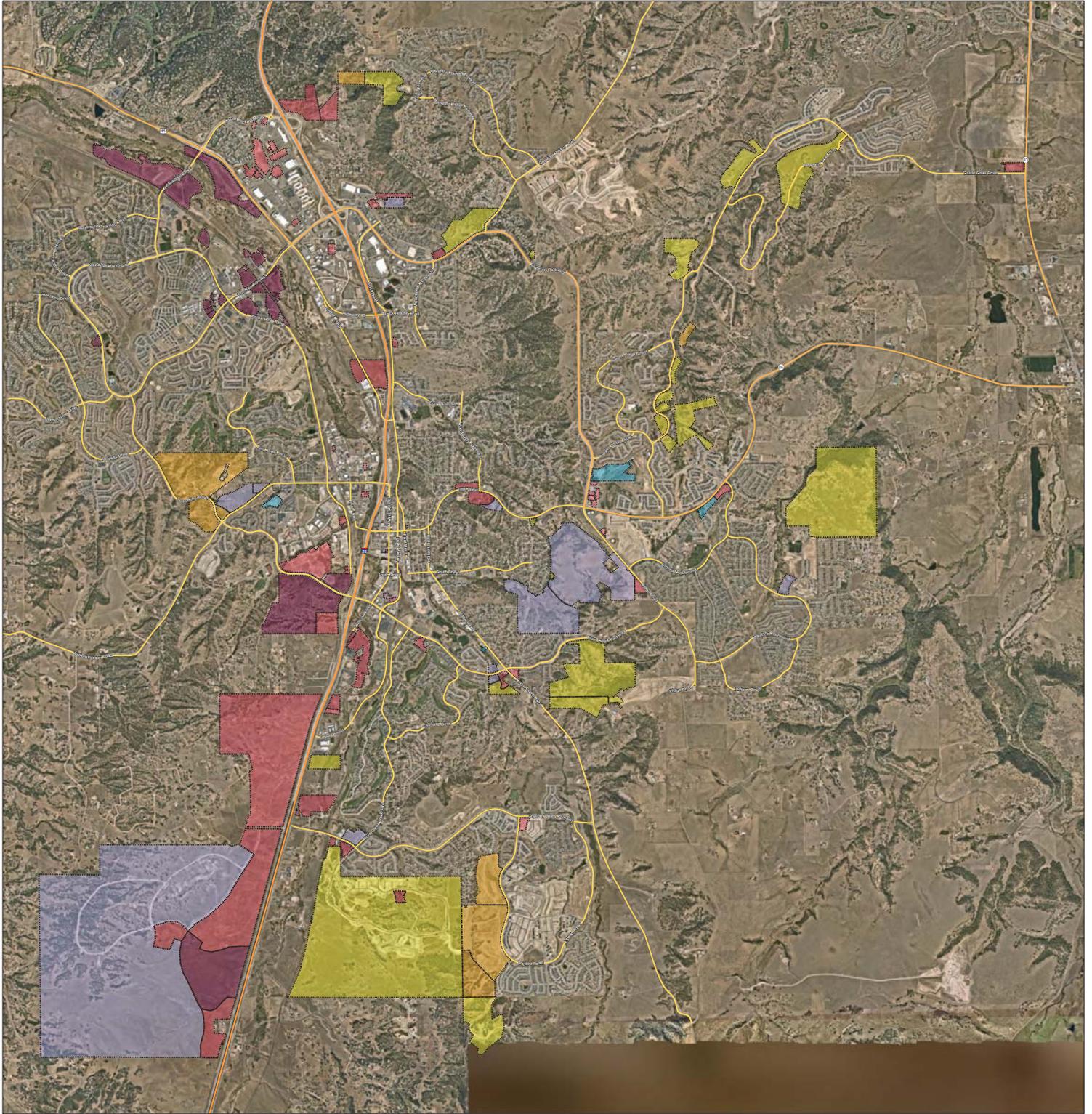


# Castle Rock Pending/Not Yet Developed Parcels



## Use Type Allowed

- Light Purple: All Residential Types
- Yellow-Green: Single Family Detached
- Pink: Commercial-Office-Industrial
- Light Blue: Attached Residential and Multifamily
- Orange: Single Family Detached and Attached
- Dark Purple: Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

