



Meeting Date: April 16, 2024

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager
Through: Tara Vargish, Director Development Services
From: Kevin Wrede, Planning Manager
Title: **Update: Quasi-Judicial Projects**

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Quasi-Judicial Applications:

The City Hotel Site Development Plan



White Development has submitted a new Quasi-Judicial application for a Downtown Site Development Plan and a Historic Preservation Landmark Alteration Certificate for the City Hotel project located at 415 N. Perry St. The City Hotel Project consists of a new four story 33 room hotel project that includes 2,578 square feet of commercial space and the restoration of the historically landmarked City Hotel building. The restored City Hotel building will serve as the main food and beverage venue. The project proposes 6 on-site parking spaces and valet parking that will utilize offsite parking. The Landmark Alteration Certificate application will require a public hearing before the Historic Preservation Board. The Downtown Site Development Plan application will require a public hearing before the Design Review Board. The property is located in Mayor Pro Tem LaFleur's district.

On-going Quasi-Judicial Applications (currently under review):

24 S. Cantril Street Site Development Plan (Residential Tri-Plex)



Zaga Design Group, on behalf of property owner Cottonwood Row, LLC, has submitted a Site Development Plan application and a Historic Preservation Design Review application for a three-story, 36 foot tall triplex building at 24 South Cantril Street. Located within the Craig & Gould neighborhood, 24 South Cantril Street is a 0.288 acre property located at the end of South Cantril Street on the east side of the street. Each unit has a two car garage accessed from the alleyway. The proposal will require hearings in front of the Historic Preservation Board, Planning Commission and Town Council. The property is located in Mayor Pro Tem LaFleur's district.

218 Front Street Historic Preservation Design Review:



Zaga Design Group, on behalf of property owner Right Down Front, LLC, has submitted a Site Development Plan application and a Historic Preservation Design Review application for a two-story, 2,800 square foot office building at 218 Front Street. 218 Front Street is a 0.143 acre property located on the east side of Front Street between Second and Third Streets in the Craig & Gould neighborhood. The proposed office includes 8 parking spaces accessible from the alleyway. As the project is located within Craig & Gould, a public hearing before the Historic Preservation Board is required to review the design of the building. The proposed office is located adjacent to residential uses, thus subject to the residential/non-residential interface requirements. As such, public hearings before the Planning Commission, who will provide a recommendation, and Town Council, who will make the final decision, are required. The property is located within Mayor Pro Tem LaFleur's district.

629 Sixth Street Historic Preservation Design Review:



Property owner, Leah Terzulli, has submitted an application for a Design Review by the Historic Preservation for a new single family home at 629 Sixth Street. The property is located on the north side of Sixth Street between Cantril and Lewis Streets and is 0.14 acres (6098 sq. ft.) in size. The applicant is proposing a two-story single family home and a detached garage with an accessory dwelling above the garage. All applications for new construction in the Craig and Gould neighborhood require a public hearing before the Historic Preservation Board. The property is located within Mayor Pro Tem LaFleur's district.

Auburn Heights Apartments Planned Development Plan Major Amendment and Site Development Plan Major Amendment:



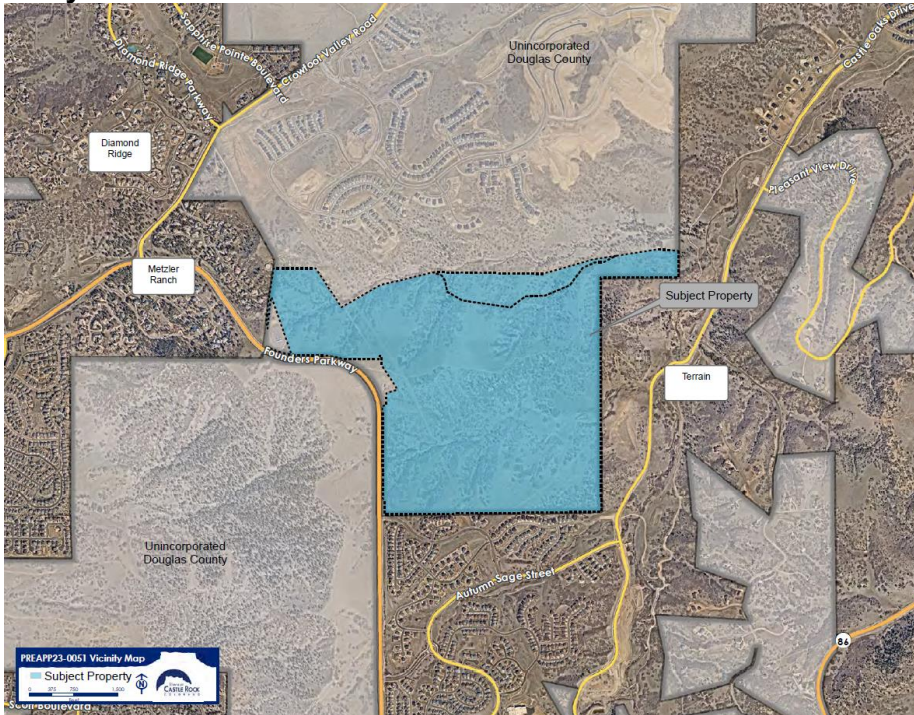
The property owner has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge, which is approximately 6 acres in size and generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100 multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages and the SDP amendment seeks to rearrange the buildings on the site to reduce impacts to surrounding neighbors. The project is known as Auburn Heights Apartments and proposes a total of five apartment buildings containing a total of 104 units, a clubhouse, pool, dog run, playground, and 222 parking spaces. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located within Councilmember Bracken's district.

Brickyard Planned Development Plan:



Confluence Companies has submitted an application for The Brickyard Planned Development Plan and Zoning Regulations, a mixed-use development with a maximum of 600 multi-family dwelling units, and office, retail, hotel, performance venue and recreational space. The site is approximately 31 acres and is located on Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way. The proposed rezoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located in Councilmember Bracken's district.

Canyons Far South SDP:



PCS Group has submitted a Site Development Plan application for Canyons Far South. The applicant is proposing a residential and commercial development on 410 acre site that aligns with the recent annexation and zoning approval for 474 single family homes, 12.5 acres of commercial and over 217 acres of open space. The general location is southeast of the intersection of Crowfoot Valley Road and Founders Parkway. 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.

Chateau Valley Site Development Plan:



Highline Engineering & Surveying has submitted an application for the Chateau Valley Site Development Plan (SDP) proposing a 415-unit residential subdivision on 113 acres. The 415 units are composed of 257 single family detached homes and 63 paired homes (158 units). The property, which is within the Young American Planned Development (PD), is generally located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision. The Site Development Plan includes a total of 42.2 acres of open space. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilmember Brooks' district.

Costco Site Development Plan (Dawson Trails):



