



Meeting Date: February 18, 2025

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director of Development Services

Title: Town Manager Report – Development Project Updates

This report contains development updates and new submittals or requests submitted to staff since the last update to Town Council. The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans and formal applications for development. More information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link, which can be accessed at CRGov.com/DevelopmentActivityMap

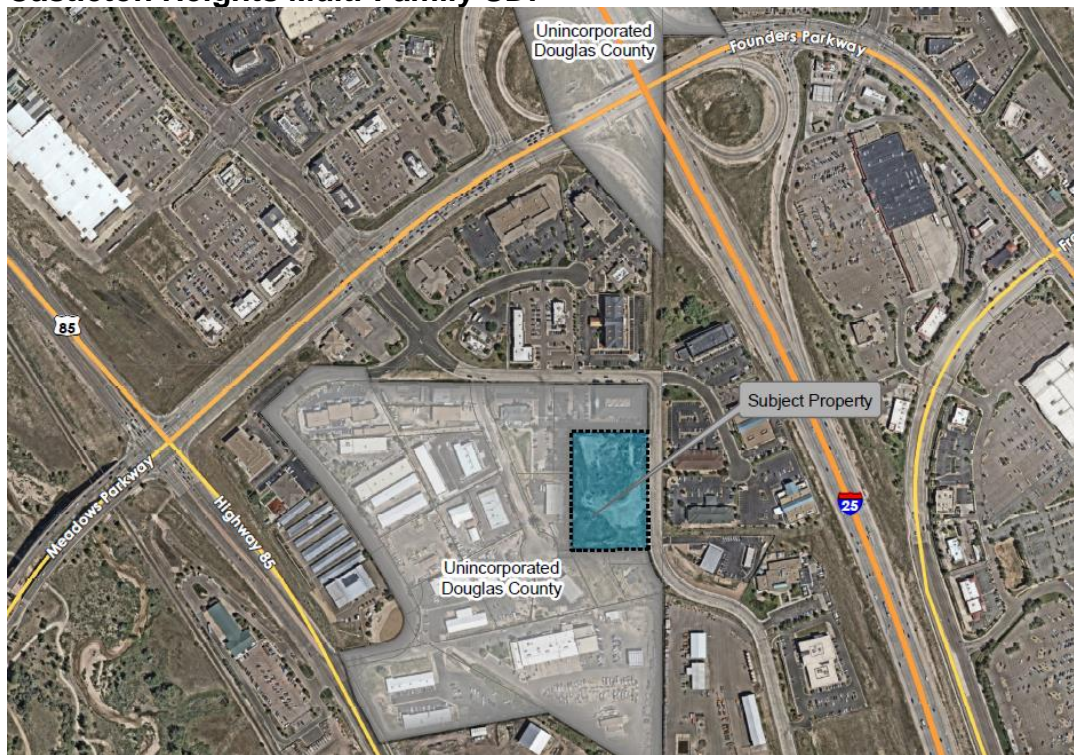
New Quasi-Judicial Applications Requiring Public Hearings

AdventHealth Medical Office Building



A quasi-judicial application was received from Boulder Associates for a Site Development Plan for AdventHealth Medical Office Building. The applicant is proposing a new medical office building to include a freestanding emergency department on 5.17 acre site. The proposed project is located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway. This project is located in Councilmember Dietz's district.

Castleton Heights Multi-Family SDP



A quasi-judicial application was received from TWG Development for a Site Development Plan for Castleton Heights Multi-Family. The applicant is proposing to construct a new four-story multifamily building with 80 units on a 3.11 acre site. The proposed project is located southwest of the intersection of W Castleton Road and Castleton Court, in Councilmember Davis' district.

Pine Canyon Annexation



An application was received from JRW Family Limited Partnership LLLP for an annexation for Pine Canyon. The applicant is proposing a maximum of 1,800 mixed residential units, to include single family and multifamily, as well as commercial uses to include a hotel/resort with up to 225 rooms, and other business and industrial uses on the 535-acre site. The project area is generally located on both the east and west sides of I-25, west of Founders Parkway. This project is located next to Mayor Pro Tem Cavey's, Councilmember Davis', and Councilmember Bracken's districts.