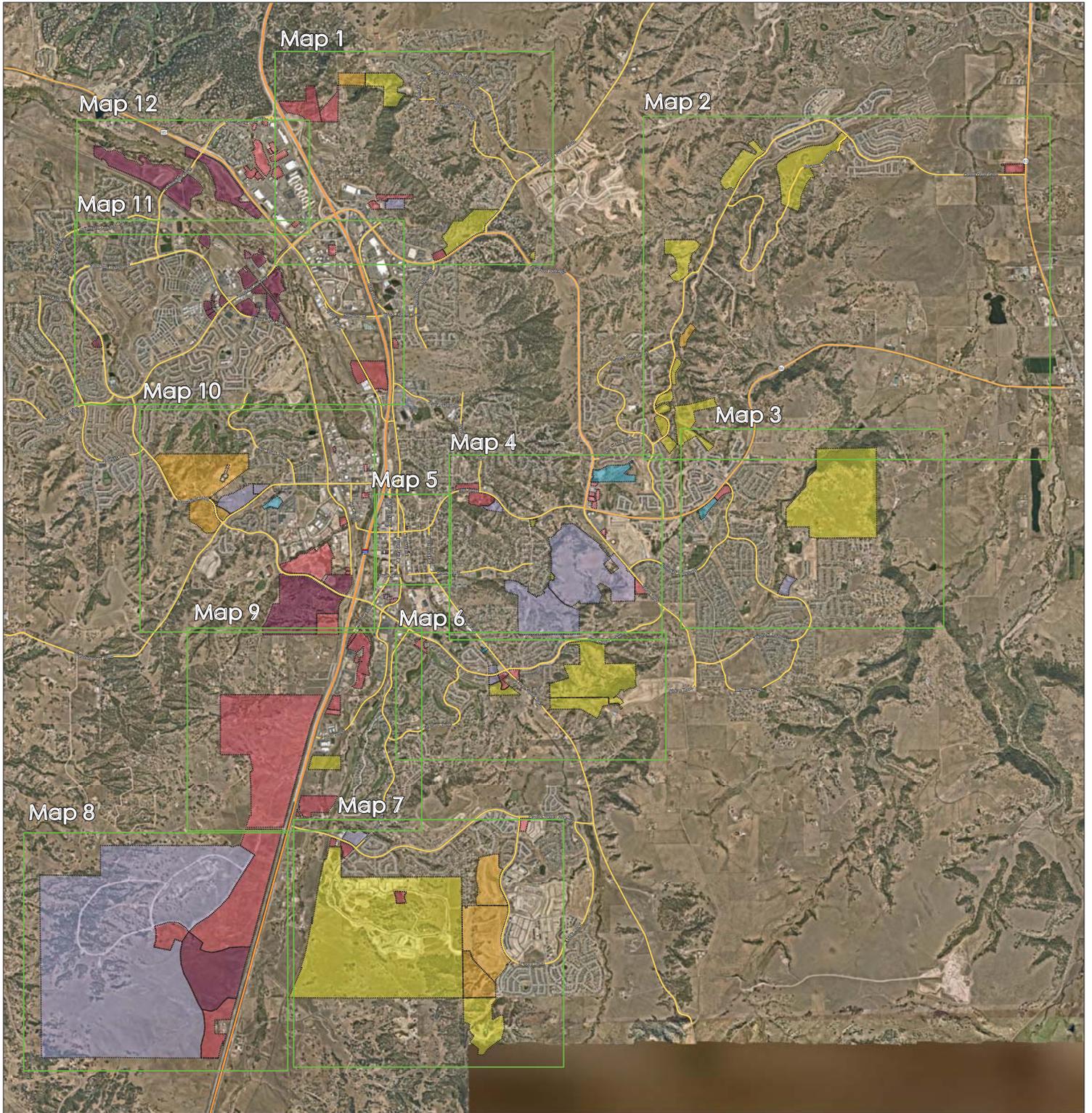


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Development Parcels - Key Map



## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.



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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 1



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
1	Alexander Place*	2020	125		Senior housing uses - independent, assisted living, and/or memory care
4	Business Zone, per CRMC Title 17				Business uses as listed in CRMC Title 17
15	Castle Pines Commercial Major Modification	1987			Uses generally commercial, office, light industrial, retail & automotive (including gas station)
16	Cooper-Hook PD	1987			Uses generally commercial, office, retail & automotive (including gas station)
49	Maher Ranch	1988	1		Conservation easment limits property to one house
50	Maher Ranch	1988	16		Review Access
51	Maher Ranch	1988			Commercial/Recreational uses include open space, recreational facilities, restaurants, utilities
59	Metzler Ranch 2nd Major Amendment	2000	3		Review Access
60	Metzler Ranch PD	1996	69		
62	Montana Vista	2014			Uses generally office, commercial & retail
121	Metzler Ranch PD	1996			Business uses as listed in CRMC Title 17

\*Development Agreement requires \$500,000 in construction investment in 10 years or property owner must receive Town Council approval to develop after 10 years

## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

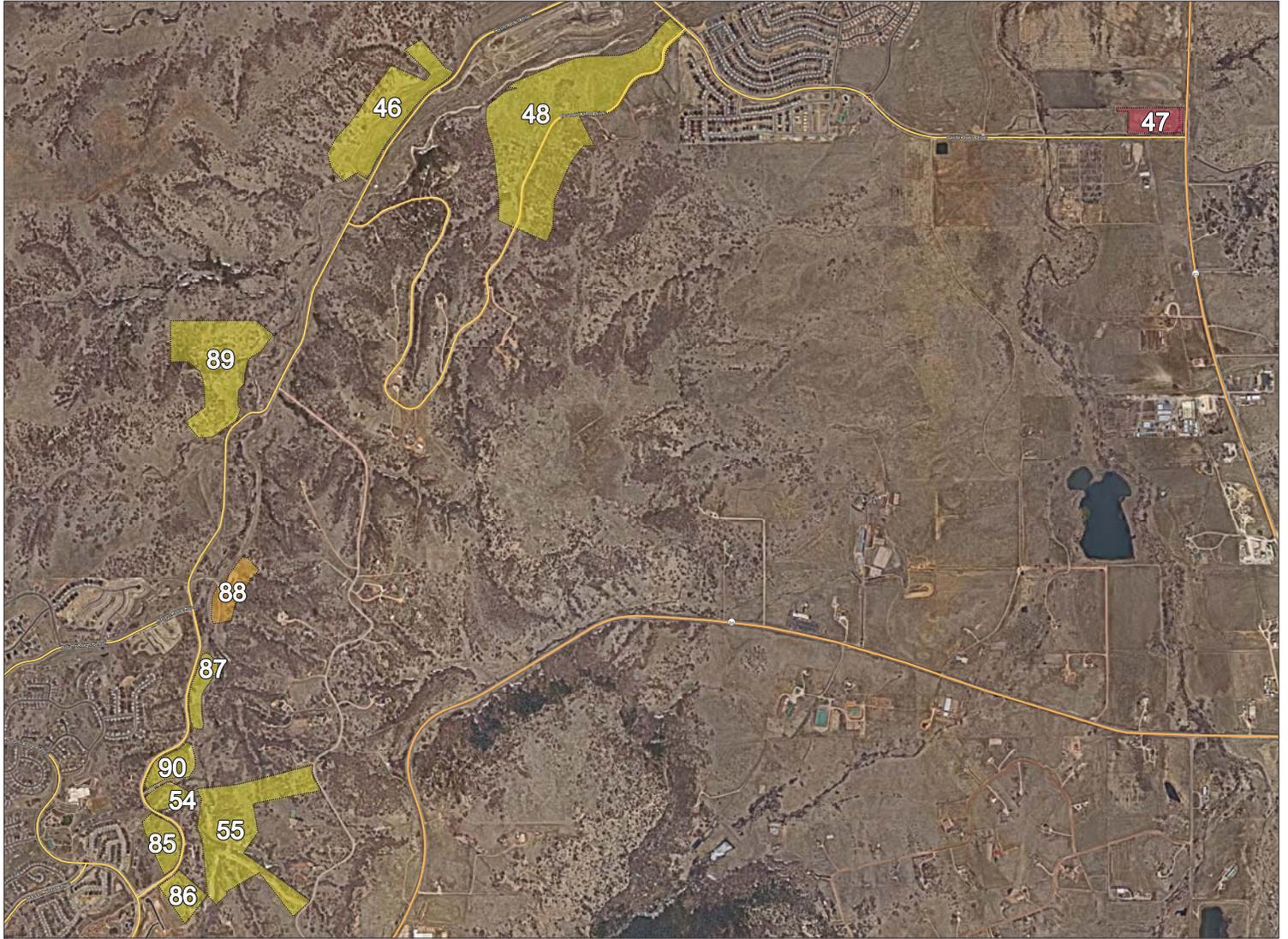


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 2



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
46	Liberty Village 2nd Amendment	2004	22	2005	SDP approved for 19 Single Family Detached Units
47	Liberty Village 2nd Amendment	2004			Business uses as listed in CRMC Title 17 including gas station
48	Liberty Village 2nd Amendment	2004	42	2005	SDP approved for 42 Single Family Detached Units
54	Mall and Office Center Infill*	1986	6		SDP Under Review (Detention)
55	Mall and Office Center Infill*	1986	12		
85	Terrain PDP	2016	40		SDP Under Review for 24 Single Family Detached Units
86	Terrain PDP	2016	23		SDP Under Review for 20 Single Family Detached Units
87	Terrain PDP	2016	28		SDP Under Review for 18 Single Family Detached Units
88	Terrain PDP	2016	49		SDP Under Review for 29 Single Family Detached Units
89	Terrain PDP	2016	74		SDP Under Review for 76 Single Family Detached Units
90	Terrain PDP	2016	35		SDP Under Review for 24 Single Family Detached Units