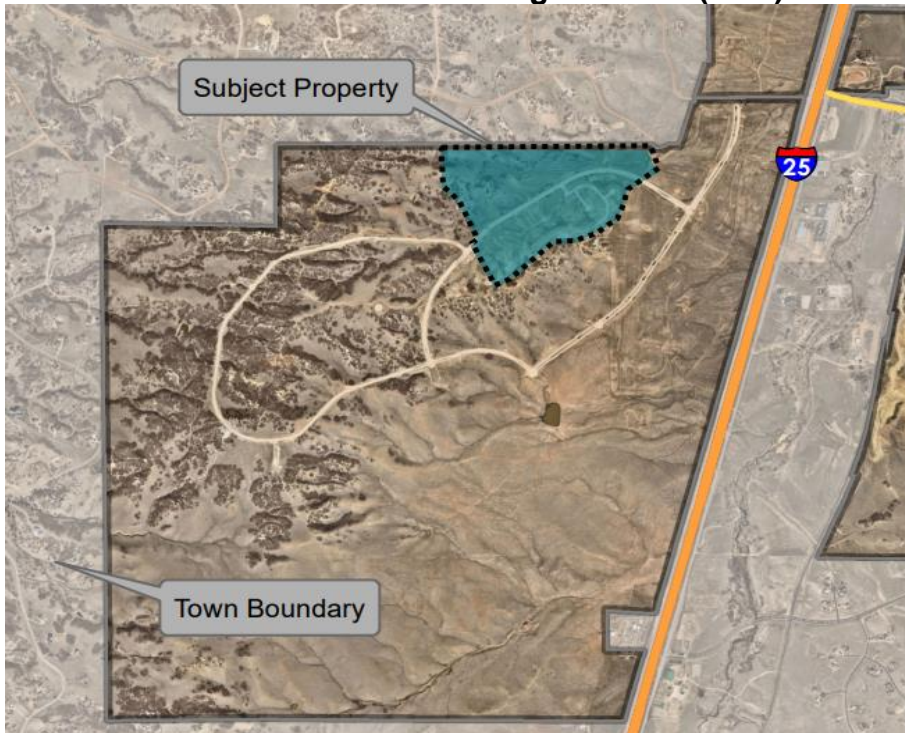
Westside Investment Partners, LLC has submitted an application for a Site Development Plan (SDP) for Costco within the Dawson Trails PD. The 18.4-acre property is located north of the future Crystal Valley Interchange, currently in design. The applicant is proposing a 161,000 square foot retail warehouse, 899 parking spaces and a fueling station with 16 fuel pumps. Loading docks are located on the east side of the building. The site will be accessed from Dawson Trails Blvd on the west, Collector B on the east, and via two access drives intersecting Collector A to the north. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located in Councilmember Dietz'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 1st floor and seven condominium units on the 2nd 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. The project is located in Councilmember Dietz’s district.

Dawson Trails Residential-Planning Area B-1 (SDP)



Westside Investment Partners, LLC has submitted an application for a Site Development Plan (SDP) located in the Dawson Trails PD. This is the first proposed residential development in Dawson Trails, and is located in the north-central area of the PD, adjacent to the Twin Oaks subdivision in Douglas County. The applicant is proposing 230 single family lots for detached units, and a 1-acre neighborhood park, on approximately 78 acres with a gross density of 2.9 dwelling units per acre. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located in Councilmember Dietz's district

Dawson Trails Residential-Planning Area D (SDP):



AMC Dawson Trails VIII JV LLC submitted an application for a Site Development Plan. The applicant is proposing 254 single-family residential lots on approximately 56 acres within Planning Area D of the Dawson Trails PD. Approximately 13 acres is designated as open space. Planned amenities include a neighborhood park, and hard surface and crusher fine trail extensions. The site is located in the east central area of the PD and is the second proposed residential neighborhood in the Dawson Trails. Please see the attached vicinity map. The Site Development Plan will require public hearings before the Planning Commission and Town Council. This project is located in Councilmember Dietz' district.

Eternal Rock Evangelical Lutheran Church Site Development Plan Amendment:



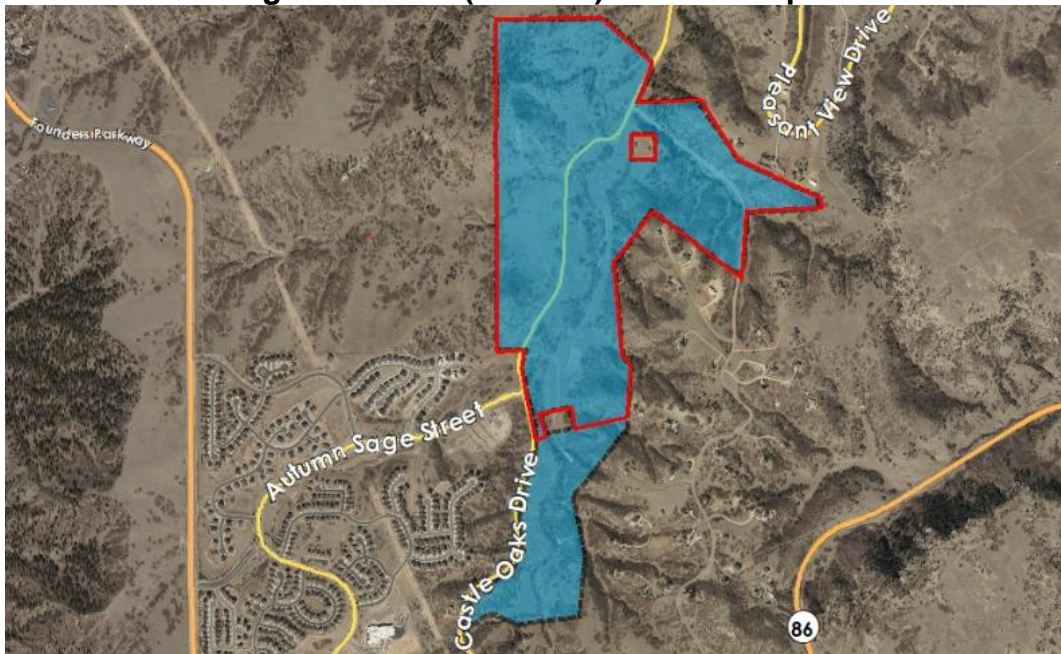
The property owner has submitted an application for a Site Development Plan known as Eternal Rock Evangelical Lutheran Church for approval of new landscaping, new signage, new storage facility, and to reconfigure the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street on the 0.63-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and final decision. The property is located in Mayor Pro Tem LaFleur’s district.

Front Street Triplexes Site Development Plan:



Total Development Corporation, on behalf of Front & Center, LLC, has submitted an application for a Site Development Plan for approval of two triplex residential buildings on a 0.273-acre lot on Front Street between Fifth and Sixth Streets. Each unit will be two bedrooms and 2.5 bathrooms and a total of 14 parking spaces will be provided on the property. The property falls within the Front Street Overlay District and the Craig & Gould neighborhood. The Site Development Plan will require a public hearing before Planning Commission who will provide a recommendation to Town Council who will review and decide on the project at a public hearing. The applicant has also submitted an application for architectural review by the Historic Preservation Board as the property is within the Craig & Gould neighborhood. A public hearing will be held before the Historic Preservation Board for review and approval of the project's architecture. The property is located in Mayor Pro Tem LaFleur's district.

North Basin Village at Terrain (Phase 2) Site Development Plan:



The property owner has submitted an application for a Site Development Plan (SDP) for 29 single family homes on approximately 42 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 35.6 acres of Open Space dedication. The project is located along Castle Oaks Drive. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located within Councilmember Cavey's district.

Perry Street Social Site Development Plan Amendment (DRB):



Perry Street Collective has submitted an application for an amendment to the approved Site Development Plan for Perry Street Social. The proposed amendment would remove the ice rink and associated shade structure and replace it with a traditional dining patio. The amendment also calls for the proposed Tap House building to be shifted further away from the north property line of the property. An initial neighborhood meeting was held on June 21, 2023. This project is located in Mayor Pro Tem LaFleur’s district

Pioneer Ranch Annexation and Planned Development Plan:



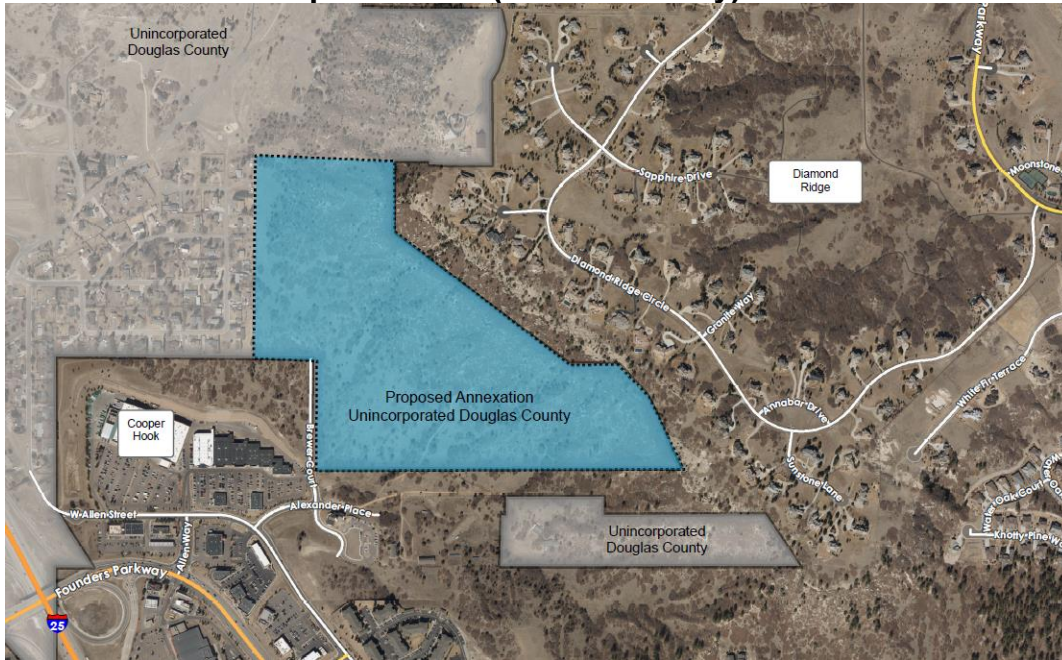
The property owner has submitted an annexation petition to annex a 388-acre site located west of Founders Parkway and east of Front Street into the Town of Castle Rock. The applicant is proposing the Pioneer Ranch Planned Development Plan zoning to allow 1,123 dwelling units (a mix of single-family and multi-family), 78 acres of open space, and 39 acres dedicated for public uses, such as schools and parks. The annexation and planned development plan require public hearings before Planning Commission for review and recommendation and Town Council for review and final decision. The project is adjacent to Councilmember Cavey's district and Mayor Pro Tem LaFleur's district.

Sandstone Mental Health Care (Planned Development Amendment)



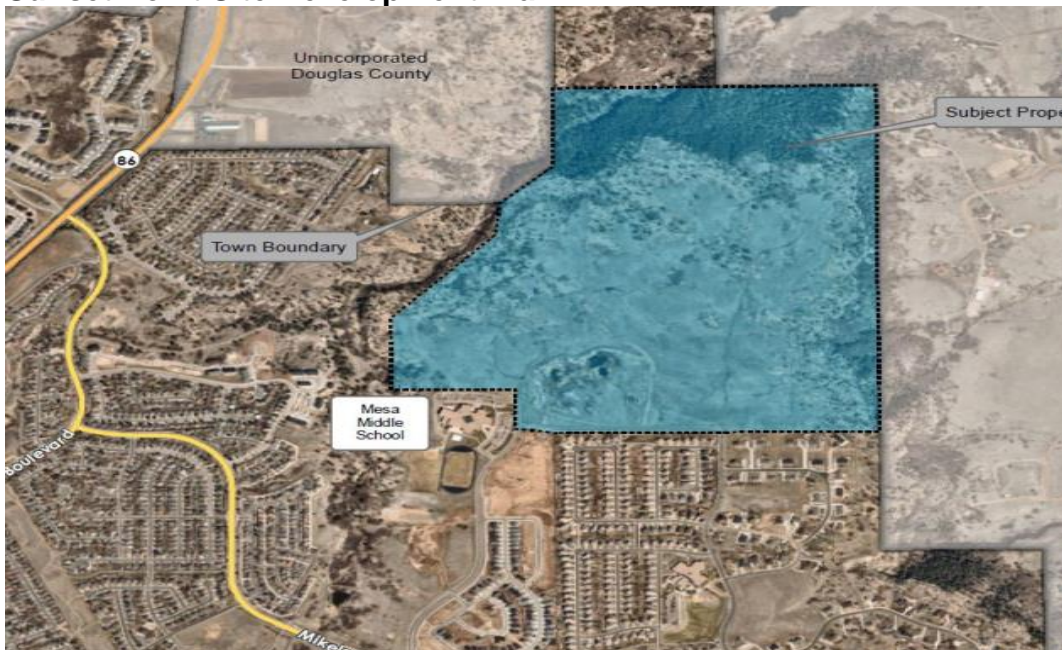
LTC Properties, Inc., has submitted an application for a text amendment to the Metzler Ranch Planned Development Zoning Regulations, 1st Amendment. The applicant is proposing to add a new permitted use that would allow an age-specific inpatient mental health care facility for teens and young adults, ages 13 to 20 years old. In addition to counseling and family support, the short-term residential facility would provide living and sleeping facilities, meal preparation, laundry services, transportation and medical assistance. Services will also be available via outpatient and telehealth formats. The facility is located at 864 Barranca Drive. No site changes are proposed, except to address dead landscaping. The property is located in Mayor Pro Tem LaFleur's district.