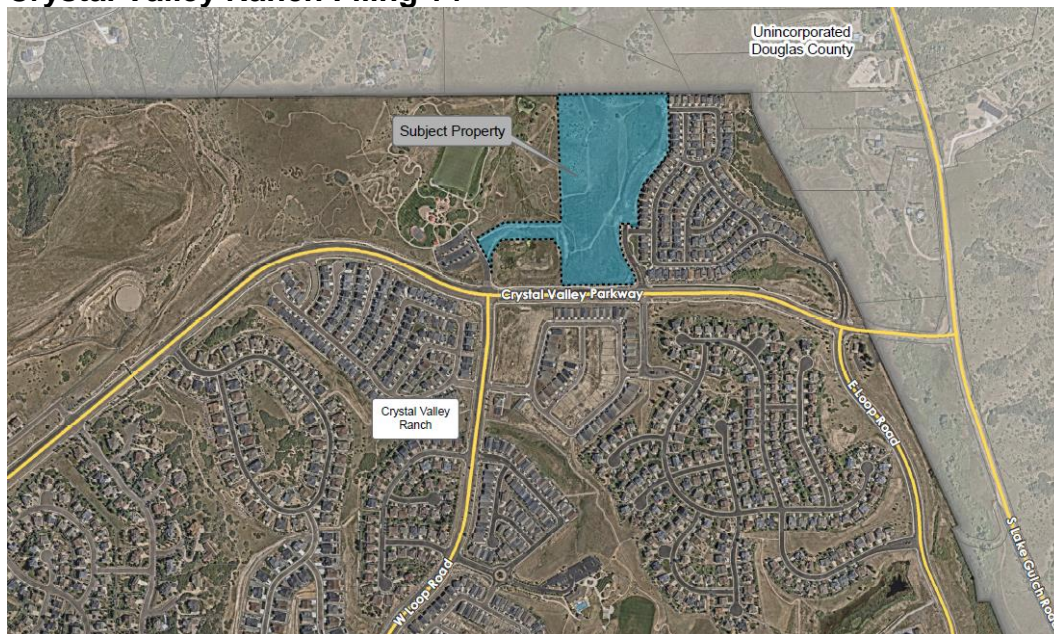
New Pre-Application Meeting Requests

Bella Mesa South



A pre-application request was received seeking information on application and submittal requirements to build 91 townhomes. The proposed project is located northwest of the intersection of Mikelson Boulevard and Mitchell Street, in Councilmember Brooks' district.

