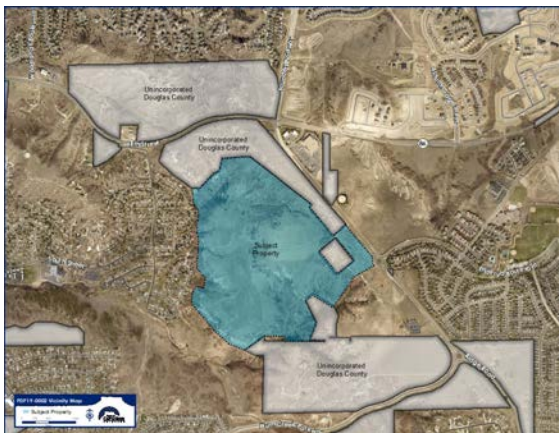
Description: Highline Engineering & Surveying, on behalf of 176 M LLC (current property owner) and Macor LLC (developer), has submitted an application for a major amendment to a 176.5 acre portion of the Memmen Young Infill PD. Approved in 1985, the Memmen Young Infill PD is located west of Ridge Road, 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 567 units with 89 acres of open space. The applicant is proposing 353 single family homes and 107 paired homes (214 total dwelling units).
referring to the project as Founders Vista.

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

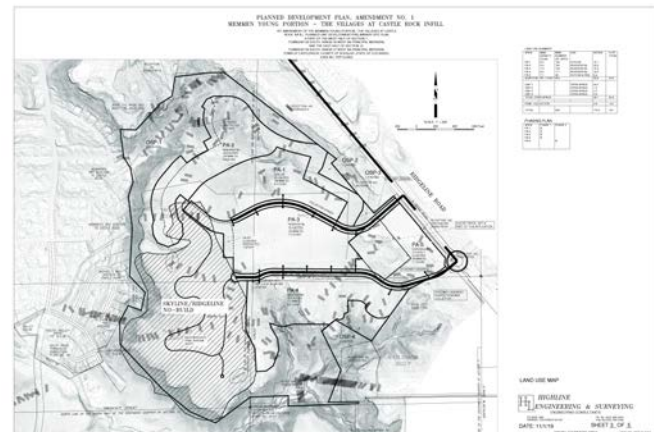
Construction schedule:

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)

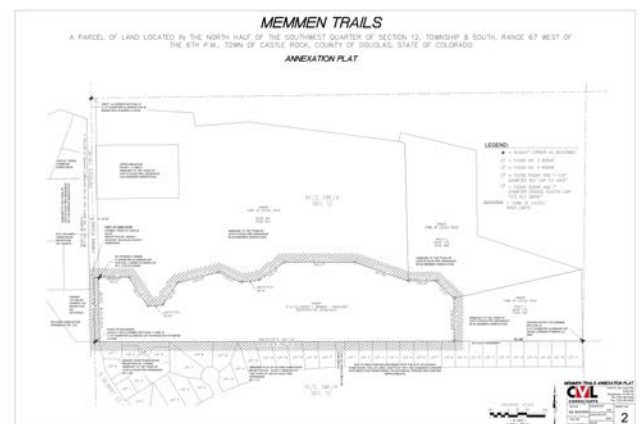
Construction schedule: To be determined

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)

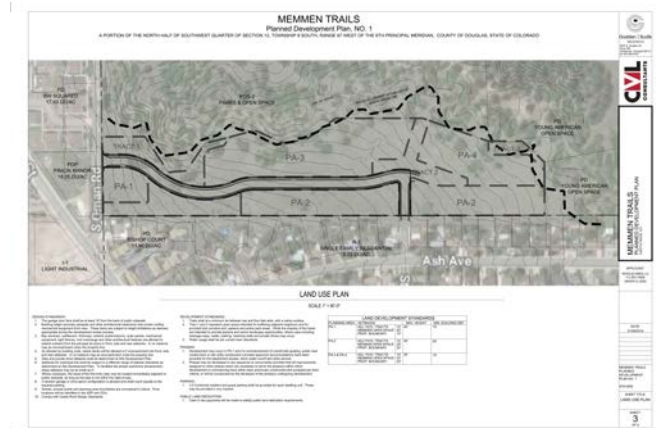
Construction schedule: To be determined

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: Neighborhood Meetings: #1 Waived due to COVID19, #2 June 4, 2020, #3 Waived by Town Manager. Planning Commission: August 13, 2020 Town Council: September 1, 2020

