

## **AGENDA MEMORANDUM**

**To:** David L. Corliss, Town Manager  
**From:** Tara Vargish, PE, Director of Development Services  
**Title:** **Town Manager Report – Development Project Updates**

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This report contains development updates and new submittals or requests that have been 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](http://CRGov.com/DevelopmentActivityMap)

### **New Quasi-Judicial Applications Requiring Public Hearings**

#### **Crowfoot Valley Road Right of Way Annexation**



The Town of Castle Rock proposes to annex four parcels of Town-owned land that comprise a portion of the Crowfoot Valley Road right-of-way (ROW). The parcels total 4.4 acres and generally extend from Tower Road to approximately 500 feet east of the intersection of Crowfoot Valley Road and Sapphire Point Boulevard. The property will be zoned for public use and will remain ROW. The proposed annexation is part of a larger effort to bring Town-owned property into the Town's boundaries, and under Town law enforcement and code enforcement jurisdiction. The project will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The ROW parcels are adjacent to Councilmember Cavey's district.

## Crystal Valley Mixed-Use Site Development Plan



Henry Design Group on behalf of Dan Kauffman, Pinnacle View Development, LLC, has submitted an application for a Site Development Plan. The applicant is proposing a mixed-use development on the 4-acre property located at the southeast corner of Crystal Valley Parkway and West Loop Road. The proposal includes 24 townhomes, with attached two-car garages, and a single two-story building with 7,376 square feet of commercial space on the 1<sup>st</sup> floor and seven condominium units on the 2<sup>nd</sup> floor. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is in Councilmember Dietz's district.

## McDonald's (Founders Marketplace) Site Development Plan



Strategic Land Solutions on behalf of McDonald's Corporation, has submitted a Site Development Plan application. The applicant is proposing a 5,140-square-foot restaurant with a double drive-thru on a 1.38-acre lot located at the northwest corner of Highway 86 and Aloha Drive. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located in Councilmember Cavey's district.

## New Pre-Application Meeting Requests

### Driveway Access for 3560 North Crowfoot Valley Road



A pre-application meeting request seeking information on application and submittal requirements to obtain access from Crowfoot Valley Road to their property located at 3560 N. Crowfoot Valley Road. This vacant, 10-acre property has been unable to obtain an access easement from the owner of Tower Road, located directly north of the property. The project is located adjacent to Councilmember Cavey's district.

### Limelight Center Retail



A pre-application meeting request was submitted seeking information on application and submittal requirements for a site development plan for two new commercial buildings on two vacant, adjacent parcels located southeast of Limelight Avenue and Meadows Parkway. The applicant is proposing to build a 5,900-square-foot building on each lot (total lot size is 2.3

acres) for retail/restaurant uses with a drive-thru for each building. This project is located in Mayor Pro Tem Bracken's district.

### **Ongoing Development Activity:**

#### **Commercial Development Activity**

- **Promenade:**

- Alana at Promenade Apartments, building and site construction for 300 unit multi-family residential development, located on Alpine Vista Circle, west of Promenade Parkway.
- Buffalo Wild Wings, building and site construction, located on the southwest corner of Factory Shops Boulevard and New Memphis Court.
- Los Dos Portrillos, pad site construction, and restaurant site plan review for new 7,400 square foot restaurant, located west of TJ Maxx off Promenade Parkway. Grading only approved
- Chipotle pad site, site plan, plat and construction documents approved, and building site plan approved for building elevations for a future Chipotle, located off Promenade Parkway north of Sam's Club. Revised domestic water service building connection location submitted.
- Promenade Commons Park, site plan, plat and construction document approved for new half-acre park connecting the Alana multi-family and the proposed commercial area, located on the west side of Promenade Parkway and Alpine Vista Circle.
- Lazy Dog Restaurant site plan review for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway.
- Whole Foods, site plan amendment to add EV charging stations in the existing parking lot, located at 6384 Promenade Parkway.

