



## **AGENDA MEMORANDUM**

**Date:** August 15, 2017

**To:** Dave Corliss, Town Manager

**From:** Bill Detweiler, Director of Development Services

**Title:** **Town Manager Report – Development Project Updates**

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Staff receives inquiries and new land use and building permit applications on a daily basis. Following is an outline of recent activity.

### **1. New Quasi-Judicial Applications**

- Wild Blue Yonder (519 Wilcox St) – The proposal includes a renovation and 3,000 sq. ft. expansion of the existing Augustine Grill for a micro-brewery. The application is under first review and will be scheduled for future public hearings with the Design Review Board. This item will not involve public hearings with Town Council.
- Epoque (Heckendorf Multi-Family) – The applicant, Forum Group, has submitted a Major PD Amendment application proposing to change the allowable height from 35 feet to 50 feet maximum. This item requires public hearings with the Planning Commission and Town Council.

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

#### **Proposed Starbucks at I-25 and Wolfensberger**



The Preliminary Plan Application (PPA) depicts a proposed Starbucks business located at 20 Wolfensberger Road, site of the abandoned Sinclair gas station. No public hearings will be required for the future site plan submittal.

## Proposed Carwash on Founders Parkway, North of 5<sup>th</sup> Street



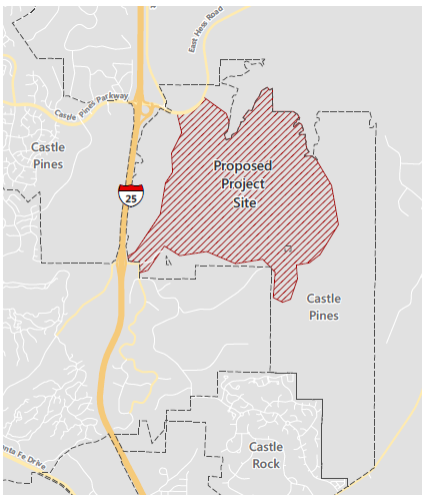
The PPA details a carwash facility, currently under preliminary staff review. Public hearings with the Planning Commission and Town Council will be required if the development team submits a formal land use application.

## Proposed building addition for the Castle Rock Church of Christ at 5<sup>th</sup> Street and Woodlands Boulevard



The PPA details a 7,000 sq. ft. expansion at Castle Rock Church of Christ, currently under preliminary staff review. Public hearings with the Planning Commission and Town Council will be required if the development team submittal a formal land use application.

## 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**



The proposed annexation and zoning is for property included with the Alberta land purchase of the Promenade property from the Vickers family. Three quarters (¾) 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.

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



The proposed PD amendment is for a 2010 Council approved development plan 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.

## Proposed Annexation and Zoning for Mariah Farms on Route 86



This property is located on Route 86 east of Founders development. The PPA annexation and zoning proposal is for 100 single family detached lots and approximately 5 large lot properties adjacent to the existing open space.

## Proposed Annexation and Zoning for Lake Gulch



The PPA inquiry is to annex and zone 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.

### 3. **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. The applicant 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. The Annexation Petition has completed the Substantial Compliance process and is scheduled for an Eligibility Hearing at Town Council on September 5<sup>th</sup>.
- **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. The annexation and zoning applications were submitted and began the review process. The applications were withdrawn in June and are currently still withdrawn pending direction from the applicant.
- **Alexander Place:** Alexander Place is located east of the Montana Vista office building, north of Founders Parkway. They have an application for annexation, initial zoning, and Site Development Plan to develop 12 duplexes, 2 single units, and a 3 ½ story residential building that would accommodate independent living uses. The application has been through Substantial Compliance and Eligibility for annexation and has completed first review comments of their zoning (PD) application. Applicant is working to address traffic concerns prior to submitting for their next review.
- **Pleasant View:** The property is located south of Cobblestone Ranch and has gone through the Substantial Compliance and Eligibility steps for consideration of annexation. The applicant is revising their layouts and once they have finalized their plan, they will submit their PD Zoning for consideration with the annexation.

#### **Pending Code Amendments**

- **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.

### **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 spring 2018.
  - Del Taco located at the north end of the site - site plans are currently under review
  - 7-11 located in the central part of the site - site plans are currently under review
  - Car Wash located in the central part of the site - building permit issued
  - La Loma, located in the north end of the site - site plans are currently under review
  - Old Chicago, located in the central part of the site and close to Primrose School – the site and building plans have been approved and awaiting contractor to pick up building permit
  - Ross, located in the central part of the site - site and building plans are approved and building under construction
- **Meadows:**
  - Shermin Williams retail store, Town Center, site plans under review
  - White Construction retail buildings, Town Center, under construction
  - CVS Pharmacy, Town Center, site plans under review
  - Meadows Self Storage, filing 17, under site construction
  - Collaboration Campus, filing 17, plat by CRDC under review
  - Hospital Healing garden, site plan under review
- **Riverwalk:**
  - The foundation permit for the South building was issued and construction activity is underway
  - Demolition of the existing building on the North site occurred. Submittal of site construction plans for the development are expected in the next few weeks.
- **Festival Park / Town Hall addition:**
  - Both projects are on schedule

### **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 Embry multifamily apartments across from hospital
- Meadows filing 20 Richmond, Oakwood, KB, Lennar, Adamo homes and Prairie Hawk improvements
- Terrain – infrastructure activity phases 2 and 3A
- Terrain filing 1 at Valley View north of 86 west of Hilltop
- 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**

- **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.
- **Calvary Chapel:** Calvary Chapels annexation and zoning (PD) was approved and they are currently finalizing their Site Development Plan to construct a new church on the 5th and Woodlands site.
- **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. Public hearing date for Town Council review and action is unknown.
- **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:** Building permit application has been submitted for the 13,600 sq. ft. addition, expected opening fall session 2018.
- **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, 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 the former Jar Creek building.
- **Church of the Rock:** Lennar 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 is underway and will continue through early September.
- **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. Staff will provide an update following any additional neighborhood meetings.