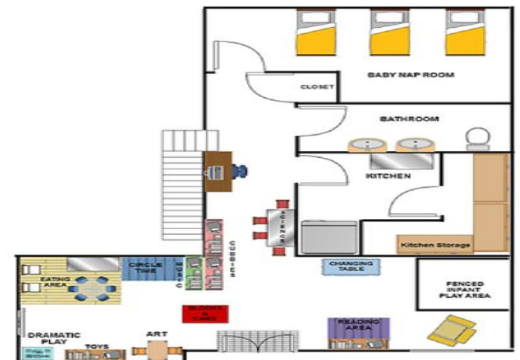
Construction schedule: Not Applicable.

Of note: Planning Commission voted 6-1 to recommend approval.

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

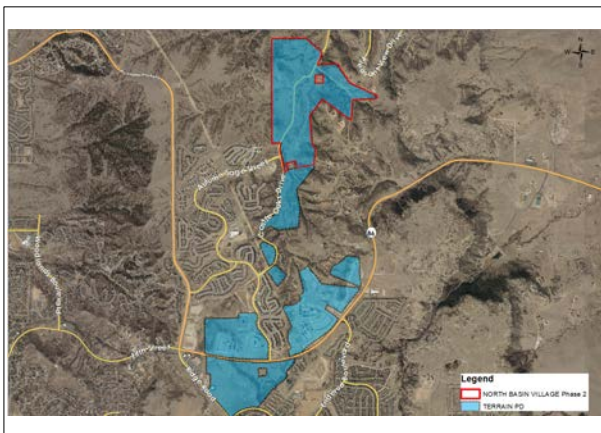
Description: CORE Consultants, on behalf of Stratus Terrain, has submitted an application for a site development plan (SDP) for North Basin Village at Terrain Phase 2. Located within the northern portion of the Terrain Planned Development, the SDP proposes a total of 105 single-family homes situated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

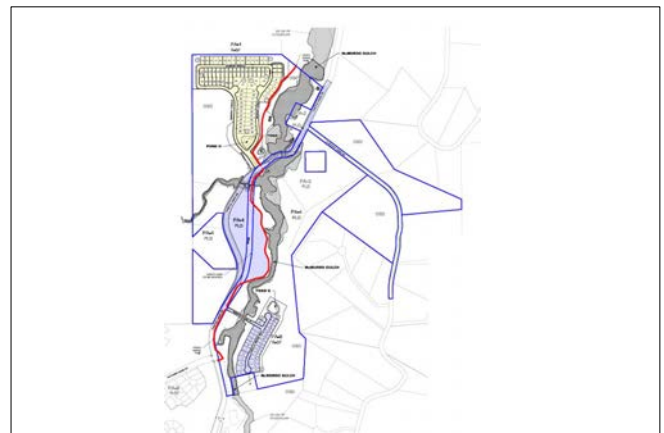
Construction schedule:

Of note: Neighborhood meeting 6-17-2020.

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



N. Basin Village Ph 2 Vicinity Map



N. Basin Village Ph 2 SDP Layout

Development Activity

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

Project# SDP20-0019

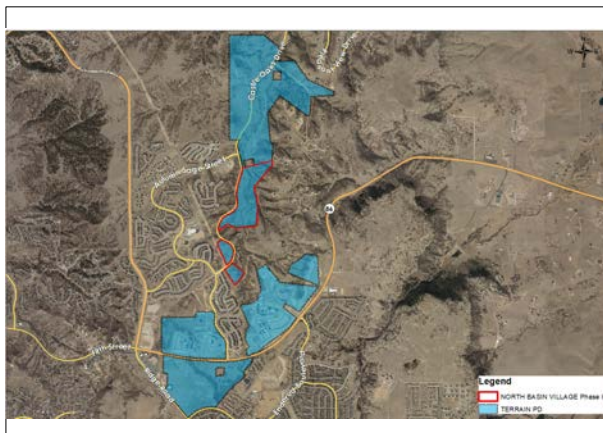
Description: CORE Consultants, on behalf of Stratus Terrain, has submitted an application for a site development plan (SDP) for North Basin Village at Terrain Phase I. Located within the central portion of the Terrain Planned Development, the SDP proposes a total of 96 single-family homes situated in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