Crystal Valley Ranch Filing 14



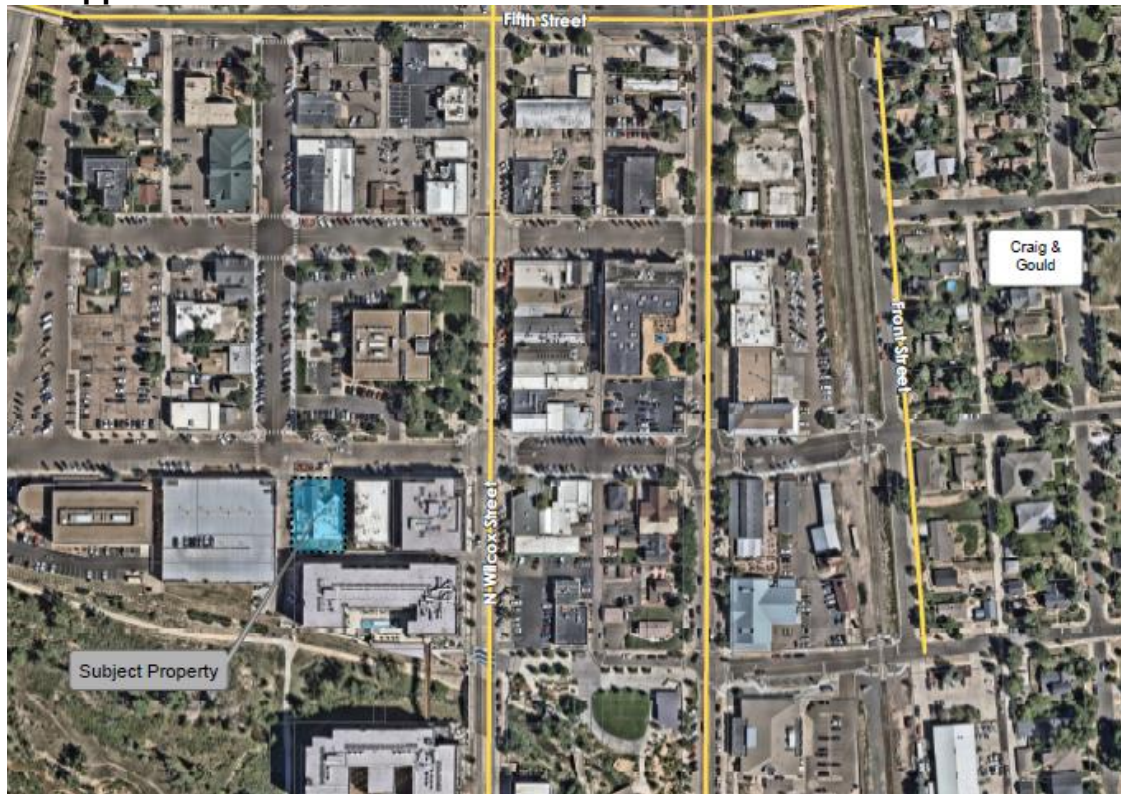
A pre-application request was received seeking information on application and submittal requirements to deed a parcel of land back to the developer from the Town. The parcel was previously dedicated to the Town as a site for a middle school, with an option in the Development Agreement to return the land to the developer if the school district did not need it. The school district has stated they no longer have plans to utilize this site. The applicant intends to use the site for 112 single family detached single family homes, per the zoning already in place on the site. The proposed project is located northwest of the intersection of Snow Goose Road and Crystal Valley Parkway.

Front Range Construction Services



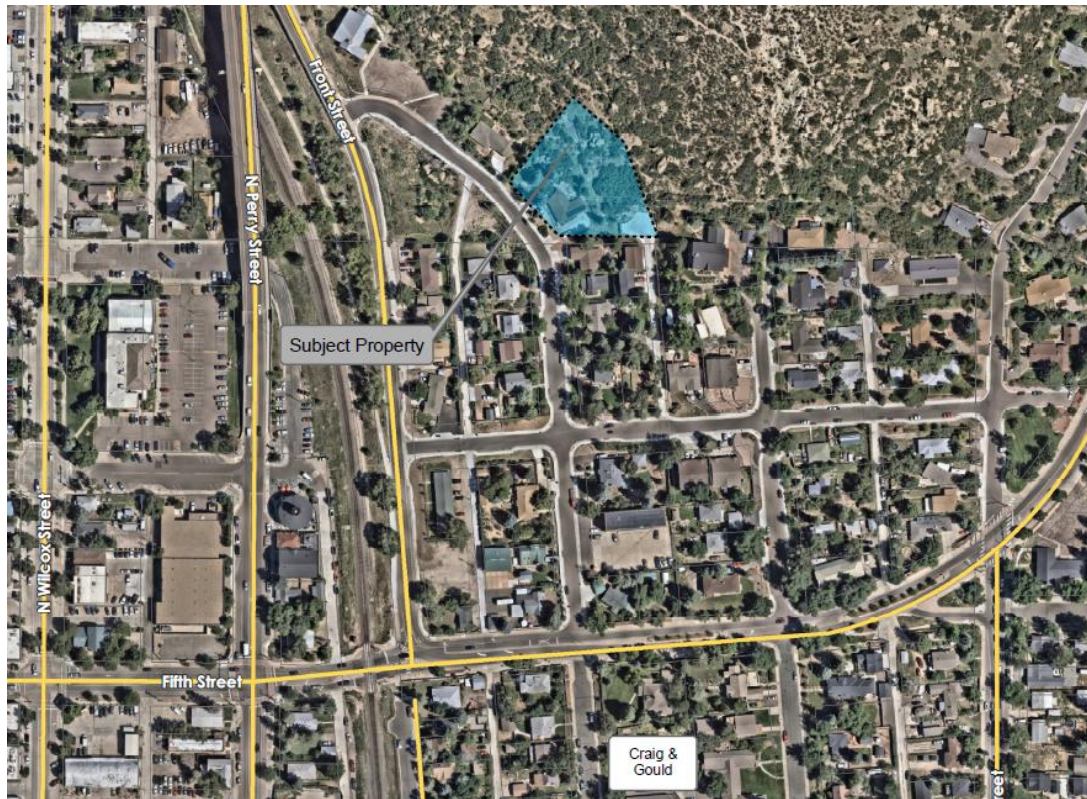
A pre-application request was received seeking information on application and submittal requirements to build an office/shop space for Front Range Construction Services on the lot located at 661 Prairie Hawk Drive. The building would include 900sqft of office space and 3,000sqft of shop space. The site would also house a fiber monitoring station on the southeast portion of the lot. The proposed project is located southwest of the intersection of Topeka Way and Prairie Hawk Drive, in Councilmember Bracken's district.

