



Meeting Date: July 6, 2021

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

221 Wilcox Street:



Riverwalk II, LLC has submitted a new Quasi-Judicial application for a Site Development Plan (SDP) for a project known as, Mixed Use at 221 Wilcox. The property is 0.373 acres in size and located at the southwest corner of N. Wilcox Street and Third Street. The SDP proposes a mixed use development with a total of 38 apartment units, 8,100 sq. ft. of

commercial, and 60 parking spaces. The building is proposed at five stories high. The ground floor is to contain the commercial use while the second through fourth floors are to contain the residential use. Parking will be located underground. The SDP will require a public hearing before the Design Review Board for review and final decision. The SDP proposal is located within Councilmember LaFleur's district.

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

Davey Daycare (HIS21-001):



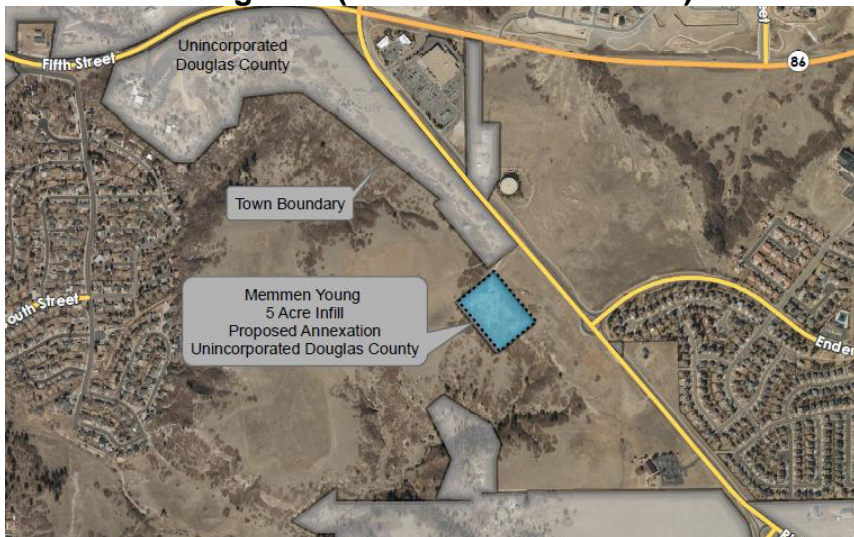
Development Services received an Historic Preservation application for a new, approximately 300 square foot sunroom addition to the building at 399 N. Gilbert Street, also known as Davey Daycare. The property measures approximately 0.360 acres, or approximately 15,682 square feet. Please see the attached vicinity map and plans for more information. The sunroom addition would be on the east, front side of the building, attached to their infant classroom, and would serve as a year-round outdoor space for infants ranging in age from six weeks to 18 months. The property does not have an historic landmark designation, and the building was constructed around 1965. However, since this new construction project is within the Craig and Gould neighborhood, the application requires approval from the Historic Preservation Board at a public hearing. The project is within Councilmember LaFleur's district.

High Five Preschool (USR21-003):



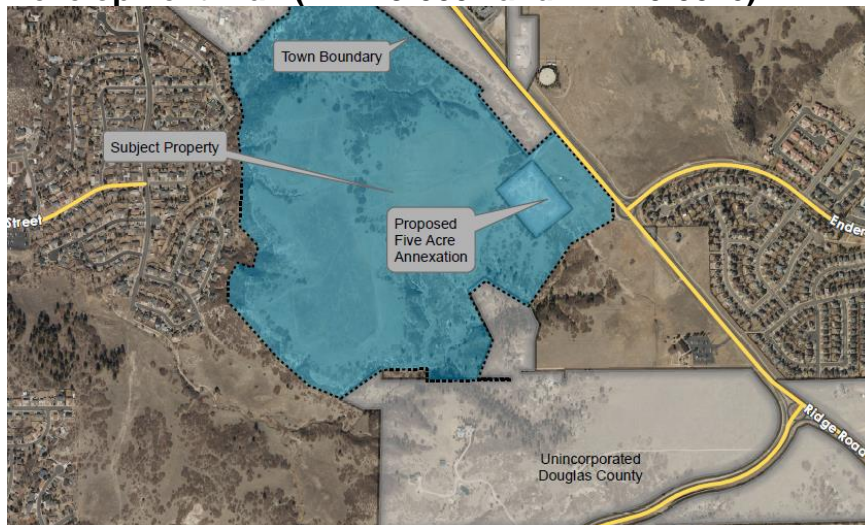
An application was submitted for a Use by Special Review for an in-home, large day care, High Five Preschool. High Five Preschool currently operates out of 978 McMurdo Cir., a single family home on a 0.15-acre lot, under an in-home, small daycare license. High Five Preschool currently operates Tuesday through Thursday from 9:30 am to 12:30 pm and follows the Douglas County School District calendar. High Five Preschool wishes to obtain an in-home, large daycare license from the state which allows between seven and twelve children at a time, with the intention of increasing the current enrollment from 6 students to 8 students. In order to obtain the in-home, large day care license a Use by Special Review must be approved by the Town of Castle Rock which requires public hearings before Planning Commission and Town Council. The applicant held their pre-submittal neighborhood meeting on April 19, 2021. The proposal is located in Councilmember Cavey's district.