- **Meadows:**

- Access road, construction documents approved for public street construction that will support future commercial/office developments, located northwesterly of the North Meadows Drive roundabout.
- Aspen View Academy, building and site construction for an addition, located at 2131 Low Meadow Boulevard.
- Bridge and access road, site construction, connection of the roundabout on North Meadows Parkway south, and then east crossing Plum Creek.
- Castle Rock Adventist Hospital Medical Office Building and site construction for a new 70,000-square-foot medical office building, located at 2350 Meadows Boulevard.
- Castle Rock Industrial at the Meadows Lot 1, site and building construction for new 80,000+/- square foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
- Castle Rock Industrial at the Meadows Lot 2, site and building construction for new 80,000+/- square foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
- Kum and Go, building and site construction for a 5,620 square foot Convenience Store and Fuel Canopy, located at the northwest corner of Meadows Parkway and Lombard Street.
- Lot grading, retaining wall, and waterline construction plan and plat approved, located on vacant commercial lots north of the AMC theatre.
- The Learning Experience, revised site development plan and construction plan review for a 10,000-square-foot, single-story daycare center to be located on Meadows

- Boulevard between Springbriar Drive and Shane Valley Trail.
  - Meadows Parkway Intersection improvements, construction document review for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
  - Meadows Senior Multi-Family, site plan, plat and construction document review for a new 4- story senior housing apartment development with 200 units, located near North Meadows Drive and Timber Mill Parkway.
  - Meadows Affinity Senior Multi-Family, site plan and plat review for a new 4- story senior housing apartment development with 174 units, located near Meadows Parkway and Regent Street.
  - Meadows Town Center Townhomes/Mixed-use, site plan and construction document review for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
  - Moore Lumber at the Meadows, building and site construction for a new 16,880 square foot retail, warehouse, and office building, located at the north end of Regent Street.
  - Prairie Hawk Dental, site plan review for new 5,100 square foot dental office building, located at the northeast corner of Prairie Hawk Drive and Limelight Avenue.
  - Sol Danza Auto Repair, site plan review for new 4,600 square foot automotive service center, located near the intersection of Prairie Hawk Drive and Sol Danza Drive.
- **Downtown:**
    - 221 Wilcox Street construction documents approved for infrastructure for future mixed-use building, with 28 residential units and 8,100 square foot retail space, located on the southwest corner of Wilcox Street and Third Street.
    - Circle K, site plan review for new 3,700 square foot convenience store to replace the existing building on the site. Located at 310 South Wilcox Street.
    - Douglas County Libraries, building and site construction for 62,000 square foot library building and demolition of the existing building, located at 100 South Wilcox Street.
    - Eternal Rock Church, site plan review for new landscaping, signage, and storage, located at 2 Phelps Street.
    - Keystone Hotel site plan approved for the addition of a new patio on the west side of the building, located at 217 Fourth Street.
    - Perry Street Social, site development plan approved and construction document review to create a mini entertainment district, located at 404 North Perry Street.
    - Pizza Hut Retail Center, building and site construction for a new commercial center located at 340 South Wilcox Street.
    - Railroad Quiet Zone, Town project, construction documents approved for improvements at Second Street, Third Street, and Fifth Street.
    - Scileppi properties, site plan review 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:**
    - Dawson Trails, Planned Development Plan amendment approved for 2,064 acres with 5,850 residential dwelling units and a maximum of 3,200,000 square feet of commercial/non-residential uses, located to the west of I-25 and generally south and north of Territorial Road.