Scileppi's Phase 2



A pre-application request was received seeking information on application and submittal requirements for a second phase of the Scileppi's expansion and remodel currently under construction, located at 210 Third St. The second phase proposes minor elevation and patio changes to the existing addition on the west side of the Old Stone Church, as well as interior changes to the existing restroom and previous kitchen space. The proposed project is located southeast of the intersection of Jerry Street and Third Street, in Councilmember Davis' district.

The Caboose



A pre-application request was received seeking information on application and submittal requirements to replat the lot located at 700 N Cantril St and add a train caboose to be used as a living space for overnight guests, as well as a public display with open house hours. The living space would include space for 4 guests, a shower, kitchen facilities and outdoor space on the roof. The proposed project is located southeast of the intersection of N Cantril Street and Front Street, in Councilmember Davis' district.

Ongoing Development Activity:

Commercial Development Activity

- **Promenade:**

- Brinkerhoff & Bar Hummingbird, site and building construction for two restaurants with outdoor plaza, located between La Loma Restaurant and Starbucks, southwest of Castle Rock Parkway and Promenade Parkway.
- Lazy Dog Restaurant site construction for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway.

- **Meadows:**

- Kiddie Academy, site and building construction for a 10,000-square-foot child daycare building, located on the northwest corner of Carnaby Lane and Lombard Lane.
- Little Sunshine's Playhouse, site and building construction for 11,000 square-foot childcare center, located on the northeast corner of Limelight