Memmen Young Infill (A.K.A. Founders Vista) Annexation (ANX20-0001):



Highline Engineering, on behalf of Barbara Lincoln, has submitted a Petition for Annexation for a five-acre parcel. The parcel is located south of Fifth Street, north of East Plum Creek Parkway, and west of Ridge Road. The 5-acre parcel is completely surrounded by the existing Memmen Young Infill Planned Development. A single family residence is currently on the property. The Annexation Petition must be first found to be in substantial compliance with state statutes by Town Council at a public hearing. If the Annexation Petition is found to be substantially complete, the parcel then must be found to be eligible by state statutes to be annexed by Town Council at a subsequent public hearing. If the Annexation Petition is found to be substantially complete and the parcel to be eligible for annexation, only then can the parcel be considered for annexation. The applicant will propose to incorporate the parcel into the Memmen Young Infill PD through the Major Amendment under review. The annexation of the parcel and the Memmen Young Infill PD Major Amendment would be considered concurrently during required public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The site is surrounded by Councilmember Johnson's district.

Memmen Young Infill (A.K.A. Founders Vista) Planned Development and Site Development Plan (PDP19-0002 and PDP20-0026):



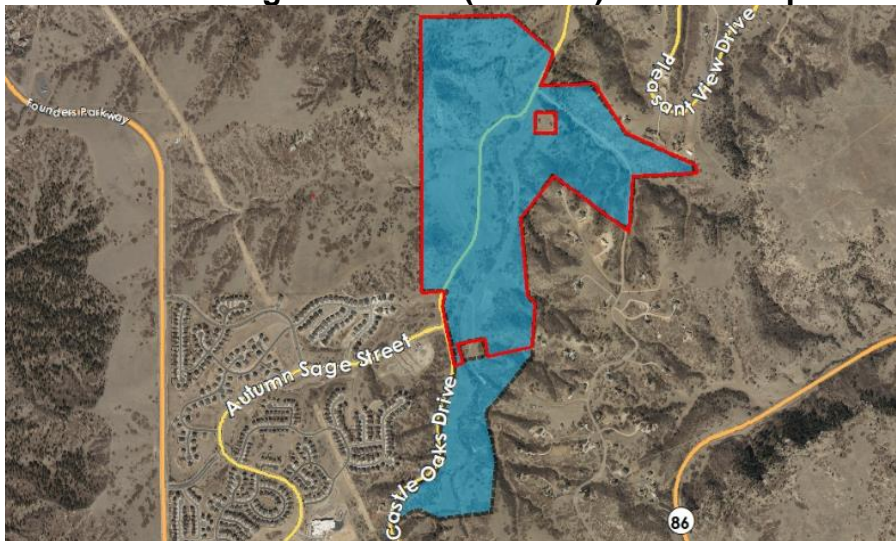
Barbara Lincoln and 176 M LLC submitted a Planned Development Plan and a Site Development Plan (SDP) for a 567-unit residential development within the Memmen Young Planned Development. The Site Development Plan proposes 353 single-family homes and 214 paired homes. The proposed development is 180.5 acres in size of which 87.2 acres is proposed to be open space. The proposed Site Development Plan is contingent on the approval of the Memmen Young Infill Planned Development Major Amendment (currently in process) and the annexation of a 5-acre parcel. The SDP proposal 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 Johnson's district.

Millers Landing IO/PD Amendment:



P3 Advisors submitted a Major PD Amendment application seeking to rezone the property and remove the prohibition on residential development placed on the Miller's Landing IO PD when approved by Town Council in 2016. The current PD plan proposes 900 single family attached and multifamily units, 460,000 sqft of retail, and 125,000 sqft of office/commercial. The project site is 48.2 acres. The project is located in Mayor Pro Tem Bracken's district.

