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Castle Rock Planning & Zoning
100 Wilcox Street
Castle Rock, CO 80104

Pre-Application Meeting Narrative – Stanbro Parcels

Hello,

The intent of this letter is to provide the Town of Castle Rock with a narrative that will describe the proposed development(s) within the jurisdiction. The Owner has 4 parcels of land, totaling approximately 31.42 acres, located just west of the Lake Gulch Road and East Plum Creek Parkway intersection/round about. He is proposing to develop a multi-family/townhome building, a multi-family apartment complex and a single-family residential subdivision. In addition, the owner intends to dedicate a portion of the property to the Town of Castle Rock. The Owner intends to re-plat the entire property for the proposed development and dedications.

Here is a summary of the parcels that will be included within this project :

2505-132-00-024

Existing Use : Vacant
Proposed Use : Townhomes
Zoning : Stanbro Planned Development (PD) (Castle Rock)

2505-132-00-026

Existing Use : Vacant
Proposed Use : Multi-Family Apartment Complex
Zoning : Stanbro Planned Development (PD) (Castle Rock)

2505-132-00-012

Existing Use : Vacant
Proposed Use : Multi-Family Apartment Complex
Zoning : Rural Residential (RR) (Douglas County)

2505-132-00-011

Existing Use : Vacant
Proposed Use : Single Family Residential
Zoning : Stanbro Planned Development (PD) (Castle Rock)

Proposed DevelopmentsMulti-Family/Townhomes

The proposed multi-family/townhome development will take place on a 2.67-acre lot and is located on the north side of East Plum Creek Parkway. We are proposing a single 8,400 square-foot building with associated parking, landscaping, stormwater pond, etc. There are 31 parking stalls proposed with this development.

Multi-Family/Apartment Complex

The proposed multi-family apartment complex will take place on approximately 11.70 acres and is located to the south of the intersection. We are proposing 7 - 12,025 square-foot buildings with associated parking, landscaping, stormwater pond, etc. The total amount of dwelling units is anticipated to be 275; however, this is still being determined. There are 586 parking stalls proposed with this development.

Single Family Residential

The proposed single family residential development will take place on approximately 3.00 acres and will contain 16 lots that have a minimum area of 4,000 square feet and a width of 40 feet. The lots will be accessed by a 24' drive isle with a cul-de-sac at the end for fire turn around. A stormwater pond has been incorporated into the site plan.

In conclusion, the Owner is looking forward to working with the Town to make these proposed developments a reality. He is open to any feedback that the Town of Castle Rock is willing to provide regarding this project.

Sincerely,



Ravin Nanpatee, P.E