- Dawson Trails Demo, construction plan review to demo infrastructure within the Dawson Trails development, located south of Territorial Road.
- **Other Commercial Projects throughout Town:**
  - 282 Malibu Commercial buildings, site development plan amendment review for a new patio and site construction for two 4,000 square foot commercial buildings, uses are unknown at this time, located at 282 Malibu Street.
  - Castle Rock Auto Dealerships, site development plan approved for service center expansion, located at 1100 South Wilcox Street.
  - Founders Marketplace, Dunkin Donuts, site plan review for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
  - Founders Marketplace, Liberty Express Carwash, building TCO and site construction, located northeast of Fifth Street and Founders Parkway.
  - Founders Marketplace, Retail building, site development plan approved for mixed-use retail building, located on Ridge Road between King Soopers Fueling Station and IREA substation.
  - Garage Condos, site and building construction, located on Liggett Road.
  - Heckendorf Ranch Retail, building and site construction for a new 8,100 square foot retail building located on Crystal Valley Parkway west of Plum Creek Boulevard.
  - Outlets at Castle Rock, site development plan review, two new pad sites on the west side of the mall on Factory Shops Boulevard.
  - Phillip S. Miller Regional Park, construction plan approved for Play Loop Trail.
  - Plum Creek Golf Course, site plan amendment review and building and site construction for a new clubhouse, located at Plum Creek Boulevard and Players Club Drive.
  - Sanders Business Park, site construction for 2.4-acre site, located south of The Plum Creek Community Church. The future use is a facility for distribution of heating and plumbing equipment.
  - Sanders Business Park, site construction for approximately 51,000 square feet of industrial flex space, located south of The Plum Creek Community Church.
  - StorQuest, building and site construction for new 98,000 square foot self-storage and RV parking, located off Liggett Road west of Kellogg Court.
  - T-Mobile small cell sites, construction documents for 4 locations in the public right-of-way: 1) Park Street and Eighth Street, 2) Factory Shops Boulevard & New Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.
  - The Brickyard, erosion control and demolition plan approved for demolition of existing building on 4.5 acres, located on the south end of Prairie Hawk Drive.
  - The Brickyard Planned Development Plan and Zoning Regulations, under review for a mixed-use development with a maximum of 600 multi-family dwelling units, located on the south end of Prairie Hawk Drive.
  - The Famous Steak House, site development plan and interior building renovation, located in former Jarre Creek Brewery building south of Chili's.
  - 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 (approved plans), 3) Promenade Parkway (approved plans), 4) Castlegate Drive West (approved plans), 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) South Valley Drive north of Plum Creek

Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) South Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, 11) Foothills Drive and Soaring Eagle Lane, 12) Foothills Drive and Morning View Drive.

- Walmart, site development plan approved for new drive-through ATM at the west end of the existing parking lot.
- Wellspring and Castle Oaks Covenant Church, annexation petition is to annex approximately 2.07 acres located at 498 East Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities
- Woodlands Medical Office Building site plan review for a new 14,336 square-foot medical office building located near Woodlands Boulevard and Barranca Drive.
- Zaika Indian Restaurant, site plan review to enclose the existing patio on the south side of the building, located at 78 Allen Street.

### **Residential Development Activity:**

- 302 North Lewis Street Historic Preservation application, 830 square foot detached garage.
- 306 North Lewis Street Historic Preservation application, 400 square foot addition.
- Alexander Way, annexation petition for 73.76 acres of land, located north of Alexander Place and Brewer Court.
- 544 Senter Drive, use by special review for a new two-story accessory dwelling unit with garage.
- Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for Lot 2 of Auburn Ridge.
- Avilla at Founders, site plan and construction document review, for 105 for-rent single-family dwellings, located on the northwest corner of Mikelson Boulevard and Mitchell Street.
- Bella Mesa, site plan, plat and construction documents approved for relocation of existing detention pond, located north of Mesa Middle School off Mitchell Street.
- Canvas at Castle Rock, site construction for 102 townhome units, located at Plum Creek Boulevard and Crystal Valley Parkway.
- Canyons South Longstory Avenue, under construction for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Canyons South Filing No. 3, construction plan review for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Crystal Valley Ranch, site construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and West Loop Road. Also, in the southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and the Lanterns property.
- Crystal Valley Ranch, construction plan approval for a recreation facility that will serve the new single-family home project, located at the southeast corner of West Loop Road and Crystal Valley Parkway.
- Echelon (formerly Caliber at Terrain), site and building construction for a 238-unit multi-family development, located in the northeast quadrant of Founders Parkway and State Highway 86.
- Founders Village, site construction, detached single-family home neighborhood, located northeast of Mikelson Boulevard and Mitchell Street.
- Founders Village the Enclave, site construction, 88 additional townhomes to complete

