

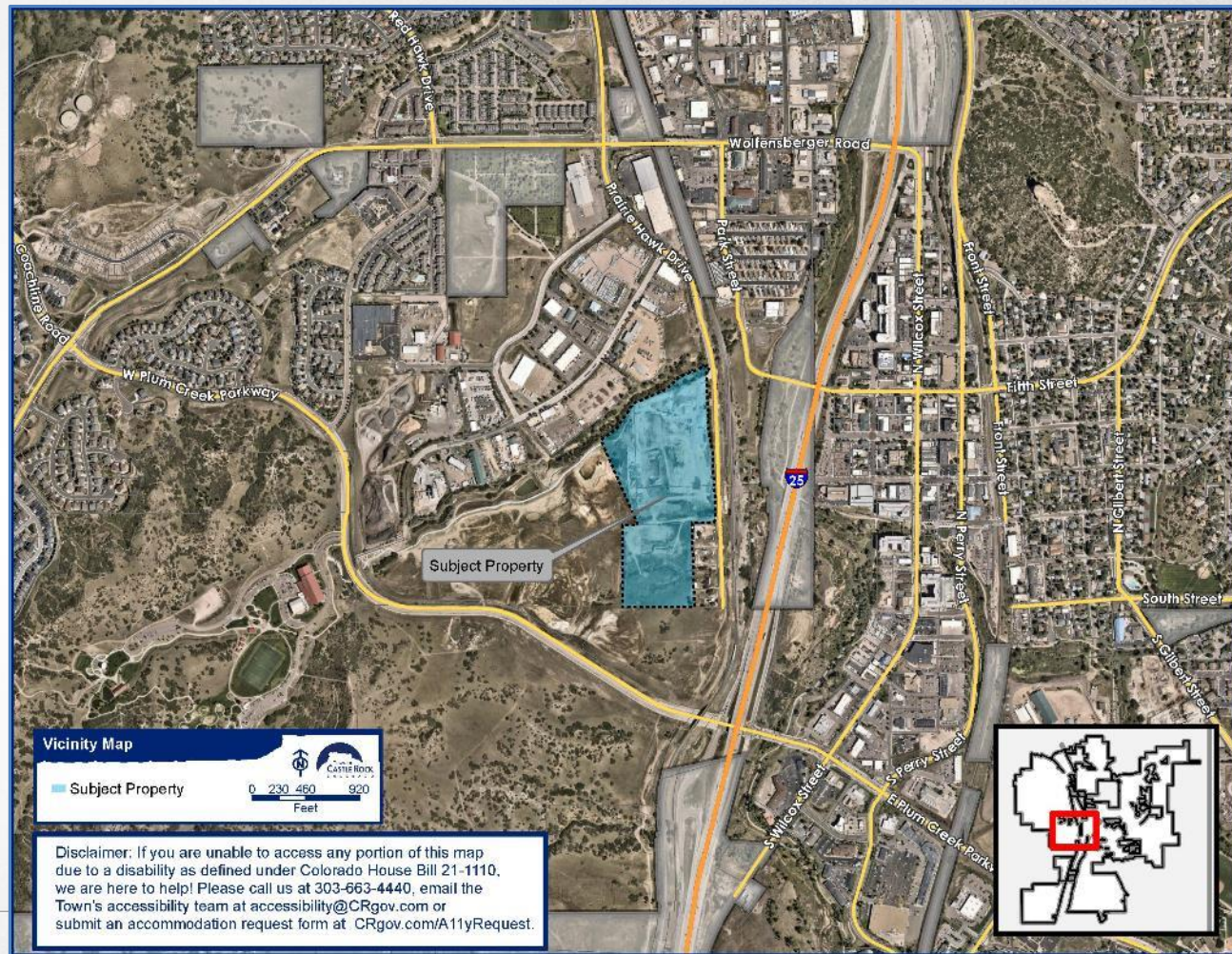
THE BRICKYARD PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AND DEVELOPMENT AGREEMENT