\* Zoning language includes reference to completion within 25 years, however consequences are not defined

## Use Type Allowed

- All Residential Types
  Single Family Detached
  Commercial-Office-Industrial
- Attached Residential and Multifamily
  Single Family Detached and Attached
  Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

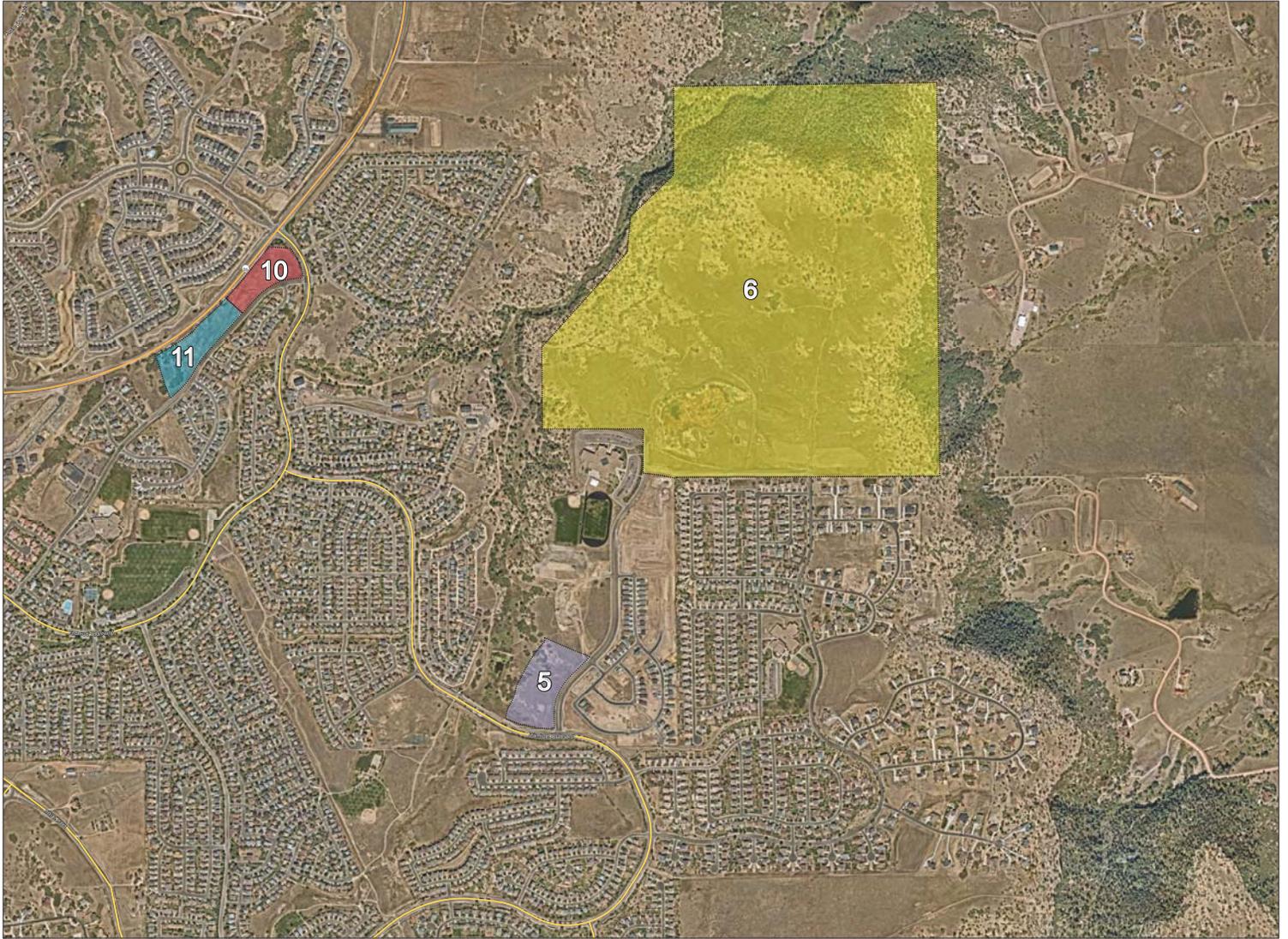


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 3



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
5	Bella Mesa PD	2015	186		SDP under review for 106 single family attached
6	Bella Mesa PD	2015	525		
10	Cambridge Heights PD	2003			Commercial uses including banks, restaurants, retail, office, and automotive (including gas station)
11	Cambridge Heights PD	2003	100		

## Use Type Allowed

- All Residential Types
  Single Family Detached
  Commercial-Office-Industrial
- Attached Residential and Multifamily
  Single Family Detached and Attached
  Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.



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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 4



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
9	Calvary Chapel	2017		2018	Church use only
52	Mall and Office Center Infill*	1986		2019	Carwash approved, construction timing unknown
53	Mall and Office Center Infill*	1986		2020	Retail center approved, construction timing unknown
56	Mall and Office Center Infill*	1986		2020	Medical offices approved and under construction soon
57	Mall and Office Center Infill*	1986			Uses generally commercial, office, light industrial, retail & automotive (including gas station)
58	Memmen Young Infill PD*	1985	1035		Zoning Amendment in process and includes annexation of 5 acre parcel
75	R-1 Single Family, CRMC Title 17				Review Topography
76	R-1 Single Family, CRMC Title 17				Review Topography
79	Ridge View PD	1986			Uses generally commercial, office, retail & automotive (including gas station)
113	Villages at Castle Rock PD	1981	529	2020	Echelon multifamily approved for 238 units and construction permits issued
116	Woodlands Crossing	1987	54		
117	Woodlands Crossing	1987			Uses generally commercial, office, retail & automotive (including gas station)
118	Young American PD	1983	637		

\* Zoning language includes reference to completion within 25 years, however consequences are not defined

## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.