- the existing development located at Enderud Boulevard and Wagonwheel Trail.
- Front Street Triplexes, site plan review for two triplex buildings, located on Front Street between Fifth and Sixth Streets.
  - Greystone Townhomes, construction plan and plat approved for one three-story building with 5 units, located northwest of Plum Creek Parkway and Gilbert Street.
  - Hillside, site construction, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
  - Lanterns/Montaine, home construction, 107 single-family lot subdivision, located in the northerly portion of the project.
  - Lanterns/Montaine, home construction, 85 single-family lot subdivision, located in the south-central portion of the project.
  - Lanterns/Montaine, grading and construction documents approved, 133 single-family lot subdivisions, located in the southeasterly portion of the project.
  - Lanterns/Montaine, site construction for 165 single-family residential lots, located in the east interior of Montaine Circle and southeast portion of the property.
  - Lanterns/Montaine, site construction for 82 single-family residential lots, located in the northerly interior of Montaine Circle.
  - Lanterns/Montaine, site construction for 68 single-family residential lots, located in the northerly interior of Montaine Circle.
  - Lanterns/Montaine, subdivision plat, construction documents, and erosion control plans approved for 183 single-family residential lots, located southwest of Montaine Circle.
  - Lanterns/Montaine, construction documents approved for 117 single-family residential lots, located at the northeast corner of the Lanterns development.
  - Lanterns/Montaine, site construction for family amenity center, located on the northeast corner of East Montaine Circle.
  - Lanterns/Montaine, subdivision plat and construction documents for 182 single-family residential lots, located southwest of Montaine Circle.
  - Liberty Village, site development plan review, 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.
  - Liberty Village, site construction for 19 lot single-family project at Missoula Trail and Castle Oaks Drive and completion of Castle Oaks Drive/bridge replacement within the Cobblestone Ranch property.
  - Meadows, site construction, 209 single-family lot subdivision, located north of Red Hawk subdivision and west of Prairie Hawk Drive.
  - Meadows, site construction for 57 single-family detached homes on the east and west sides of Coachline Road north of Wolfensberger Road.
  - Meadows, site plan, plat and construction documents for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
  - Meadows, Paint Brush Park, Town Project, tributary improvements plans in review.
  - Memmen Young Infill, rezoning, site development plan review, and associated 5-acre annexation under review, located west of Ridge Road and north of Plum Creek Parkway.
  - Plum Creek Residential Planned Development plan amendment for three single-family lots, located near the intersection of Mount Royal Drive and Prestwick Way.

- The Oaks Filing 2A, site development plan review for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- Oakwood Apartments, site construction and building permits, for senior housing project redevelopment, located on the northeast corner of Front Street and Oakwood Drive.
- Red Hawk, home construction, 29 single-family home project, located south of Melting Snow Way and east of Bent Wedge Point.
- 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.
- Sunset Point, site plan review for 525 single-family homes on 293 acres, located northeast of Mesa Middle School.
- Terrain North Basin, Phase 1, site construction for approximately 96 single-family home project, located along Castle Oaks Drive.
- Terrain North Basin, Phase 2, site development plan review for approximately 105 single-family home project, located along Castle Oaks Drive.
- Terrain Upper Sunstone, home construction, 261 single-family home project, located south of State Highway 86 and east of King Soopers/Ridge Road.