TOWN COUNCIL
FEBRUARY 4, 2025



VICINITY MAP

- Former Acme Brick
- 31.2 acres
- 401 Prairie Hawk Drive
- North of Plum Creek Parkway, south of Wolfensberger Road, west of BNSF RR



ZONING AND SURROUNDING USES

Citadel Station – General Industrial (I-2)

- Annexed in 1973
- Industrial uses, Storage facilities and yards, asphalt/concrete plants, towing and storage of inoperable vehicles
- Building Height 50 ft

Kreft/Castle Park South/R-1

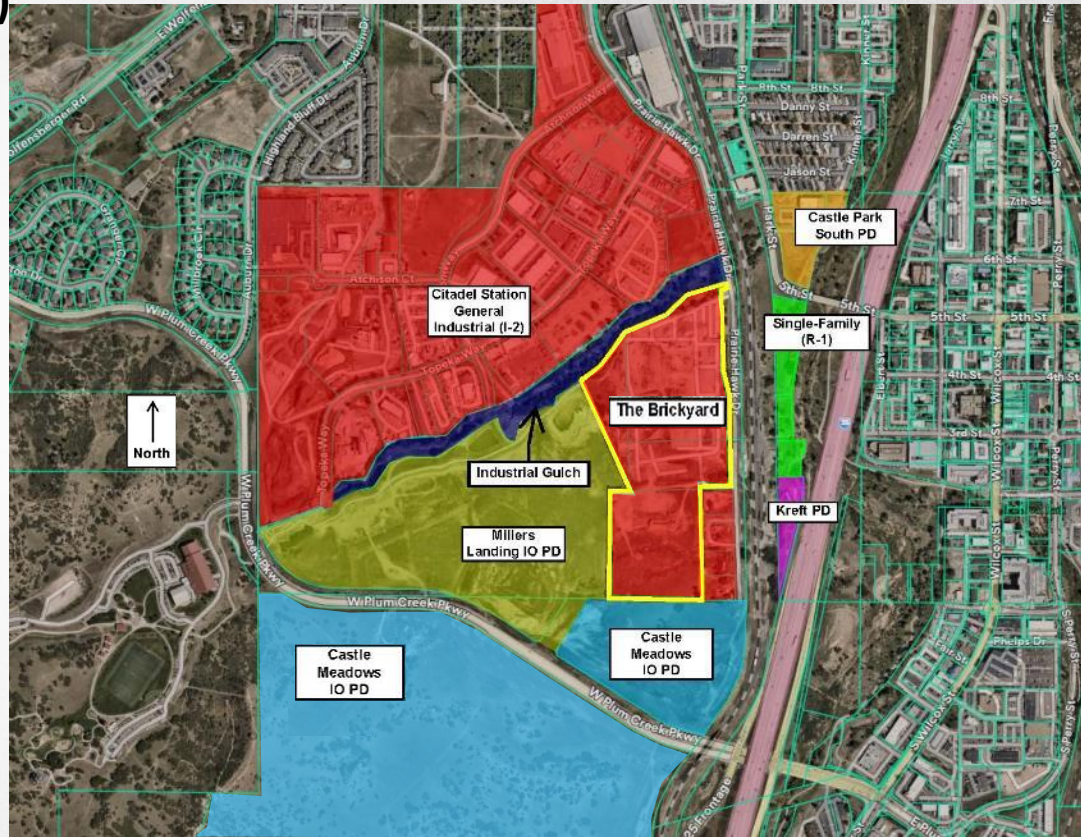
- Zoned 1999-2002
- Office, retail, residential, manufacturing
- Building Height 35 ft to 50 ft

Miller's Landing IO PD

- Rezoned in 2017
- Mixed-use, Residential prohibited
- Building Height 6 stories or 90 ft