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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 5



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
27	Downtown Overlay District, CRMC Title 17				Uses as listed in CRMC Title 17
28	Downtown Overlay District, CRMC Title 17			2020	USPS retail facility SDP and under construction soon
29	Downtown Overlay District, CRMC Title 17				Uses as listed in CRMC Title 17
30	Front Street Overlay District, CRMC Title 17				Uses as listed in CRMC Title 17
31	Front Street Overlay District, CRMC Title 17				Uses as listed in CRMC Title 17

## Use Type Allowed

- All Residential Types
  Single Family Detached
  Commercial-Office-Industrial
- Attached Residential and Multifamily
  Single Family Detached and Attached
  Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

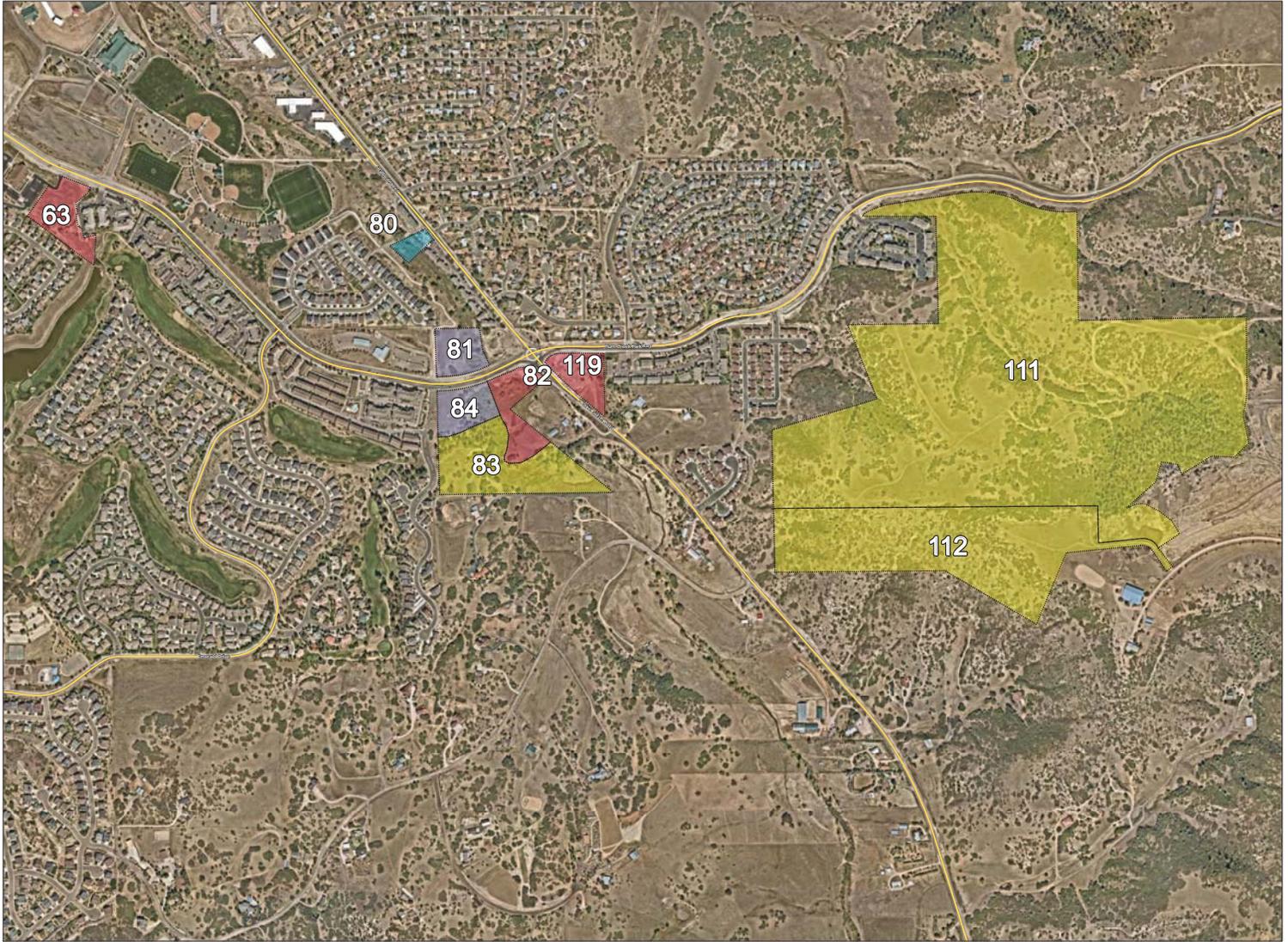


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 6



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
63	Plum Creek Amended	1985			Uses generally commercial, office, light industrial, retail & automotive (including gas station)
80	Sellers Landing	1982	17		SDP under review for 5 single family attached units
81	Stanbro PD	1987	44		Review Floodplain
82	Stanbro PD	1987			Uses generally commercial, office, light industrial, retail & automotive (including gas station). Review Floodplain
83	Stanbro PD	1987	32		Review Floodplain
84	Stanbro PD	1987	55		Review Floodplain
111	The Oaks of Castle Rock Amd 1	2004	164	2010	SDP approved for 128 single family detached units
112	The Oaks of Castle Rock Amendment No 4	2008	22		
119	Young American PD	1983		2020	SDP approved for gas station/car wash/convenience store/retail space, construction expected soon

## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

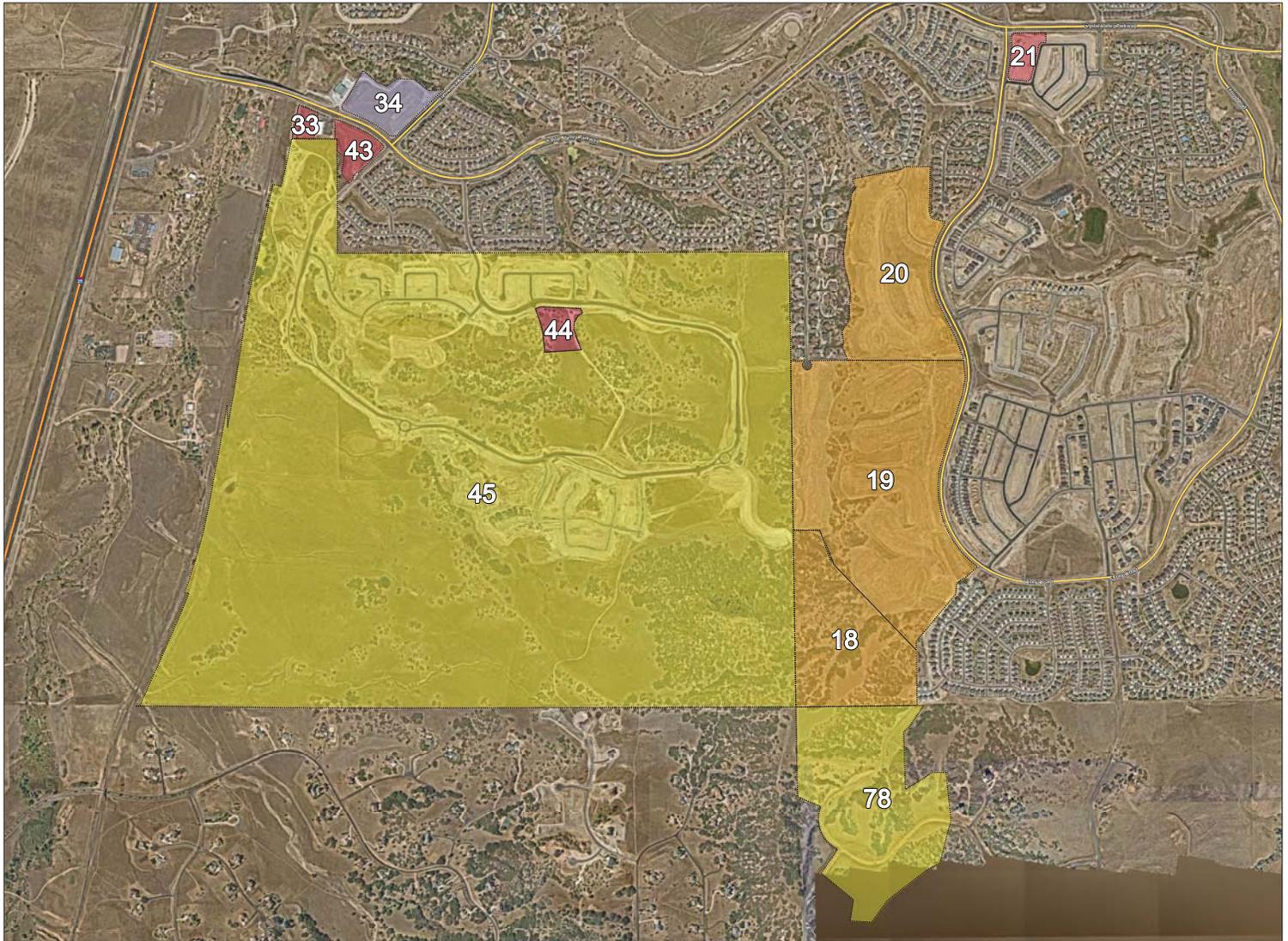


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 7



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
18	Crystal Valley Ranch 4th Amendment	2014	79		SDP under review for 90 single family detached units
19	Crystal Valley Ranch 4th Amendment	2014	273	2015	Approved SDP is for 170 single family detached units
20	Crystal Valley Ranch 4th Amendment	2014	127	2008	Approved SDP is for 89 single family detached units
21	Crystal Valley Ranch 5th Amendment	2019			Uses generally retail, restaurants, and personal services
33	Heckendorf Ranch Amendment 2	2004			Uses generally retail, restaurants, personal services, and office
34	Heckendorf Ranch PDP Amd No.4	2016	224	2018	SDP amendment in process for 102 single family attached units (Watermark)
43	Lanterns Fourth Amendment	2019			Uses generally retail, restaurants, and personal services
44	Lanterns Fourth Amendment	2019		2018	Church use only
45	Lanterns Fourth Amendment	2014	1200	2018	SDP for 1200 single family detached units. Infrastructure under construction for full development
78	Ridge Estates*	2020	52		SDP under review for 52 single-family detached

\*Development Agreement requires \$500,000 in construction investment in 10 years or property owner must receive Town Council approval to develop after 10 years

## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

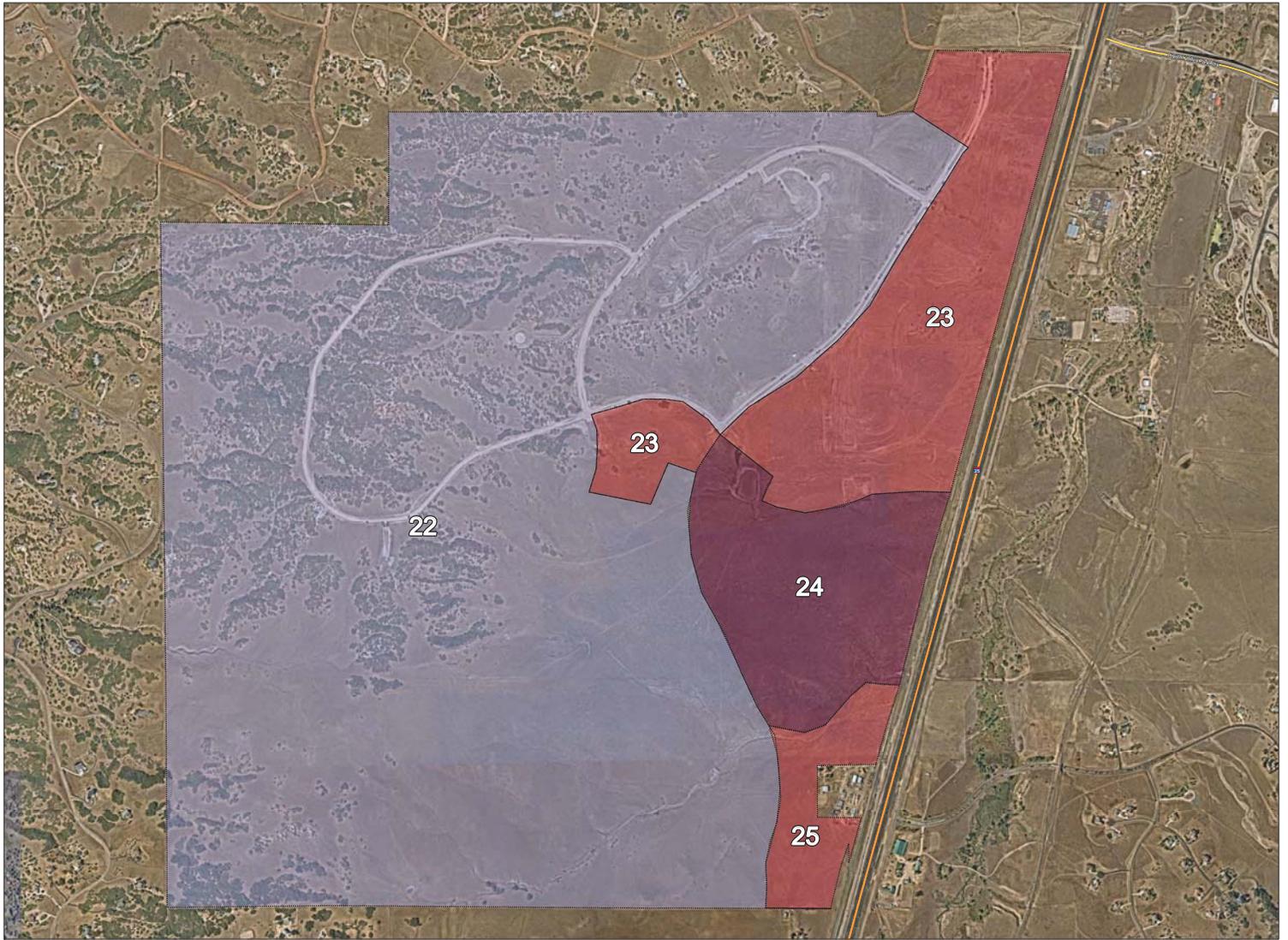


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 8



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
22	Dawson Ridge*	1986	7343		
23	Dawson Ridge*	1986			Uses generally commercial, office, r & d, retail & automotive (including gas station)
24	Dawson Ridge*	1986	557		Uses generally commercial, office, r & d, retail, automotive (including gas station) and multifamily
25	Dawson Ridge*	1986			Uses generally commercial, office, r & d, retail & automotive (including gas station)

