



Revisions Narrative

October 7, 2025

Town of Castle Rock
Attn: Sandy Vossler, Senior Planner
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109

RE: PDP25-0005 – Brickyard Mixed Use PDP Amendment No. 1

This narrative highlights changes to the PDP.

Revisions to Sheets

1. General revision notes
 - a. Title block at top and bottom right corner of the sheet “AMENDMENT NO. 1” has been added to the title PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS. The project number has been updated per comment to read “PDP25-0005”. It is clouded on Sheet 1 only.
 - b. All revised items on sheets are clouded.
 - c. The previous Sheet 6 (utility plan of Prairie Hawk Dr.) has been deleted from this set per planning direction.
2. Sheet 1
 - a. The Purpose Statement paragraph has been updated to describe revisions for this submittal.
 - b. A “Statement of Director of development Services Approval” and “Town of Castle Rock Ownership” signature blocks have been added to the sheet. The “Planning Commission” and “Town Council” signature blocks have been deleted per staff direction.
 - c. The property description has been revised per comment to show Parcel A and Parce B. The ROW to be vacated along Prairie Hawk Dr. is included under Parcel B description.
 - d. Sheet Index has been updated to reflect the current number of sheets.
3. Sheet 2
 - a. The *Zoning Comparison and Development Standards* table has been updated based on discussion and feedback with staff at the Town work session on 8/19/2025 and additional meetings – changes include data and graphic layout of the table.
 - b. The table has an “Existing” and “Proposed” sections.
 - c. Under the “Proposed” table – footnote 3 is revised with the correct PLD areas (10.47 acres) and the remaining PLD area is revised with correct 1.93 acres; and footnote 7 is now footnote 5 with revised verbiage based on staff feedback.
4. Sheet 3
 - a. The acreage and density for PL-1, Planning Area 2, and Planning Area 3 have been corrected. The eastern property line has been revised.
 - b. Per comment, block and tract descriptions have been added to the Rec Center property, the Tract P area, and the mixed-use property – these match the approved plat.
 - c. Per comment, ROW to be vacated along Prairie Hawk Dr is shown with boundary descriptions.



5. Sheet 4
 - a. The Development Phases notes have been revised to have correct road names. The eastern property line has been revised.
6. Sheet 5
 - a. The eastern property line has been revised.
 - b. Note was updated per request from Sandy to add the sentence, “utility design to be finalized during CDs.”
 - c. Water/San comments have been addressed.
7. Sheet 6
 - a. The eastern property line has been revised.
 - b. Tributary areas in A1 and OS1 are updated per the eastern boundary update.
8. Sheet 7
 - a. The eastern property line has been revised.
9. Sheet 8
 - a. Under Section 3 Definitions – the term and definition of item 3.6 have been deleted per planning direction. A note describing that it’s being deleted is in place.
 - b. Per comments, dates and ordinance numbers have been added to appropriate notes.
10. Sheet 9 – no change.
11. Sheet 10
 - a. The term “Entertainment” with description has been added to the Permitted Uses for Planning Area 2 and Planning Area 3.
 - b. Under Planning Areas 1 through 4 and OSP – setback requirements have been revised to read “To be determined at the Site Development Plan” to match with the Zoning table on Sheet 2.
 - c. Under Planning Areas 2 & 3 – the max. number of units and density have been updated to match with the Zoning table on Sheet 2.
12. Some images on Sheets 11 & 12 have been updated to reflect the current designs.

Thank you in advance for your facilitation of the review process.

Sincerely,
Craine Architecture

Fong Lee