- Avenue and Prairie Hawk Drive.
 - Lot grading, retaining wall, and waterline construction plan and plat approved, located on vacant commercial lots north of the AMC theatre.
 - Meadows Parkway Intersection improvements, site construction for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
 - Meadows Town Center Townhomes/Mixed-use, site and building construction for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
 - New Hope Church Rezoning, new PDP to allow for a medical office building, located south of the intersection of Prairie Hawk Drive and Meadows Boulevard.
 - Prairie Hawk Dental, site and building construction for a new 5,100-square-foot dental office building, located at the northeast corner of Prairie Hawk Drive and Limelight Avenue.
 - StorHaus Garage Condos, site and building construction for 3 buildings and a clubhouse, consisting of 38 garage condo units, located on the northeast corner of Regent Street and Carnaby Lane.
 - VA Community Behavior Outpatient Clinic, site and building construction document review for a 25,096-square-foot outpatient clinic, located between Dacoro Lane and Virtuoso Loop, north of Prairie Hawk Drive.
- **Downtown:**
 - Circle K, site plan and construction documents approved for a new 3,700-square-foot convenience store to replace the existing building on the site, located at 310 S. Wilcox Street.
 - City Hotel, historic preservation and site plan approved for 33 room hotel, located at 415 N. Perry Street.
 - Eternal Rock Church, site plan review for new landscaping, signage, and storage, located at 2 Phelps Street.
 - Little School on Perry Street, site and building construction for a 1,300-square-foot addition to the landmarked Saunders House, for a daycare center located at 203 Perry Street.
 - Perry Street Social, site development plan amendment and construction document review to create a mini entertainment district, located at 404 N. Perry Street.
 - Scileppi properties, site and building construction for a 6,000-square-foot addition and the addition of seven parking spaces, located at 210 Third Street.
 - The View, site and building construction for a 6-story building with mixed-uses including 218 residential units, located at Sixth Street and Jerry Street.
- **Dawson Trails Residential/Commercial:**
 - Costco, Dawson Trails, site plan approved for 161,000-square-foot retail warehouse with fueling station on 18.4 acres, located east of Dawson Trails Boulevard, north of the future Crystal Valley Interchange.

- Dawson Trails Filing No. 1 Infrastructure and Right-of-Way, construction plan review for the northern segment of Dawson Trails Boulevard.
 - Dawson Trails Filing No. 2 Infrastructure, plat and construction plan review for 97-acre area.
 - Dawson Trails Planning Area D, site plan review for 254 single-family residential lots, and 13 acres of open space.
 - Dawson Trails North, Phases 1-4 under construction for grading only for approximately 134 acres, located north of Territorial Road.
 - Dawson Trails Residential Neighborhood, Planning area B-1, site plan approved and construction documents under review for 230 detached residential lots, a 1-acre neighborhood park, located in the north-central area of the Dawson Trails PD, adjacent to the Twin Oaks subdivision in Douglas County
 - Dawson Trails South, construction for grading only for approximately 338 acres, located south of Territorial Road.
 - Off-site Sanitary Sewer, Dawson Trails, construction document review for 17,000+ feet of sanitary sewer main from south of Territorial Road to Plum Creek Parkway.
 - Off-site Water Line, Dawson Trails, under construction for approximately 3,100 linear feet of water main, extending north and west from the fire station on Crystal Valley Parkway across railroad properties and I-25.
 - Territorial Road Annexation, totaling 2.9 acres of land, to remain ROW.
- **Canyons Far South Residential/Commercial:**
 - Canyons Far South, site development plan review for a residential and commercial development with 474 single family homes, 12.5 acres of commercial, on a 410-acre site, located southeast of Crowfoot Valley Road and Founders Parkway.
- **Other Commercial Projects throughout Town:**
 - 218 Front Street Office Building, site plan review for a two-story, 2,800-square-foot office building, located on the east side of Front Street between Second and Third Streets.
 - 282 Malibu commercial buildings, building and site construction for two 4,000-square-foot commercial buildings, uses are unknown at this time, located at 282 Malibu Street.
 - Calvary Chapel, site and building construction of new church building, located on the northwest corner of Fifth Street and Woodlands Boulevard.
 - Castle Rock Auto Dealerships, site and building construction of 1st and 2nd phase for service center expansion, located at 1100 S. Wilcox Street.
 - Castle Rock Automotive Repair Shop, site construction for new 26,000-square-foot auto body shop, located at 1184 and 1288 Brookside Circle.
 - Discount Tire, site plan and construction documents approved for 530-square-foot storage addition, located at 102 E. Allen Street.
 - Founders Marketplace, Dunkin Donuts, site plan approved for a new restaurant with drive-through, located at the northeast corner of Founders

Parkway and Aloha Court.