Castle Meadows IO PD

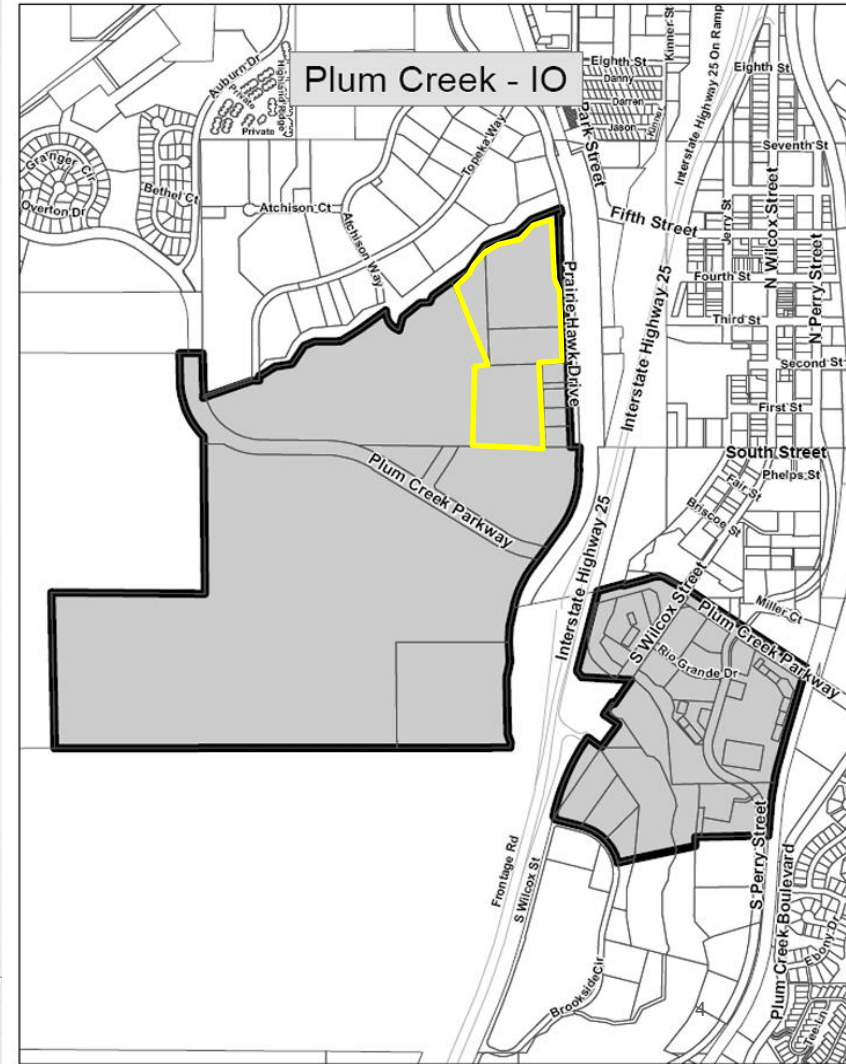
- Rezoned in 2016
- Mixed-use, MF Residential allowed
- Building Height 6 stories or 90 ft



INTERCHANGE OVERLAY

CRMC 17.44 – IO Interchange Overlay District

- Approved by Council in 2010
- To create areas of high density commercial and mixed uses near Interchanges
- Landowner must rezone and ask for IO PD
- No cap on density
- Building Height allowed at 6 stories or 90 ft
- Skyline/Ridgeline does not apply
- Open Space requires 15%, instead of 20%
- Specific development criteria
- Administrative Site Development Plans for Mixed uses and Commercial, regardless of size



