



## **AGENDA MEMORANDUM**

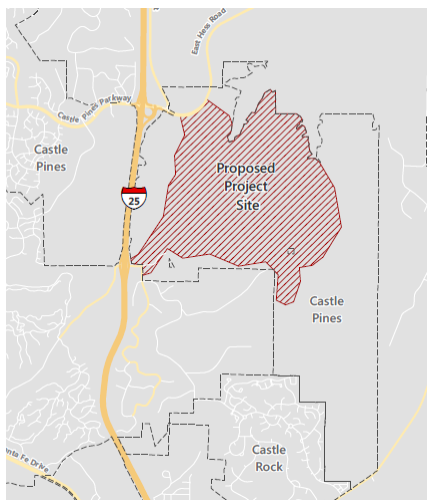
**Date:** August 1, 2017  
**To:** Dave Corliss, Town Manager  
**From:** Bill Detweiler, Director of Development Services  
**Title:** **Town Manager Report – Development Project Updates**

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Development activity remains strong with several projects under public review, several projects under construction and several projects in the conceptual stage. There is significant public interest in several projects that are currently under consideration by development teams with no formal applications submitted to the Town and staff will outline those projects in the report. Following is an outline of recent activity.

### **1. Inquiries in County, Castle Pines or Within the Town:**

#### **Canyons North**



Staff received information from the Castle Pines staff about proposed residential development at Canyons North, currently under development by Shea Homes. The proposal is for 1,032 residential lots located on the north end of the property adjacent to Castle Pines Parkway. No development is planned along Crowfoot Valley Road. Staff has minimal comments about the project because it is entitled in the City of Castle Pines and there is no connection planned to Crowfoot Valley Road.

## Promenade at Castle Rock East



Staff received a PPA from the Alberta Development team seeking feedback on the Promenade East property. The property was part of the Promenade land purchase from the Vickers family. Three quarters ( $\frac{3}{4}$ ) of the property is within the County and a small portion on the north side around Castle Rock Parkway is within the Town. Staff met with the Alberta team approximately 2 years ago to explore ideas for development of the property with the agreement that Alberta would prepare several land use concepts and provide them to staff for review and comment. The Alberta team recently contacted staff exploring the idea to annex the County property and create a comprehensive development plan for the entire area that would allow commercial development. This property will be extremely difficult to develop due to limited vehicle access, topography, and coordination with adjoining County property.

Staff has not yet received a formal annexation and zoning application and the applicant has not yet conducted a neighborhood meeting. Referral comments were shared with the County staff and County staff put the information on the County web page.

A summary of the staff PPA comments are as follows:

- The annexation and zoning application will require a neighborhood meeting prior to submittal, including land already located within the Town.
- A new plat will be required to combine all lots.
- The northern part of the property is located within the skyline / ridgeline area of Town which reduces the level of development activity.
- There are significant traffic and emergency access issues on this property. Allen Way is at capacity and staff needs to understand the number and design of access points to the property because commercial traffic or emergency access will have to come through Allen Way or existing County property. The Town has no control over County property.
- Water, sewer, and storm water will require creative design techniques and coordination with surrounding properties.

## The Oaks



Council approved a development plan for this site in 2010 that allowed 117 single family detached homes. The Alpert Development team received interest from Richmond Homes to develop the site, but due to cap rock in the area the development team is requesting an increase in density to build 168 homes. There have been two neighborhood meetings, both resulting in a negative response to the density increase. The development team has not yet submitted a formal application, but plans to submit in late August.

## 2. Development Activity:

### Annexations

- **Castle Rock Industrial Park:** Council approved the annexation and zoning plan on first reading. The applicant requested a delay in second reading to resolve site plan issues including rights-of-way, building setbacks, drainage, and landscaping. We anticipate resolving those issues in the next 30 days.
- **Scott / Walker:** Both projects are under review with no projected time frame for public hearings. Staff is working through issues related to traffic, open space, and water.
- **Your Storage on South Perry:** The property is partially in the Town and partially in the County. The proposal is to annex the County portion into the Town to build mini storage. The property is located south of the Medved Dealership on the frontage road.
- **Ridge Estates:** The proposal includes annexation and zoning for residential lots on the south side of Crystal Valley Ranch. Staff is working with the applicant to identify and resolve issues related to density, buffering, water use and traffic prior to scheduling public hearings.
- **Mariah Farms:** This property is located on Route 86 east of Founders development. The proposal is for 100 single family detached lots and approximately 5 large lot properties adjacent to the existing open space.
- **Lake Gulch:** The PPA inquiry is to annex property at 424 Lake Gulch Rd, located on the east side of Lake Gulch Rd and south of East Plum Creek Parkway. The

property is in unincorporated Douglas County and currently has a single family home on the lot. The applicant is proposing to annex and build approximately 85 “pocket homes”, which are single family detached residential structures ranging in size from 650-1100 sq. ft. with a central parking area, similar to a multifamily parking lot. Staff has not received a formal annexation application but expects one to be submitted soon.

