

## **AGENDA MEMORANDUM**

**To:** David L. Corliss, Town Manager

**From:** Tara Vargish, PE, Director of Development Services

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

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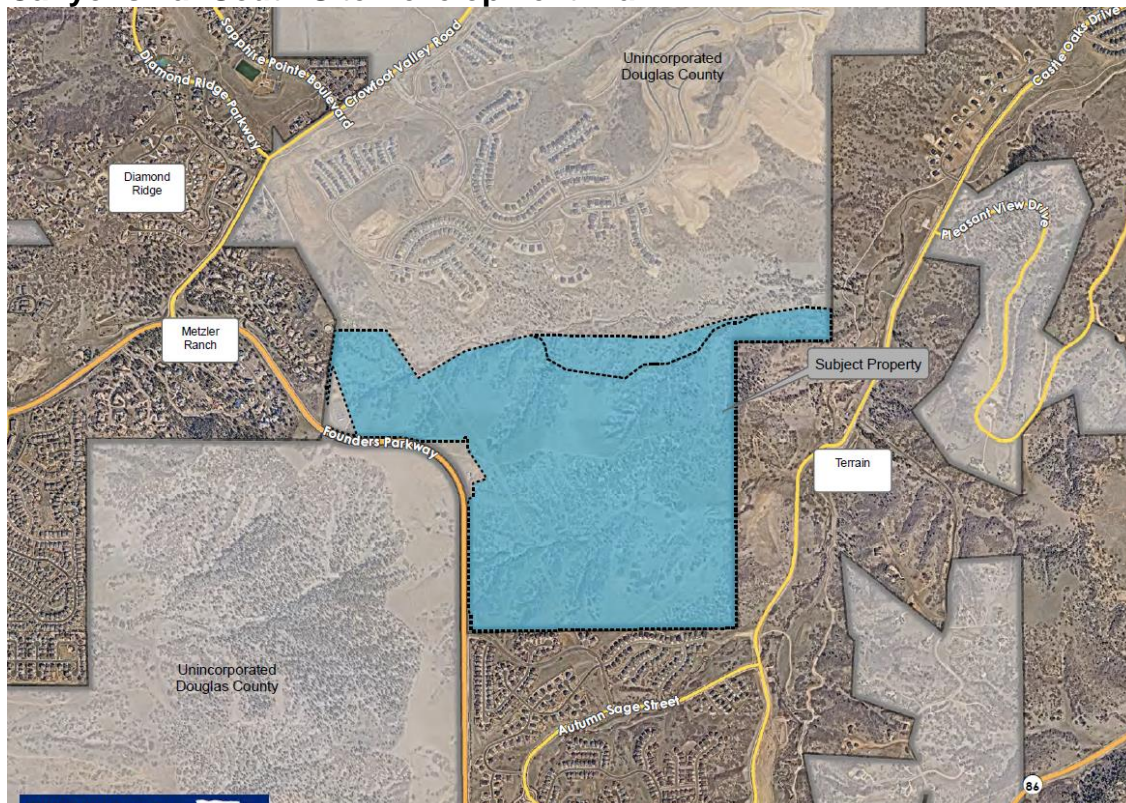
This report contains development updates and new submittals or requests that have been submitted to staff since the last update to Town Council. The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans 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](https://CRGov.com/DevelopmentActivityMap)

### **New Quasi-Judicial Applications Requiring Public Hearings**

No new quasi-judicial applications were submitted during this period.

### **New Pre-Application Meeting Requests**

#### **Canyons Far South Site Development Plan**





A pre-application meeting request was submitted seeking information on application and submittal requirements for a site development plan for Canyons Far South. The general location is southeast of the intersection of Crowfoot Valley Road and Founders Parkway. They recently received approval for annexation and zoning for 474 single-family homes, 12.5 acres of commercial, and over 217 acres of open space on the 410-acre property. The property will have 5 planning areas. The property is located in Councilmember Cavey's district.

