

The Lanterns Site Development Plan [Single Family Residential]

Speer Equities, LLC., Erie Farms, LLC., KC Erie Farms, LLC., SC Erie Farms, LLC., Lanterns KDC, LLC., Lanterns CFC, LLC., Lanterns RLC, LLC., and Lanterns SLC, LLC., (Owners) have made application for a Site Development Plan for the Lanterns. The property is located south of the southern termini of Plum Creek Boulevard and Old Lanterns Parkway, also described as a parcel of land being Section 26, a part of the east half of Section 27, and a part of the southeast quarter of Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado.

The proposed development lies on approximately 848 acres. The Lanterns Planned Development zoning was approved in 2014. The proposed Site Development Plan proposes 1,200 single family detached homes. Five hundred and thirty-six homes will be constructed in traditional neighborhoods, and 664 homes will be constructed in neighborhoods that are age-restricted to residents 55 years and older.

Construction will occur in phases. Phase one will include construction of a loop road providing primary access to the property from Plum Creek Boulevard and from Old Lanterns Parkway. A future road connection to Crystal Valley Ranch is planned.

Approximately 549 acres, or 65% of the property, will be set aside as public land and open space. The Front Range Regional Trail will be extended along the western boundary of the property. Additional, internal trails will extend throughout the project, linking neighborhoods to open space and community amenities. A 16.6 acre public land dedication has been set aside as a school/park site, for such time as the Douglas County School District determines to move forward with construction. Property for two private recreation centers has also been set aside.

Copies of the application materials are available for inspection at the Castle Rock Development Services Department, located in Town Hall at 100 N. Wilcox St., Castle Rock, Colorado, 80104 during regular business hours.

Town staff contact person is Sandy Vossler, Senior Planner