Soleana Site Development Plan (Alexander Way)



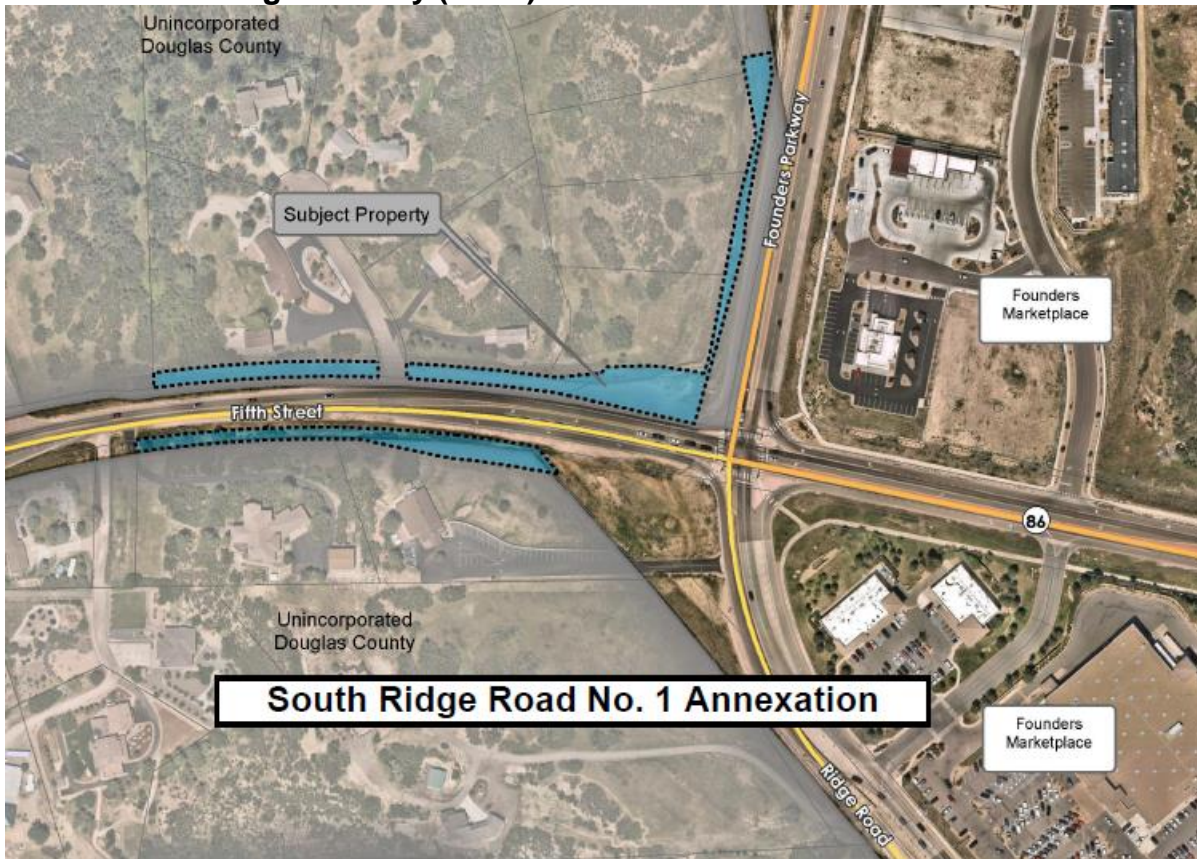
The Henry Design Group Inc. on behalf of the property owners Tierra Investors, LLC and Alexander 455, LLC has submitted a Site Development Plan application for Soleanna, a 55 custom home sites on half acre or larger lots as well as 22 live/work homes and a pocket park in the Alexander Way PD. The property was recently annexed in to the Town and is approximately 77.96 acres located east of the Silver Heights neighborhood and west of the Diamond Ridge estates neighborhood. The vicinity map is attached and the site plan is shown below. The proposal is a residential neighborhood and requires public hearings before Planning Commission and Town Council. The property is located adjacent to Mayor Pro Tem LaFleur and Councilmember Cavey's districts.