- Garage Condos, site and building construction, located on Liggett Road.
- Hyundai auto dealership, site plan and plat review for use by special review for a new 33,000 sf building and sales lot, located at 550 S Interstate 25.
- Murphy Express, site plan review for 2,800 sf convenience store and gas station, located at 186 Metzler Drive.
- Outlets at Castle Rock, site plan approved and construction document review, two new pad sites on the mall's west side on Factory Shops Boulevard.
- Outlets at Castle Rock, Site plan and construction document review for new bank with drive-thru, located north of the existing Starbucks/Qdoba.
- Ridgeview Town Center, PD Zoning review for a 10-acre parcel located at 895 Ridge Road.
- Sanders Business Park, site construction for a 2.4-acre site, located south of The Plum Creek Community Church.
- The Brickyard Planned Development Plan, Zoning Regulations, site plan and construction document review for a mixed-use development with a maximum of 600 multi-family dwelling units, located on the south end of Prairie Hawk Drive.
- Unity on Wolfensberger Planned Development Plan, proposed zoning and parking changes, located at 200 Wolfensberger and 826 Park Street.
- Verizon small cell sites, construction documents for multiple locations in public right-of-way: 1) Factory Shops Boulevard and New Beale Street, 2) Promenade Parkway and Castle Rock Parkway (under construction), 3) Promenade Parkway (under construction), 4) Castlegate Drive West (under construction), 5) Castlegate Drive West and Castle Rock Parkway (approved plans), 6) Factory Shops Boulevard and Meadows Boulevard, 7) Mitchell Street near Mesa Middle School, 8) S. Valley Drive north of Plum Creek Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) S. Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, (under construction) 11) Foothills Drive and Soaring Eagle Lane, (under construction) 12) Foothills Drive and Morning View Drive.
- Wal-Mart fuel station, site plan review for new 1,600 sf fuel center, located in the southwest corner of the Wal-Mart parking lot.
- Wellspring and Castle Oaks Covenant Church, annexation petition is to annex approximately 2.07 acres, and proposed zoning for church and Wellspring facility uses, located at 498 East Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities

Residential Development Activity:

- 626 Sixth Street, Historic Preservation Board review for a new single-family home on 0.14 acres.
- Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for Lot 2 of Auburn Ridge.
- Bella Mesa North, site development plan for 525 single-family homes, located north of Mesa Middle School off Mitchell Street.

- Chateau Valley, site plan review for 415 residential units, located north of East Plum Creek Parkway and east of Gilbert Street
- Crystal Valley Ranch Mixed-Use site plan review for 24 townhomes and a mixed-use building, located at the southeast corner of Crystal Valley Parkway and W. Loop Road.
- Crystal Valley Ranch, site construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and W. Loop Road. Also, in the southern interior portion of Loop Road, south of Loop Road, and between W. Loop Road and the Lanterns property.
- Founders Village Pool, site plan review for new pool pavilion, located at 4501 Enderud Blvd.
- Front Street Triplexes, site plan review for two triplex buildings, located on Front Street between Fifth and Sixth Streets.
- Hillside, building construction, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
- Lanterns/Montaine, Subdivision construction for various phases for a total of 1,200 single-family residential lots, located off Montaine Circle.
- Liberty Village, site construction for amended lot layout due to floodplain for 42 single-family lots, located on the south side of Castle Oaks Drive and Pleasant View Drive.
- Meadows, site construction for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
- The Oaks Filing 2A, site plan approved and construction document review for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- Ridge at Crystal Valley, site construction for 142 single-family home project, located southwest of Loop Road in Crystal Valley Ranch. SIA amendment submitted to address modification to phasing plan for lots to be Temporary Green Zone.
- Soleana, site plan review for 55 custom home sites and 22 live/work units on 77.96 acres, located east of the Silver Heights neighborhood and west of the Diamond Ridge Estates neighborhood.
- Terrain North Basin, Phase 1, building construction for approximately 96 single-family home project, located along Castle Oaks Drive.
- Terrain North Basin, Phase 2, site development plan, plat and construction document review for approximately 29 single-family home project, located along Castle Oaks Drive.
- YardHomes, Annexation and Zoning request for 165 single family units on 32.29 acres, located at Plum Creek Parkway and South Ridge Road.