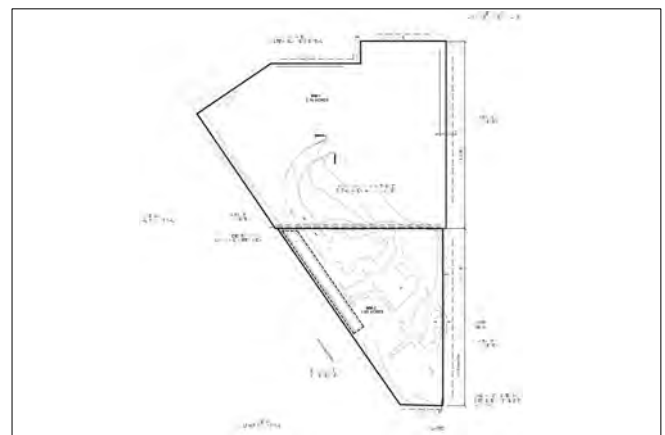
Of note: A neighborhood meeting regarding this proposed PD occurred on May 22, 2019.

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

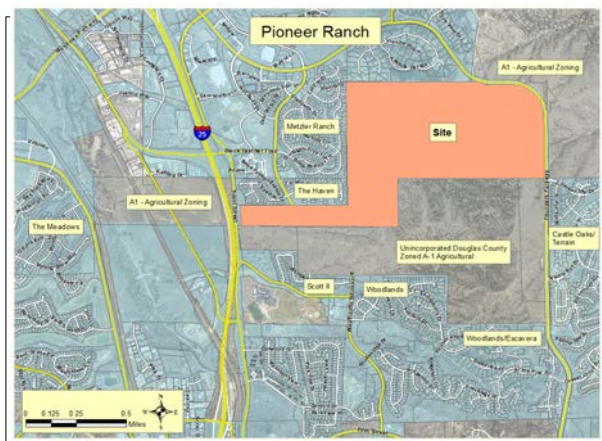
Description: Pioneer Ranch is located west of Founders Parkway and east of Front Street. Metzler Ranch PD is located to the west, Pinion Soleil to the north and Pine Canyon (A-1) to the south. The site is approximately 388 acres. The PD Plan and Zoning proposes a mix of uses, with a maximum of 1,123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

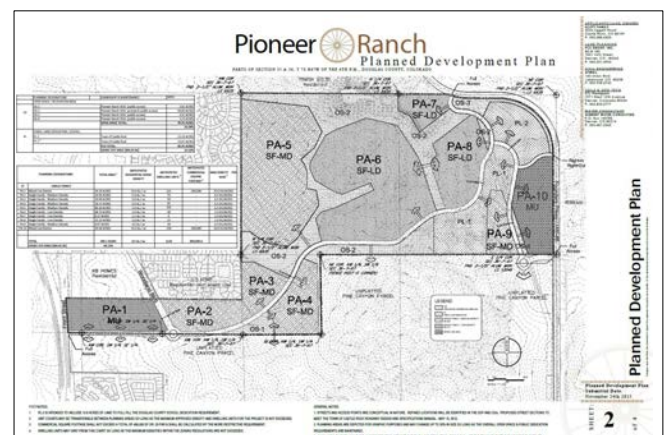
Construction schedule: To be determined.

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@crgov.com)



Pioneer Ranch - Vicinity Map



Pioneer Ranch - Proposed PD Plan

Development Activity

FAST FACTS – Sanders Business Park at Castle

Rock

Project# PDP20-0001

Description: Maude Company, on behalf of GT Sanders, has submitted an application to rezone an 11.9 acre property. The application proposes rezoning the property from Residential 1 to a Planned Development. The Planned Development, to be known as the Sanders Business Park at Castle Rock PD proposes commercial and light industrial uses. Proposed uses include but not limited to commercial warehouse and logistics, manufacturing, retail, and office. The rezoning will require a public hearing before the Planning Commission for review and recommendation and two hearings before the Town Council for review and final decision.

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

Construction schedule: Not known at this time

Of note: Neighborhood Meeting held on July 15, 2020.