### **Cornerstone Presbyterian Church Connect to Utilities**



A pre-application meeting request was submitted seeking information on application and submittal requirements for Cornerstone Presbyterian Church to connect Town water and wastewater facilities. Cornerstone Church is located at 2607 Fifth Street in Country Acres Planned Development (2+ acre site on the north side of Fifth Street and Valley Drive intersection). Country Ares Development Agreement requires connection to Town services prior to issuance of the first building permit for structural improvements on the site. The Church is still a few years away from needing the building permit but wanted to start the process to connect now. The property is located in Councilmember LaFleur's district.



## Hillside PD Phases 3 and 4



A pre-application meeting request was submitted seeking information on application and submittal requirements for construction plans for Hillside-Arbors Phases 3 and 4. The general location is northeast of the roundabout at Wolfensberger and Coachline Roads. These construction plans follow the approved Site Development Plan, Amendment 1 which was approved on July 20, 2022, with the exception of a couple of lot lines for Lots 1 and 2, Block 1 to accommodate a different architectural product on the two lots. No additional lots are being proposed from what was previously approved. The property is located in Mayor Pro Tem Bracken's district.



## Meadows 17 Little Sunshine's Playhouse



A pre-application meeting request was submitted seeking information on application and submittal requirements to build a Little Sunshine's Playhouse in Meadows 17. The general location is a portion of the parcel at the northwest corner of Limelight Avenue and Prairie Hawk Drive. The applicant is proposing to build an 11,000-square-foot childcare center with two playgrounds (infant and older child) on a 1.63-acre property. The property is located in Mayor Pro Tem Bracken's district.



## Meadows 19 Camp for Bouldering



A pre-application meeting request was submitted seeking information on application and submittal requirements for a climbing gym in Meadows 19, Lot 2. Camp 4 Bouldering is proposing a tenant finish for 20,000 square feet of an 80,000-square-foot warehouse located at 3563 Timber Mill Parkway. The property is located in Councilmember Hollingshead's district.



## Meadows 20 Townhomes Concrete Alley Replacement



A pre-application meeting request was submitted seeking information on application and submittal requirements to replace the concrete pavement on a private alley behind townhomes in Meadows Filing 20. The general location is south of Meadows Boulevard between North Meadows Drive and Fell Mist Way. The applicant is proposing to install drain pipes to collect roof drainage, add new area inlets in the problematic drainage areas, add a trench drain system and replace the alley's concrete pavement. The property is located in Mayor Pro Tem Bracken's district.



## The Meadows Neighborhood Company EV Station



A pre-application meeting request was submitted seeking information on application and submittal requirements for creating an electric vehicle charging station in the Meadows Neighborhood Company's parking lot at 3570 Celestial Avenue. The general location is the northeast corner of Celestial Avenue and Low Meadow Boulevard in the Meadows. The applicant has received a state grant to install one dual port charging station in their existing parking lot. The dual port will require 3 parking spaces and they are also interested in adding a carport for it. The property is located in Mayor Pro Tem Bracken's district.

### **Ongoing Development Activity:** **Commercial Development Activity**

#### **• Promenade:**

- Alana at Promenade Apartments, 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.
- Chipotle building and pad site construction, for restaurant located off Promenade Parkway north of Sam's Club.
- Lazy Dog Restaurant site construction for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway.
- Los Dos Potrillos, pad site construction, and restaurant site plan and construction document review for a new 7,400-square-foot restaurant, located west of TJ Maxx off Promenade Parkway. Grading only approved.
- Promenade Commons Park, site plan, plat and construction document approved 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.