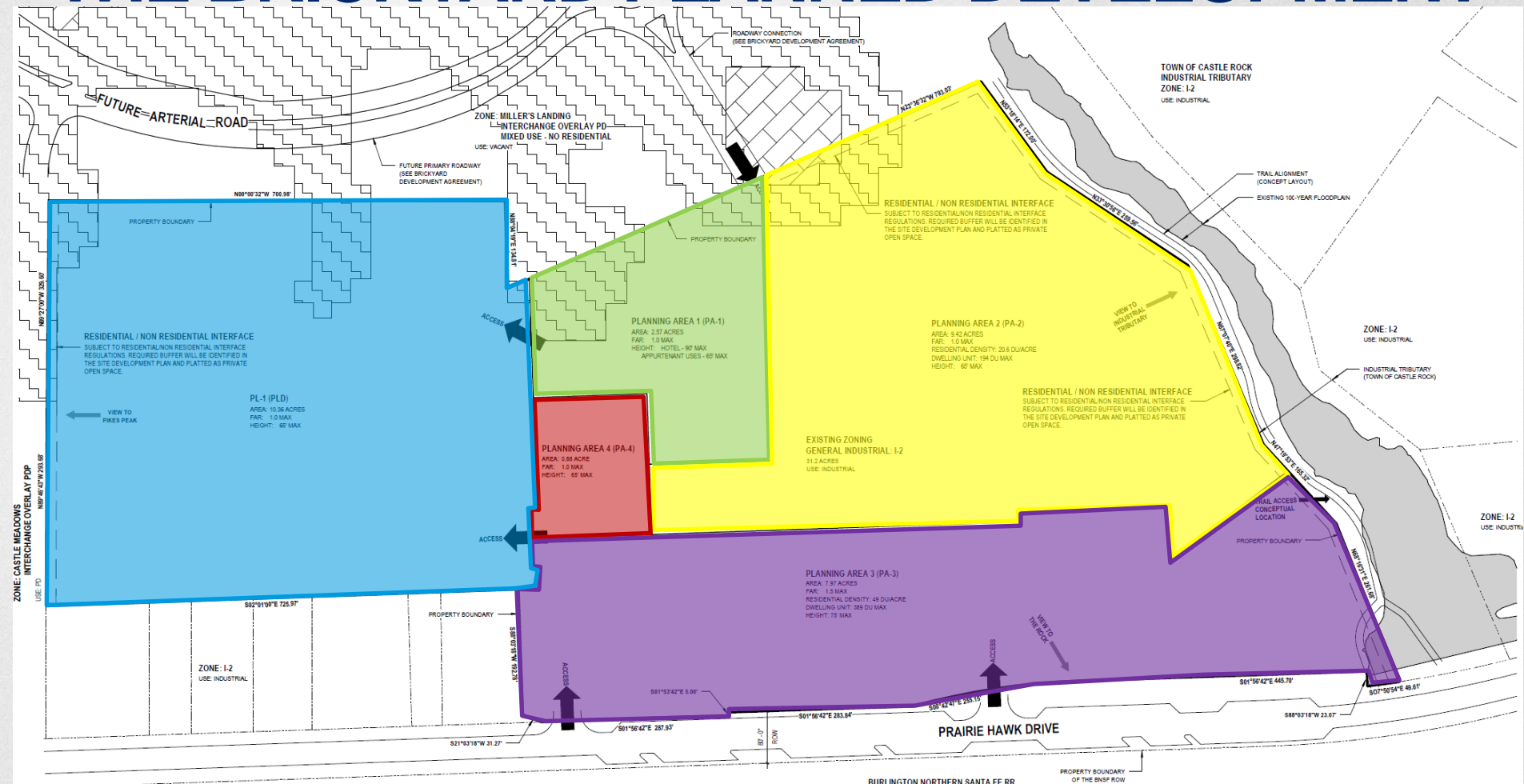
EXISTING CONDITIONS

401 Prairie Hawk Drive

- General Industrial (I-2)
- Industrial Tributary to the north
- Sparse vegetation
- No historic structures
- Varied topography, slopes west to east
- Acme Brick ceased operation
- 2020 acquired by Confluence
- Demolition began 2022



THE BRICKYARD PLANNED DEVELOPMENT



PROPOSED USES & DENSITIES

The Brickyard PD					
	Public Land	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4
Multifamily (MF)			194 units	389 units	
			583 Total Units (540 MF and 43 TH)		
Hotel/Conference*		99,000 sf 125 room			
Office			49,000 sf		
Retail			7,000 sf		
Restaurant			16,000 sf		
Great Hall**					20,000 sf
Sports Center	145,000 sf				
Max. Bldg. Height	65 ft	Hotel 90 ft/ 65 ft	65 ft	75 ft	65 ft
Parking	Municipal Code (Allows Joint Use of Parking)				
*Conference space to accommodate 250-300 seats					
**Up to 2,000 sf retail, 8,000 sf restaurant, 10,000 sf general office					