\*Suspension clause in effect

## Use Type Allowed

- All Residential Types
  Single Family Detached
  Commercial-Office-Industrial
- Attached Residential and Multifamily
  Single Family Detached and Attached
  Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

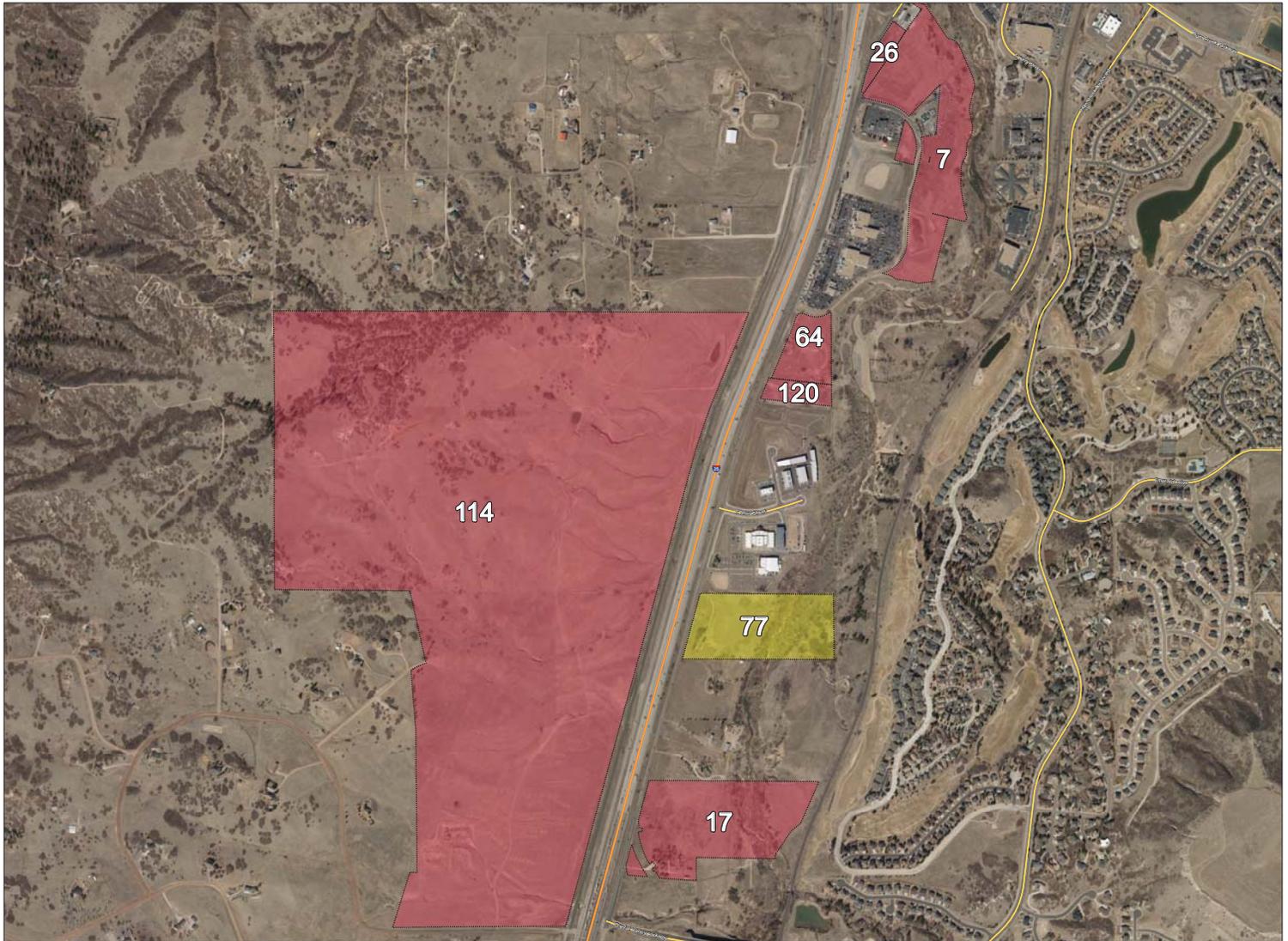


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 9



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
7	Brookside Business Center Amended	1987			Uses generally commercial, office, light industrial, retail & automotive (including gas station). Review Floodplain
17	Creekside PD	1984			Uses generally commercial, office, retail & automotive (including gas station). Review Floodplain
26	Demis PD	2008			Uses generally commercial, office, retail & automotive (including gas station)
64	Plum Creek West PD	1985			Uses generally commercial, office, retail & automotive (including gas station)
77	R-1 Single Family, CRMC Title 17				Rezone to commercial/light industrial under review. Review Floodplain
114	Westfield Trade Center 2nd Amendment	1989			Uses generally commercial, office, light industrial, retail & automotive (including gas station)
120	Your Storage Center at Castle Rock	2018			SDP under review for indoor car storage facility

## Use Type Allowed

- All Residential Types
  Single Family Detached
  Commercial-Office-Industrial
- Attached Residential and Multifamily
  Single Family Detached and Attached
  Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