- Whole Foods, site plan amendment approved to add EV charging stations in the existing parking lot, located at 6384 Promenade Parkway.
- **Meadows:**
  - Access road, Timber Mill Parkway, site construction for public street construction that will support future commercial/office developments, located northwesterly of the North Meadows Drive roundabout.
  - Affinity Senior Multi-Family, site plan, plat and construction document review for a new 4-story senior housing apartment development with 174 units, located near Meadows Parkway and Regent Street.
  - Bison Park, site plan review for a new T-Mobile tower to be located in a public bathroom core and shell with a cupola to house wireless equipment. Bridge and access road, site construction, connection of the roundabout on North Meadows Parkway south, and then east crossing Plum Creek.
  - Caliber Collision, site plan amendment for parking area and tenant finish, in Castle Rock Industrial Lot 2, located Northeast of Timber Mill Parkway
  - Castle Rock Industrial at the Meadows Lot 1, site and building construction for a new 80,000+/- square-foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
  - Castle Rock Industrial at the Meadows Lot 2, site and building construction for a new 80,000+/- square-foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
  - Front Range Christian Church, site construction document review for 30,000 square foot church, located on the east side of Timber Mill Parkway and the ATSF Railroad.
  - Kum and Go, building and site construction for a 5,620-square-foot Convenience Store and Fuel Canopy, located at the northwest corner of Meadows Parkway and Lombard Street.
  - Kum and Go, site plan document review for a 3,968 square foot Convenience Store and fuel canopy, located southwest of North Meadows Drive and Timber Mill Parkway.
  - 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 review for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
  - Meadows Filing 17 replat to create three lots, located between Prairie Hawk and the Railroad.
  - Meadows Town Center Townhomes/Mixed-use, site plan and construction document review for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
  - Meadowmark Senior Multi-Family, building and site construction for a new 4-story senior housing apartment development with 200 units, located near North Meadows Drive and Timber Mill Parkway.
  - Moore Lumber at the Meadows, building and site construction for a new 16,880-square-foot retail, warehouse, and office building, located at the north end of Regent Street.
  - Prairie Hawk Dental, construction document review 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 plan and construction document review 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 plan review for a 25,096-square-foot outpatient clinic, located between Dacoro Lane and Virtuoso Loop, north of Prairie
- **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 review for a new 3,700-square-foot convenience store to replace the existing building on the site. Located at 310 South Wilcox Street.
  - Douglas County Libraries, building and site construction for 62,000-square-foot library building and demolition of the existing building, located at 100 South Wilcox Street.
  - Eternal Rock Church, site plan review for new landscaping, signage, and storage, located at 2 Phelps Street.
  - Keystone Hotel site plan approved for the addition of a new patio on the west side of the building, located at 217 Fourth Street.
  - Perry Street Social, site development plan approved and construction document review to create a mini entertainment district, located at 404 North Perry Street.
  - Pizza Hut/Grandmere Plaza, replat, building and site construction for a new commercial center located at 340 South Wilcox Street. Replat to create two lots.
  - Railroad Quiet Zone, Town project, construction documents approved for improvements at Second Street, Third Street, and Fifth Street.
  - Scileppi properties, site plan approved and construction document review for a 6,000-square-foot addition and the addition of seven parking spaces, located at 210 Third Street.
  - Snarf's sandwich shop, site plan approved, for façade and patio, located at 619 N Wilcox 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:**
  - Dawson Trails Demo, construction plan review 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 North, construction plan review for grading only for approximately 134 acres, located north of Territorial Road.
  - Dawson Trails South, construction plan review for grading only for approximately 338 acres, located south of Territorial Road
  - Off-site Sanitary sewer, construction document review for 17,000+ feet of sanitary sewer main from south of Territorial Road to Plum Creek Parkway.
- **Other Commercial Projects throughout Town:**
  - 200 Wolfensberger, site development plan and plat review, to replat into two lots.
  - 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 1<sup>st</sup> phase for service

- center expansion. Construction document review for 2<sup>nd</sup> phase of expansion, located at 1100 South 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.
  - Castle View Baptist Church infrastructure construction of extraterritorial water line extension, located at 5054 Crowfoot Valley Rd,
  - Crowfoot Valley Road Right-of-Way Annexation of four parcels of Town owned land, located between Tower Road and the northern Town boundary.
  - Crystal Valley Shops, site plan review for two in-line commercial buildings, located at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard.
  - Founders Marketplace, Dunkin Donuts, site plan review for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
  - Founders Marketplace, McDonald's site plan and construction document review for a new 5,140-square-foot restaurant, located at Aloha Drive and State Highway 86.
  - Founders Village Pool, site plan approved for additional screening around the pool deck, located at 4501 Enderud Boulevard.
  - Garage Condos, site and building construction, located on Liggett Road.
  - Heckendorf Ranch Retail, building and site construction for a new 8,100-square-foot retail building located on Crystal Valley Parkway west of Plum Creek Boulevard.
  - Outlets at Castle Rock, site plan and construction document review, two new pad sites on the mall's west side on Factory Shops Boulevard.
  - Prairie Hawk Drive Phase 1, construction plan review for roadway construction from Plum Creek Boulevard to Saddle Maker Trail in Millers Landing.
  - Sanders Business Park, site construction for a 2.4-acre site, located south of The Plum Creek Community Church. The future use is a facility for distribution of heating and plumbing equipment.
  - Sanders Business Park, site construction for approximately 51,000 square feet of industrial flex space, 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, erosion control and demolition plan approved for demolition of existing building on 4.5 acres, located on the south end of Prairie Hawk Drive.
  - 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.
  - The Famous Steak House, site plan amendment and construction plan review for landscape and parking lot revisions, located at 810 New Memphis Court.
  - 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) South Valley Drive north of Plum Creek Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) South Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, 11) Foothills Drive and Soaring Eagle Lane, 12) Foothills Drive and Morning View Drive.
  - Walmart, site construction for a new drive-through ATM at the west end of the existing parking lot.
  - Wellspring and Castle Oaks Covenant Church, annexation petition is to annex approximately 2.07 acres located at 498 East Wolfensberger Road, for future Wellspring