Sunset Point Site Development Plan:



Fourth Investment USA, LLC, has submitted an application for a Site Development Plan (SDP) for a residential neighborhood known as Sunset Point, formally known as Bella Mesa North. Sunset Point is approximately 293 acres in size and generally located northeast of Mesa Middle School. The SDP proposes 525 single-family homes, dedicated open space and a trail system. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilmember Brooks' district.

Town Initiated Right-of-Way (ROW) Annexations



Staff has accepted four new Quasi-Judicial applications for Town initiated annexations to incorporate several Town-owned parcels of land that are within, or directly abutting, public right-of-way (ROW). This is part of a broader initiative to incorporate Town parcels that qualify for annexation. All of the parcels are proposed to be zoned Public Land-1, which allows the continued use as ROW. Four Corners Annexation consists of 8 parcels located north and west of the Founders Parkway/Ridge Road and State Highway 86 intersection. S. Ridge Road No. 1 Annexation consists of 1 parcel located on the east side of S. Ridge Road, just south of the Enderud/Ridge Road roundabout. S. Ridge Road No. 2 Annexation is a single parcel, also located on the east side of S. Ridge Road, just north of the Ridge Road/Plum Creek Parkway roundabout. Gilbert Street/Plum Creek Parkway Annexation is a single parcel located at the intersection of Gilbert Street/S. Lake Gulch Road and Plum Creek Parkway. The various parcels are adjacent to Mayor Pro Tem La Fleur's, Councilmember Cavey's, and Councilmember Brooks' districts.

YardHomes at Castle Rock Annexation (FKA Terra Monte)



Staff has received a new Quasi-Judicial annexation application from Norris Design, on behalf of the property owner, Mike Morley, Castle Rock Ventures. The applicant is proposing to annex 32.29 acres located at the northwest corner of Plum Creek Parkway and South Ridge Road. Please see attached vicinity map. Following the Substantial Compliance hearing, the applicant intends to submit a Planned Development zoning application to allow 165 single family units, consisting of one-, two- and three-bedroom one-story homes. The product will be for lease. The units will have private yards, and the community will have a clubhouse, indoor fitness facility, community pool, a dog park and picnic area. Approximately 50% of the site is planned for active and passive recreational space and .5 acres will provide future community oriented retail use. Annexation and zoning requires public hearings before the Planning Commission for recommendation and then public hearings at Town Council for final action. The property is adjacent to Councilmember Brooks' district.

Wellspring and Castle Oaks Covenant Church Annexation and Planned Development Plan:



The property owner has submitted an application for annexation and zoning of a parcel of land for Wellspring Community Center and Castle Oaks Covenant Church. The annexation petition is to annex approximately 2.07 acres located at 498 E. Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities. The Planned Development (PD) zoning application is proposing to allow for operation of the Wellspring Community Center Monday through Friday and the Castle Oaks Covenant Church on Sundays. The property is currently zoned Agricultural One (A-1) in Douglas County. The annexation and planned development zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This property is located adjacent to Councilmember Bracken's district.

The Town's Development Activity map provides additional information on these quasi-judicial applications, as well as projects that are under administrative (non quasi-judicial) review. This map is available at: CRgov.com/developmentactivity.