North Basin Village at Terrain (Phase 2) Site Development Plan (SDP20-033):



Core Consultants submitted a Site Development Plan for 105 single family homes on approximately 1,180 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 150 acres of Open Space dedication. The project is located along Castle Oaks Drive and will require Planning Commission and Town Council hearings. The project is located within Councilmember Cavey's district.

Pinon Manor Apartment PD Rezoning (PDP19-0004):



Oakridge Properties has submitted a rezoning application for 472, 481 and 498 S. Gilbert Street. The application proposes to consolidate three properties totally 3.25 acres into one zoning classification known as Pinon Manor Planned Development (PD). The rezoning would allow for the existing developed apartments to remain and to provide for the development of an adjacent parcel to contain 3 new apartment buildings with a total of 20 new dwellings. The rezoning request will require public hearings with the Planning Commission and Town Council. The site is located within Councilmember Dietz's district.

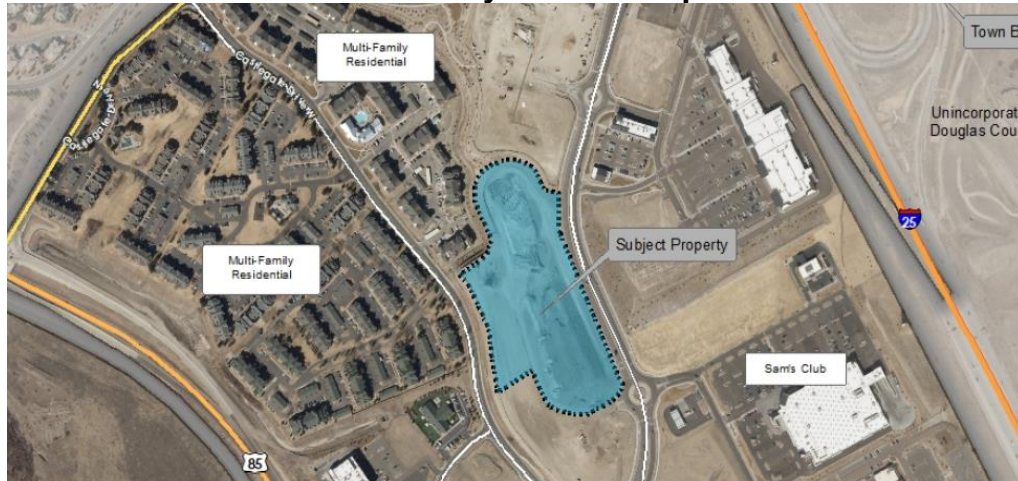
Plum Creek Golf Course (SDP21-0018):



Dave Hieronymus, on behalf of SW Greens, has submitted a Site Development Plan (SDP) application for a new 3,920 square foot clubhouse, on a 3.7-acre site, at the Plum Creek Golf Course. The old clubhouse was previously sold and converted into a wedding venue. In the interim, the golf course has been operating out of a temporary trailer. The SDP is subject to

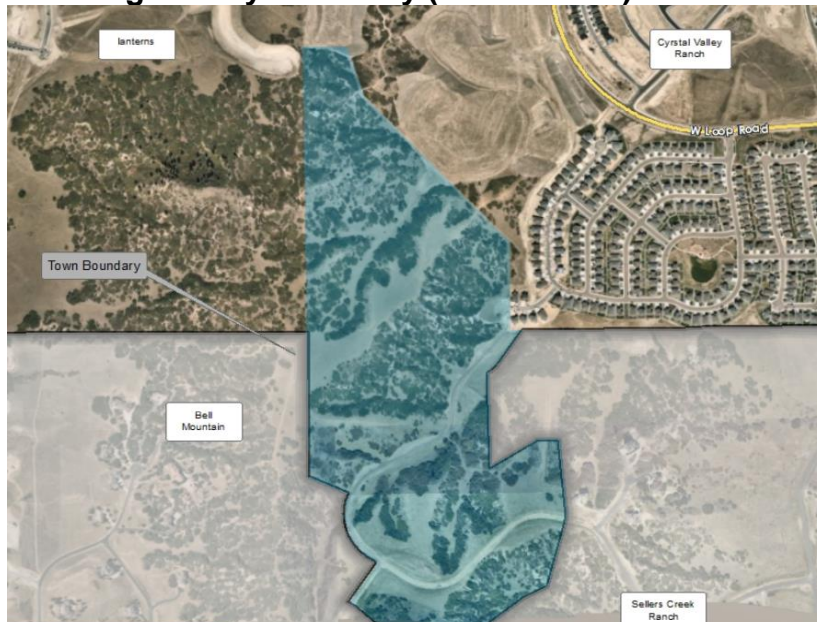
the residential/non-residential interface and is therefore quasi-judicial requiring public hearings before Planning Commission and Town Council. The applicant held their pre-submittal neighborhood meeting on March 29, 2021. The proposal is located in Councilmember Dietz's district.

