

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

None

New Pre-Application Meeting Requests

Burger King



A pre-application meeting request was submitted seeking information on application and submittal requirements for proposed interior and exterior improvements of an existing 2,883-square-foot Burger King restaurant with a drive-thru, located at 880 Kinner Street. The proposed exterior improvements include upgraded building materials, changes to the roof elevation and repaving of the asphalt parking lot. The proposed interior improvements include updates to the seating area, restrooms and the addition of LED lighting throughout. No changes are being proposed to the building footprint or parking lot configuration. The property is located in Mayor Pro Tem LaFleur's district.

Four Corners Annexation



A pre-application meeting request was submitted for a proposed annexation of eight Town-owned parcels of land that are not within the Town boundaries. The parcels are located north and west of the Founders Parkway, Ridge Road and Highway 86 intersection and are generally used for right-of-way and associated public improvements. The Town proposes to zone the property as Public Land - 1 (PL-1) which allows public improvements and public right-of-way as a permitted use. The parcels are adjacent to Mayor Pro Tem LaFleur's district.

South Ridge Road No. 1 Annexation



A pre-application meeting request was submitted for a proposed annexation of one Town-owned parcel of land that is not currently within the Town boundaries. The .12-acre parcel is located on the east side of Ridge Road, south of the Enderud/Ridge Road roundabout. The Town proposes to zone the property as Public Land - 1 (PL-1), which allows public improvements and public right-of-way as a permitted use. The parcel is adjacent to Councilmember Brooks' district.

South Ridge Road No. 2 Annexation



A pre-application meeting request was submitted for a proposed annexation of one Town-owned parcel of land that is not currently within the Town boundaries. The .022-acre parcel is located on the east side of Ridge Road, north of the Plum Creek Pkwy/Ridge Road roundabout. The Town proposes to zone the property as Public Land - 1 (PL-1) which allows public improvements and public right-of-way as a permitted use. This parcel is adjacent to Councilmember Brooks' district.

Territorial Road Annexation



The developer of Dawson Trails is proposing to annex and zone four parcels of land that are a result of the final geometry of the Crystal Valley Interchange. The parcels are located within the existing Territorial Road right-of-way. The annexation will make the Dawson Planned Development and adjacent planning areas more cohesive. The parcels are proposed to be zoned for mixed-use development and assimilated into the adjacent planning area of Dawson Trails. These parcels are adjacent to Councilmember Dietz's district.

Ongoing Development Activity:

Commercial Development Activity

• Promenade:

- Alana at Promenade Apartments, site plan amendment review for sidewalk, retaining wall, carports and landscape revisions, building and site construction for 300-unit multi-family residential development, located on Alpine Vista Circle, west of Promenade Parkway.
- Brinkerhoff & Bar Hummingbird, site 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.
- Promenade Commons Park, site construction for a 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.

- **Meadows:**

- Affinity Senior Multi-Family, plat and construction document review for a new 4-story senior housing apartment development with 174 units, located near Meadows Parkway and Regent Street.
- Front Range Christian Church, site and building construction for 30,000-square-foot church, located on the east side of Timber Mill Parkway and the ATSF Railroad.
- Kiddie Academy, site plan and plat approved 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 plan review 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, construction document approved for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
- Meadows Town Center Townhomes/Mixed-use, site construction for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
- Meadowmark Senior Multi-Family, site and building construction for a new 4-story senior housing apartment development with 200 units, located near N. Meadows Drive and Timber Mill Parkway.
- Prairie Hawk Dental, site construction for a 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 and building construction for a new 4,600-square-foot automotive service center, located near the intersection of Prairie Hawk Drive and Sol Danza Drive.
- StorHaus Garage Condos, site construction of 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 an 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:**

- 221 Wilcox Street, site and building construction for a mixed-use building, with 28 residential units and 8,100 square feet of retail space, located on the southwest corner of Wilcox Street and Third Street.
- Circle K, site plan and construction document review for a new 3,700-square-foot convenience store to replace the existing building on the site, located at 310 S. Wilcox Street.
- Eternal Rock Church, site plan review for new landscaping, signage, and storage, located at 2 Phelps Street.
- Grandmere Plaza, Pizza Hut site construction for a new commercial center, located at 340 S. Wilcox Street.
- Little School on Perry Street, site plan approved 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 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 review 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 Demo, site construction to demo infrastructure within the Dawson Trails development, located south of Territorial Road.
 - 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, Phase 1 under construction for grading only for approximately 134 acres, located north of Territorial Road.
 - Dawson Trails Residential Neighborhood, Planning area B-1, site plan 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 plan review 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, construction document review 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.

- **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 phase for service center expansion. Construction document review for 2nd phase of expansion, located at 1100 S. Wilcox Street.
 - Castle Rock Automotive Repair Shop, site plan approved and construction document review for new 26,000-square-foot auto body shop, located at 1184 and 1288 Brookside Circle.
 - Discount Tire, site plan and construction document approved for 530-square-foot storage addition, located at 102 E. Allen Street.
 - Ford Dealership, site plan and construction document review for an 8,600-square-foot addition for 12 service bays and drive-thru car wash, located at 1100 S. Wilcox Street.
 - Founders Marketplace, Centura Health Medical Office Building, site construction for a 10,500-square-foot, one-story primary care facility.
 - 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.
 - Founders Marketplace, McDonald's site and building construction for a new 5,140-

- square-foot restaurant, located at Aloha Drive and State Highway 86.
- Garage Condos, site and building construction, located on Liggett Road.
- Milestone, Bellco Credit Union, construction document review for landscape, and site plan review for interior remodel of the previous Wendy's restaurant building, and exterior façade changes with an addition of a drive-up ATM.
- Outlets at Castle Rock, site plan and construction document review, two new pad sites on the mall's west side on Factory Shops Boulevard.
- Sanders Business Park, site construction for a 2.4-acre site, located south of The Plum Creek Community Church.
- StorQuest, building and site construction for a new 98,000-square-foot self-storage and RV parking, located off Liggett Road west of Kellogg Court.
- 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.
- Tower Open Space, annexation petition for area between Metzler Ranch and Canyons Far South, proposed PL-2 open space zoning.
- 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.
- 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
- Woodlands Medical Office Building site plan approved for a new 14,336-square-foot medical office building, located near Woodlands Boulevard and Barranca Drive.
- of the building, located at 78 Allen Street.

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.
- 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.
- 114 paired homes (222 dwelling units).
- Front Street Triplexes, site plan review for two triplex buildings, located on Front Street between Fifth and Sixth Streets.
- Hillside, site plan amendment and site construction, single-family attached and detached age 55 and older, phases 1 and 2, located at the northeast corner of Coachline Road and Wolfensberger Road.

- Hillside, site plan review for phases 3 and 4, 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 development plan approved, 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.
- Meadows, Paint Brush Park, Town Project, tributary improvements plans in review.
- Mikelson and Mitchell Roundabout, site construction for new roundabout at the intersection of Mikelson Boulevard and N. Mitchell Street.
- Plum Creek residential site plan review for three single-family lots, located near the intersection of Mount Royal Drive and Prestwick Way.
- The Oaks Filing 2A, site plan 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.
- 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, plat and construction document review for approximately 105 single-family home project, located along Castle Oaks Drive.
- Wellspring/LaQuinta, site and building construction for the conversion of 63 hotel rooms to 42 apartment units, located at 884 Park Street.