- and Castle Oaks Covenant Church facilities
- Woodlands Medical Office Building site plan review for a new 14,336 square-foot medical office building located near Woodlands Boulevard and Barranca Drive.
- Zaika Indian Restaurant, site plan review to enclose the existing patio on the south side of the building, located at 78 Allen Street.

#### **Residential Development Activity:**

- Alexander Way, annexation petition and planned development plan under review for 73.76 acres of land, located north of Alexander Place and Brewer Court.
- 544 Senter Drive, use by special review approved for a new two-story accessory dwelling unit with garage.
- 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.
- Avilla at Founders, site plan approved and construction document review, for 105 for-rent single-family dwellings, located on the northwest corner of Mikelson Boulevard and Mitchell Street.
- Bella Mesa pond, site plan, plat and construction documents approved for relocation of existing detention pond, located north of Mesa Middle School off Mitchell Street.
- Canvas at Castle Rock, site construction for 102 townhome units, located at Plum Creek Boulevard and Crystal Valley Parkway.
- Canyons South Filing 2, under construction, located in Douglas County on the east side of Crowfoot Road.
- Canyons South Filing No. 3, under construction for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Chateau Valley, site plan review for 423 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 West Loop Road.
- Crystal Valley Ranch, site construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and West Loop Road. Also, in the southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and the Lanterns property.
- Crystal Valley Ranch, construction plan approval for a recreation facility that will serve the new single-family home project, located at the southeast corner of West Loop Road and Crystal Valley Parkway.
- Echelon (formerly Caliber at Terrain), site and building construction for a 238-unit multi-family development, located in the northeast quadrant of Founders Parkway and State Highway 86. Founders Village, home construction, detached single-family home neighborhood, located northeast of Mikelson Boulevard and Mitchell Street. Founders Village the Enclave, site construction, 88 additional townhomes to complete the existing development located at Enderud Boulevard and Wagonwheel Trail. Founders Vista, Memmen Young, site plan review of 333-unit single family homes and 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 construction, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
- Lanterns/Montaine, site construction for family amenity center, located on the northeast

- corner of East Montaine Circle.
- 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 review, 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.
  - Liberty Village, home construction for 19 lot single-family project at Missoula Trail and Castle Oaks Drive.
  - Meadows, site construction, 209 single-family lot subdivision, located north of Red Hawk subdivision and west of Prairie Hawk Drive.
  - Meadows, home construction for 57 single-family detached homes on the east and west sides of Coachline Road north of Wolfensberger Road.
  - Meadows, site plan, plat and construction documents 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.
  - Memmen Young Infill, rezoning, site development plan review, and associated 5-acre annexation under review, located west of Ridge Road and north of Plum Creek Parkway.
  - Mikelson and Mitchell Roundabout, construction plan review for new roundabout at the intersection of Mikelson Boulevard and North 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 development plan 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.
  - Terrain Upper Sunstone, home construction, 261 single-family home project, located south of State Highway 86 and east of King Soopers/Ridge Road.
  - Wellspring/LaQuinta, site plan review for the conversion of 63 hotel rooms to 42 apartment units, located at 884 Park Street.