ARCHITECTURAL STANDARDS IN PD



- Craftsman character with contemporary textures and elements
- Quality, timeless materials
- Pedestrian scale
- Varied form, height, massing, rooflines
- Conceptual images included



PARKING

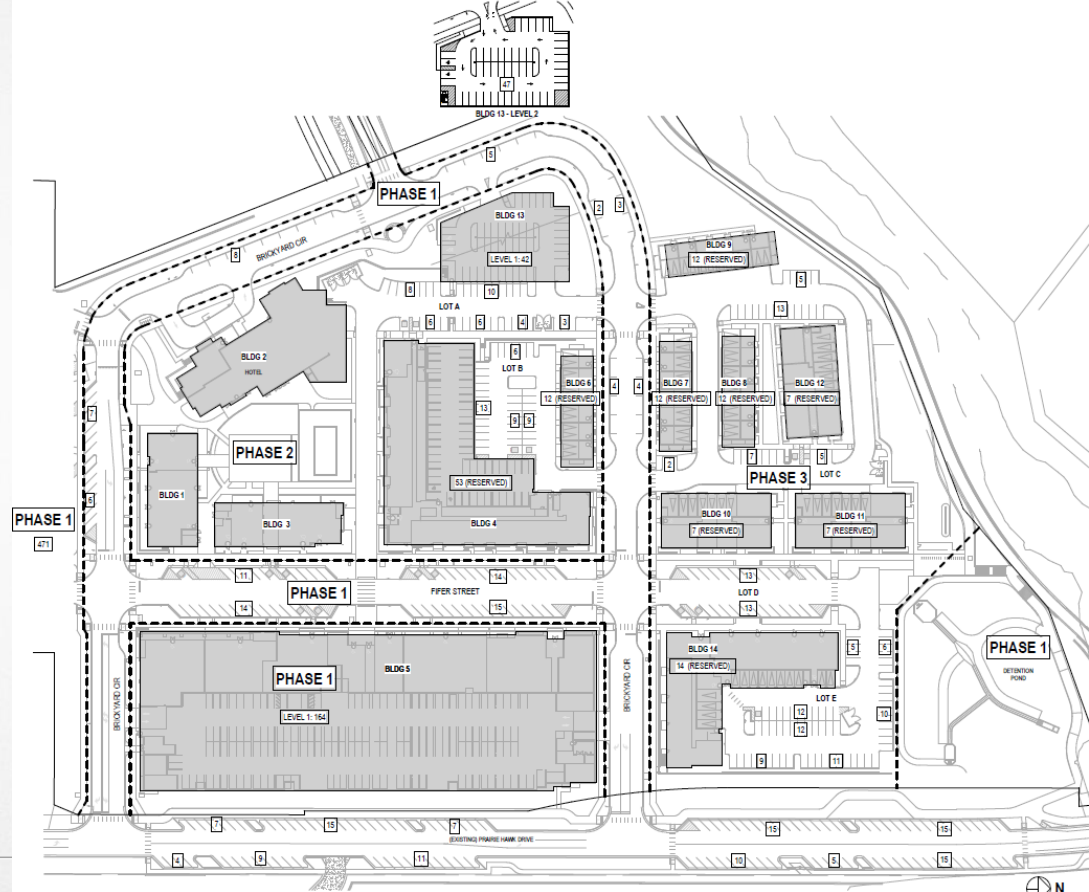
Town Code (CRMC) 17.54.060- Joint Use of Parking Spaces

- A Joint Use of Parking Space Analysis is under review with the Site Development Plan
- Code allows combination of on-street and on-site parking
- Shared parking allowed with uses that have different peak hours of operation
- Details are part of SDP that is still under review, update with each building permit
- This is NOT a part of the PD zoning, as it is allowed in the Code

SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

DRAFT- UNDER REVIEW

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 9 SOUTH, RANGE 87 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





BRICKYARD SITE PLAN

DRAFT- UNDER REVIEW



DEVELOPMENT AGREEMENT

Obligations and Conditions:

- Vested Property Rights through March 1, 2045
- Dedication of Groundwater Rights
- Wildland Urban Interface Mitigation / Fire Protection Plan
- Regional Mill Levy
- Commencement of Development / Development Suspension

Water, Wastewater, Stormwater

- Prairie Hawk Drive Culvert – Design and construct
- Industrial Tributary Channel Improvements reimbursements - \$712,625
- Malibu Street Wastewater Upgrade - \$79,259

DEVELOPMENT AGREEMENT

Transportation

- Wolfensberger Road – Extend WB left turn lane to SB Prairie Hawk Drive. Town to reimburse portion of actual costs, not to exceed \$144,980.
- Prairie Hawk Drive – Construct new 2-lane street with turn lanes at Wolfensberger, streetlights, sidewalk westside, on-street parking along Brickyard frontage.
- Praxis Street – Construct new 2-lane street west/south to Plum Creek Parkway, sidewalk and street lighting on east side, EB left turn lane and traffic control signal at Praxis/Plum Creek intersection.



DEVELOPMENT AGREEMENT

Transportation- Continued

- Snow Plowing/Removal –Owner to plow sidewalks and remove all stockpiled snow.
- Parking – Design and construct a minimum of 70 parking spaces on the east and west side of Prairie Hawk Drive along Brickyard PD frontage. On-street parking counts toward parking requirements of the development.
- Decorative Street Lighting – Decorative street lights not owned by CORE, shall be owned and maintained by the Owner/District.
- String Lights – May extend into and cross Town right-of-way to be owned and maintained by the Owner/District.
- Public Amenities – Common areas between buildings and sidewalks, for use by residents and the general public for sitting, dining, etc. shall be owned and maintained by Owner/District.

DEVELOPMENT AGREEMENT

Public Land Dedications

- Public or Private Open Space – 6.2 acres (20%) required to be dedicated; 6.24 acres to be identified on the future Site Development Plan.
- Public Land – 12.4 acres required; 10.36 acres for Sports Center and remaining 2.04 acres waived in consideration of infrastructure improvements by Owner for the Sports Center.
- Industrial Tributary Trail – Design and construct 10' wide concrete trail