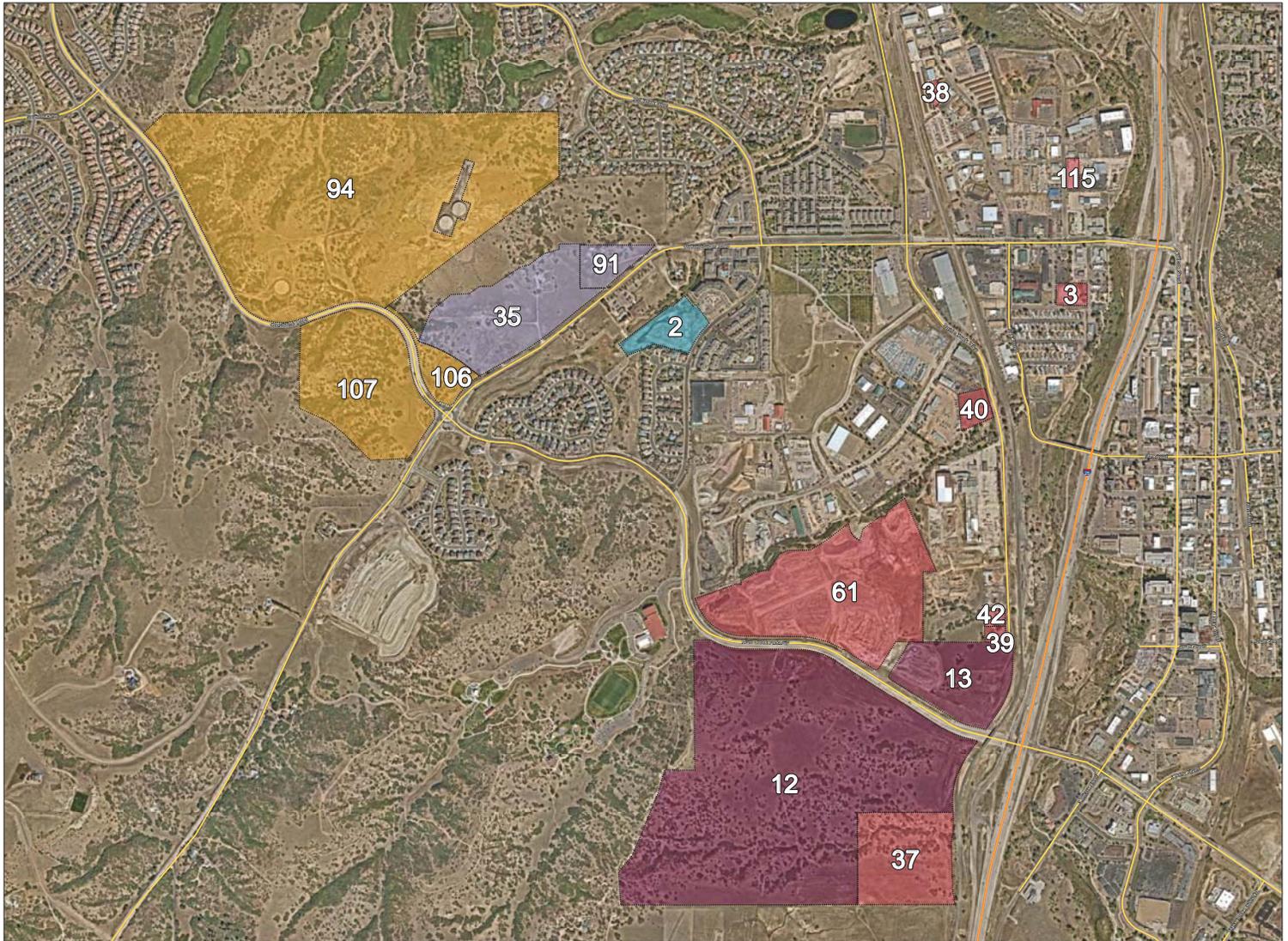


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 10



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
2	Auburn Ridge PDP No.1 Amd 1	2016	100	2018	SDP approved for 100 unit senior living apartment complex
3	Business Zone, per CRMC Title 17				Business uses as listed in CRMC Title 17
12	Castle Meadows IO PDP	2016			Commercial, office, light industrial, retail, automotive (including gas station), and mf and sfa residential
13	Castle Meadows IO PDP	2016			Commercial, office, light industrial, retail, automotive (including gas station), and mf and sfa residential
35	Hillside	2015	120	2016	SDP approved 70 single family attached and 50 single family detached
37	I-1 Light Industrial, per CRMC Title 17				Light Industrial uses as listed in CRMC Title 17
39	I-2 General Industrial, per CRMC Title 17				General Industrial uses as listed in CRMC Title 17
40	I-2, General Industrial, per CRMC Title 17				General Industrial uses as listed in CRMC Title 17
42	I-2, General Industrial, per CRMC Title 17				General Industrial uses as listed in CRMC Title 17
61	Miller's Landing IO PDP	2017			Uses generally commercial, office, light industrial, retail & automotive (including gas station)
91	The Arbors	2002	160		Zoning allows 80 multifamily units, or 38 single family detached units, or 160 assisted care units
94	The Meadows Fourth Amendment	2003	#	2004	SDP approved for 59 single family detached units
106	The Meadows Fourth Amendment	2003	#	2019	SDP approved for 12 single family detached units
107	The Meadows Fourth Amendment	2003	#	2019	SDP approved for 45 single family detached units
115	Wolfensberger Overlay, per CRMC Title 17				Uses as listed in CRMC Title 17

# The Meadows Fourth Amendment Zoning sets a maximum number of units for the entire development

## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.