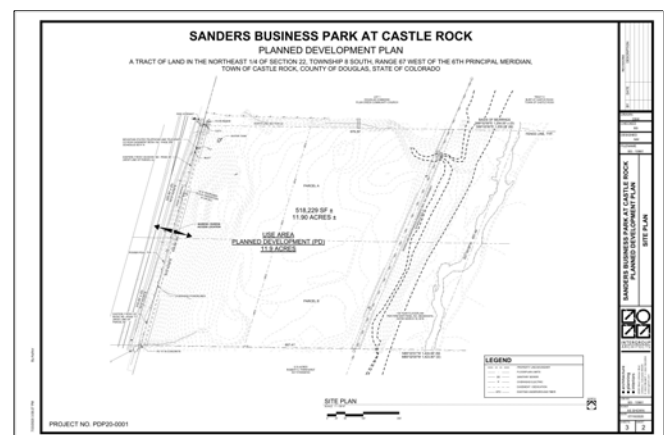
Contacts:

Applicant Rep: Bill Smith, Intergroup Architects, bsmith@igarch.com

Town Contact: Brad Boland, AICP, Planner II, bboland@crgov.com, 720-733-3538



Vicinity Map



Planned Development Plan

Version: 1

Development Activity

FAST FACTS – "The View" Mixed-Use Building

Downtown Site Development Plan

Project# SDP20-0038

Description: Castle Rock Development, LLC, owner and developer of the property at 610 Jerry Street / 205 Sixth Street, is proposing a new, mixed-use building on the northeast corner of Jerry and Sixth Streets. The existing storage units would be demolished.

The proposal includes 218 residential units over four levels, sitting on top of a two-level concrete podium with retail space, office space, residential amenities, and approximately 400 parking spaces. A portion of the garage parking is planned for public use.

The proposed building would have a total of six stories.

This proposal is in Mayor Pro Tem Bower's District.

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

Status: Please contact Town project manager for current status.

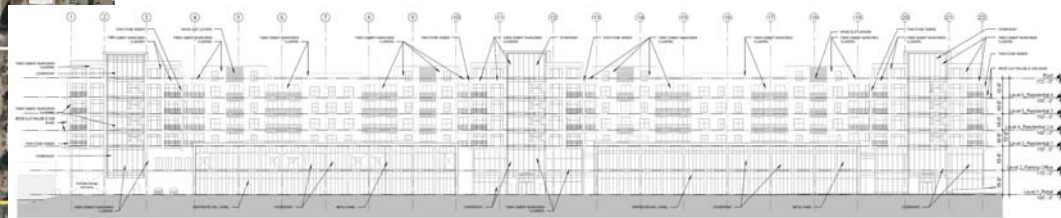
Construction schedule: unknown

Of note: 1st neighborhood meeting: March 4, 2020

Contacts: Connor Treanor, architect, TreanorHL, ctreanor@treanorhl.com, 785-842-4858
Mark Heath, 50% owner, Castle Rock Development, mark@pandjstorage.com
Julie Kirkpatrick, Town of Castle Rock, jkirkpatrick@crgov.com, 720-733-3516



Location Map



Proposed Jerry St Facade

Development Activity

FAST FACTS – USPS Retail-Only Facility-APPROVED

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

3rd neighborhood meeting: waived by Town Manager

Design Review Board APPROVED on 8/26/2020

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.

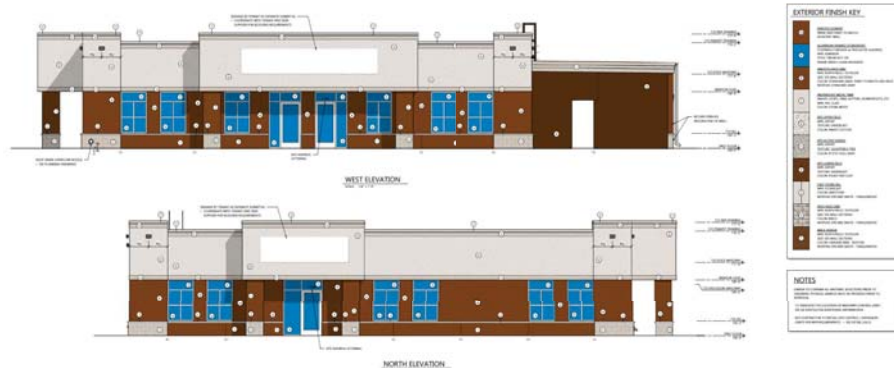
Contacts: Brett Dahlman, The projectuattro, applicant/owner, brett@quattrodevelopment.com

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