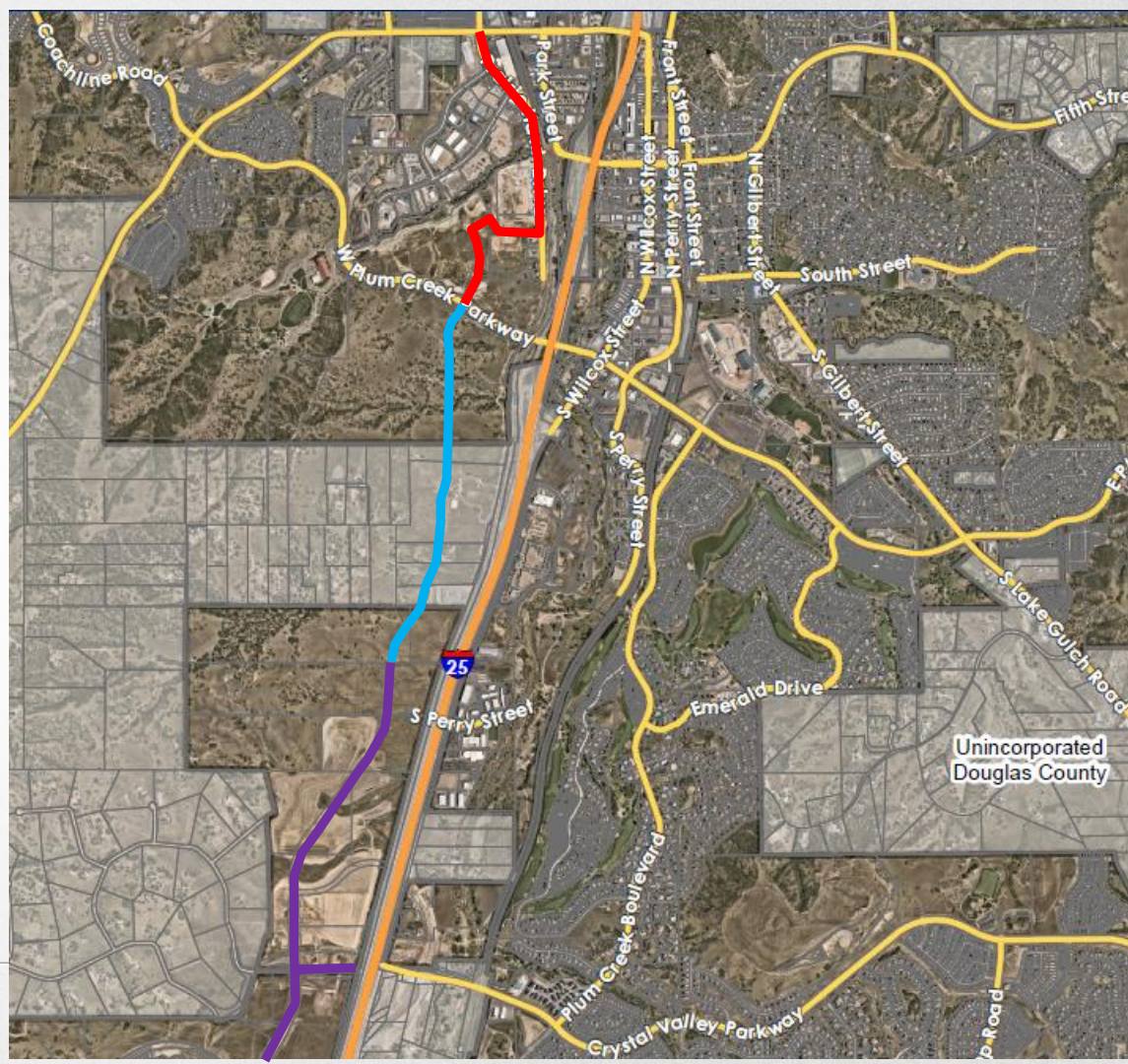
ROAD CONNECTIONS

Red: Brickyard

Blue: Castle Meadows/
Dawson Trails

Purple: Dawson Trails

Crystal Valley Interchange



COMMUNITY OUTREACH AND FEEDBACK

Community Questions and Feedback

- Density
- Programming of public spaces
- Size of hotel
- Trail connections
- Parking
- Construction schedule
- Proximity to the Mac
- Railroad noise
- Impact to views

Neighborhood Meetings		
Date	Format	Attendance
October 26, 2021	Hybrid	9
December 13, 2022	Hybrid	7
November 20, 2024	Hybrid	5

PD PLAN AND ZONING REGULATIONS REVIEW AND APPROVAL CRITERIA

Municipal Code Section 17.34.030

- A. Community Vision / Land Use Entitlements
- B. Relationship to Surrounding Area
- C. Circulation and Connectivity
- D. Service, Phasing and Off-Site Impacts
- E. Open Space, Public Lands and Recreation Amenities
- F. Preservation of Natural Features

ANALYSIS AND FINDINGS

- Town of Castle Rock 2030 Vision and Comprehensive Master Plan
- Castle Rock Municipal Code, Chapter 17.32 Planned Development District, and
- Castle Rock Municipal Code, Chapter 17.34 PD Plan

RECOMMENDATION

Planning Commission voted 5-0 to recommend approval of the Planned Development Plan and Zoning Regulations to Town Council, as proposed.

Staff recommends approval of the Development Agreement.

PROPOSED MOTIONS

Approve Brickyard PD Zoning:

“I move to approve the Brickyard Planned Development Plan ordinance, as introduced by title.”

Approve Brickyard DA:

“I move to approve the Brickyard Development Agreement ordinance, as introduced by title.”

ALTERNATIVE MOTIONS

Alternative Motions:

Approval with Conditions

“I move to approve the Brickyard PD [or Brickyard DA] ordinance, as introduced by title, with the following conditions:” [list conditions]

Continue item to the next hearing [need more information to make decision]

“I move to continue the Brickyard PD [or Brickyard DA] ordinance to the Town Council meeting on [date], at [time].”

QUESTIONS?