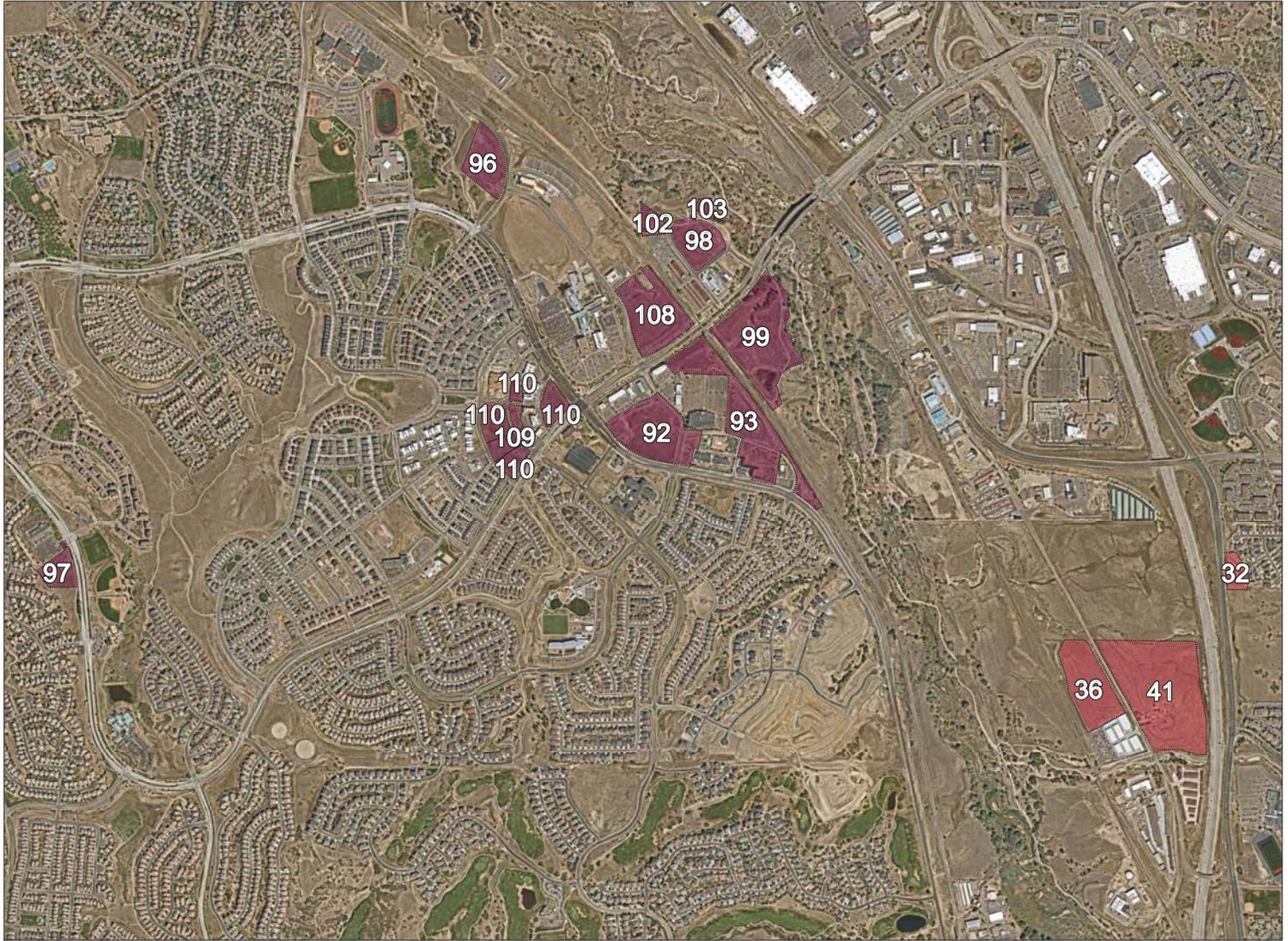


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 11



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
32	Hazen Moore PDP No. 1	2014			Uses generally commercial, office, light industrial, retail & automotive (including gas station)
36	I-1 Light Industrial, per CRMC Title 17				Light Industrial uses as listed in CRMC Title 17
41	I-2 General Industrial, per CRMC Title 17				General Industrial uses as listed in CRMC Title 17
92	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
93	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
96	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
97	The Meadows Fourth Amendment	2003			SDP Under Review for day care center
98	The Meadows Fourth Amendment	2013			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
99	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
102	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
103	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
108	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing allowed
109	The Meadows Fourth Amendment	2003		2020	SDP approved for Ubergrippen climbing gym
110	The Meadows Fourth Amendment	2003			Town Center use area encouraging a mixture of retail, office, and residential

## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

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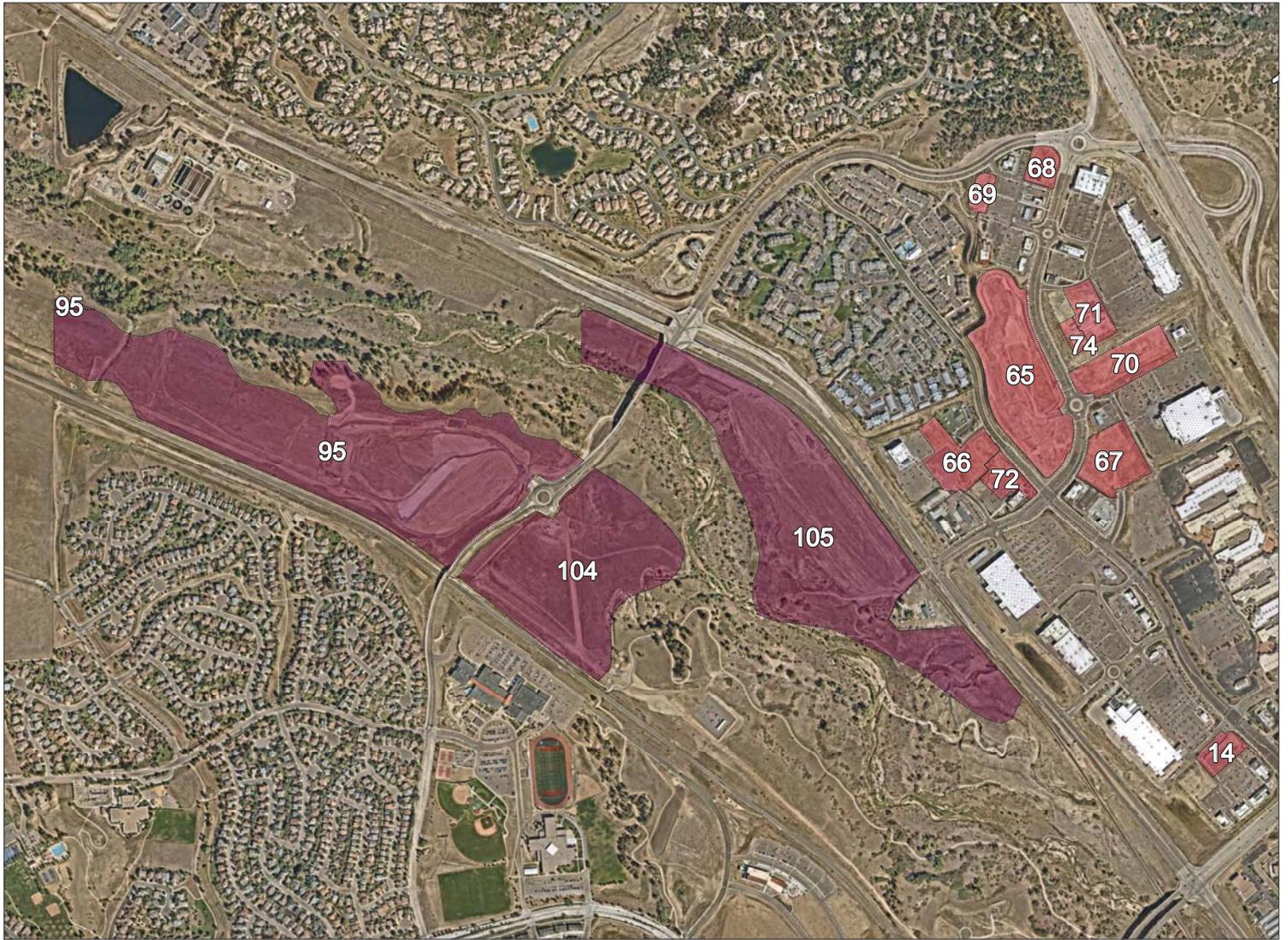


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Map Creation Date: 9/30/2020

# Castle Rock Pending/Not Yet Developed Parcels - Map 12



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
14	Castle Pines Commercial Amendment (2000)	2000			SDP under review for a restaurant
65	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station). Owner considering rezone
66	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station)
67	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station)
68	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station)
69	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station)
70	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station)
71	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station)
72	Promenade at Castle Rock	2015		2018	SDP approved for inline retail
74	Promenade at Castle Rock	2015			Uses generally commercial, office, retail & automotive (including gas station)
95	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing (only) allowed
104	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing (only) allowed
105	The Meadows Fourth Amendment	2003			Generally commercial, office, light industrial, retail & automotive (including gas station). Senior Housing (only) allowed

## Use Type Allowed

- All Residential Types
- Single Family Detached
- Commercial-Office-Industrial
- Attached Residential and Multifamily
- Single Family Detached and Attached
- Commercial and Residential

This map shows properties that are planned for future development and have approved zoning in place, however they may not be built on yet. The allowed uses for these properties have already been established and are summarized here, however the actual Zoning document should be referred to for a complete list of allowed uses.



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Map Creation Date: 9/30/2020