Promenade Block 3 Multi-Family Site Development Plan:



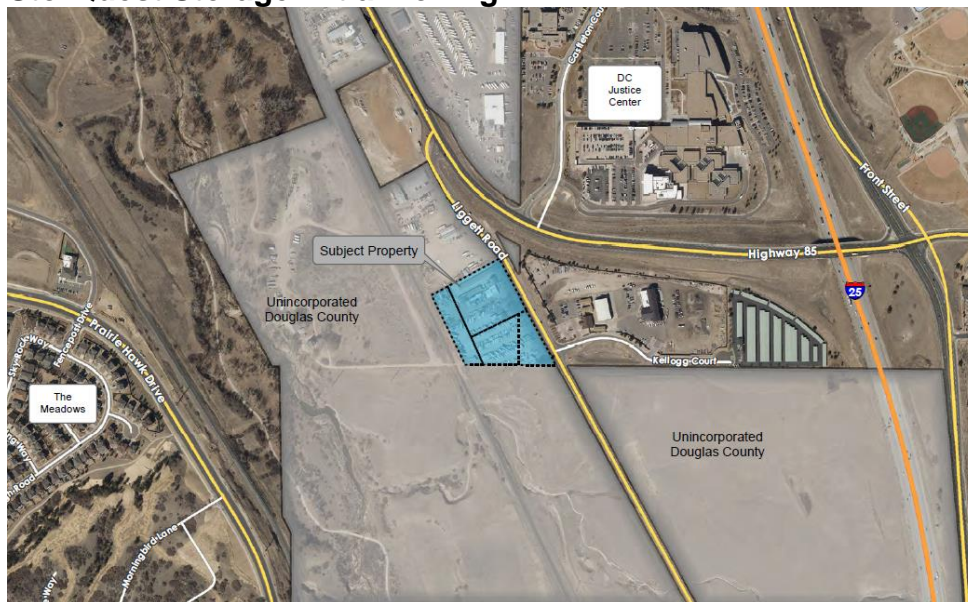
Forum Investment Group has submitted an application for a Site Development Plan (SDP) for block 3 of the Promenade at Castle Rock, approximately 10 acres in size and generally located in the center of the Promenade between Castlegate Drive West and Promenade Parkway. The SDP proposes an apartment complex with a total of four apartment buildings containing a total of 300 units, a club house, pool, dog park and 540 total parking spaces. Two of the apartment buildings are proposed to have 60 units each and be four stories high and the other two apartment buildings are proposed to have 90 units each and be four stories high on one side and five stories high on the other side. The proposed parking is a combination of attached and detached garages, carports and surface parking. The SDP will require public hearing before the Planning Commission for review and recommendation and the Town Council for review and final decision. The SDP proposal is located within Councilmember LaFleur's district.

The Ridge at Crystal Valley (SDP20-0038):



Crystal Valley Ranch Development Corporation has submitted a Site Development Plan for a residential neighborhood approximately 116 acres in size located in the southwest section of Crystal Valley Ranch Planned Development. The proposal contains 142 new single family homes and 34 acres of dedicated open space. The proposal will require public hearings with the Planning Commission and Town Council. This project is located in Councilmember Dietz's district.

StorQuest Storage Initial Zoning:



An application for initial zoning has been submitted for four parcels totaling approximately 5.24 acres, located on Liggett Road, south of the State Highway 85 intersection. The applicant is proposing to zone the property as General Industrial (I-2), a straight zone district. The permitted uses and development standards for the I-2 zone district are established by

the Municipal Code. Self-Storage and RV/Boat storage are uses by right in the I-2 zone district and the maximum height allowance is 50 feet. The applicant held one neighborhood meeting prior to submittal of the annexation and zoning land use application. The proposed zoning will be reviewed by staff, concurrent with the proposed StorQuest Annexation, and staff will identify the obligations to be included in the Development Agreement (DA). The annexation, zoning and DA require public hearings that are anticipated to be scheduled this summer. This property will be in Councilmember LaFleur'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.