### **Active Land Use Applications**

- **Code Amendment for Parking Requirement Downtown:** Based upon Council direction staff is researching and preparing a report for Council consideration to change the code to list the required parking spaces in Downtown. We expect this item to be before Council soon.
- **Code Amendment for Assisted Living / Group Home:** Based upon Council direction staff is preparing a code amendment for Council consideration to define areas in town where assisted living facilities and group home facilities may be located. We expect this item to be before Council soon.
- **Code Amendment for ADU:** Based upon Council direction staff is preparing a code amendment to define the location and use of Accessory Dwelling Units. We expect this item to be before Council soon.
- **Lanterns Vesting Extension:** Scott Carlson is working with Toll Brothers development team to develop the Lanterns project. Toll Brothers are requesting an extension of the Council approved vesting period prior to purchasing the property and starting development. Dates for public hearings on this item are unknown at this time.

### **Site Development Activity/ Commercial**

- **Promenade:**
  - Ledges multifamily project opened phase 1 and they are continuing construction with the goal to open the entire project in 2017.
  - Del Taco located at the north end of the site - site and building plans are currently under review
  - 7-11 located in the central part of the site - site and building plans are currently under review
  - Car Wash located in the central part of the site - site and building plans are currently under review
  - La Loma, located in the north end of the site - site and building plans are currently under review
  - Old Chicago, located in the central part of the site and close to Primrose School – the site plans have been approved and the building plans are currently under review
  - Ross, located in the central part of the site - site and building plans are currently under review
- **Riverwalk:**
  - The foundation permit was issued and construction activity is underway
- **Festival Park / Town Hall addition:**
  - Both projects are on schedule and on budget

## Site Development Activity / Residential

- CVR filing 12 loop road
- CVR filing 3 south of clubhouse and pool
- CVR westbound lanes
- CVR drainage work throughout the project
- Meadows filing 20 Richmond homes and Prairie Hawk improvements
- Meadows filing 17 mini storage
- Terrain – infrastructure activity phases 2 and 3A
- Terrain filing 1 at Valley View north of 86 west of hill top
- Castle Oaks McMurdo Gulch Channel
- Castle Oaks Valley View extension north of 86 east of Autumn Sage
- Plum Creek Haystack storm draining

## Miscellaneous Activity throughout Town

- **Pinon Manor:** Council approved the PD for this project located on South Gilbert Street. The development team is seeking a rehearing on the DA regarding street frontage improvements and water tap design.
- **Liberty Village:** Staff is working with Richmond Homes to complete a bridge crossing on Castle Oaks Drive, planned to be completed in the next 90 days.
- **Castle Ridge East EVA:** Staff met with the HOA to discuss use of an existing emergency vehicle access road. The residents expressed concern that the access road was being used as a thoroughfare. Staff placed additional signs on the EVA indicating it was for emergency vehicles only. We are waiting to hear back from the HOA about School Bus use of the EVA.
- **World Compass Academy Expansion:** Staff received a note from School Administration that they are expanding the school sometime next year.
- **Millers Landing:** The development team received an extension on the sales contract and is continuing to work with a hotel user and other potential users for the site.
- **Fifth and Jerry Street Multifamily Project:** Gene Gregory submitted an application to build 68 multifamily units at the northwest corner of 5<sup>th</sup> and Jerry Streets. The building plans were reviewed by the DDA with a positive recommendation. Staff is currently reviewing the site and building plans and the construction schedule is unknown at this time.
- **The Famous Steak House:** Staff received information that the steak house is planning to complete a tenant improvement in the building located adjacent to I-25 interchange in what used to be the Jar Creek building.
- **Church of the Rock:** Richmond Homes is moving dirt from filing 20 in the Meadows to an area on the east side of the church. Permits have been issued and a haul route approved. Work started two weeks ago and will continue through early September.
- **Car Wash on Founder's:** The PPA inquiry is to build a 5,440 sq. ft. car wash project at the northeast corner of Founder's Parkway and State Highway 86. The car wash includes a 132 foot long tunnel for the automatic wash bay and 800 sq. ft. managers office. The site plan allows for vehicle stacking of 32 parking spaces along with vacuum and wipe down stations. The goal is to recycle 50% of each wash. Two monument signs will identify the business.

- **Quarry Mesa Cell Tower:** T-Mobile Cell provider proposed construction of a cell tower within the Quarry Mesa open space in Crystal Valley Ranch. Neighborhood meetings occurred where residents raised objections over the location and design of the tower. T-Mobile changed the design so the tower looks like an old fashioned water tower. They are conducting a third neighborhood meeting on August 9. Staff will provide an update following that meeting.