



## 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 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

#### 104 N Lewis St Design Review



A new Quasi-Judicial Site Development Plan (SDP) application was received from Steve and Susan Thayer for design review of a new single family residence. The applicant is proposing a one story single family residence with a basement. The main floor includes 2,586 square feet of finished space. The property is located at 104 North Lewis Street within the Craig and Gould neighborhood. The design review application

will require a public hearing before the Historic Preservation Board for review and final decision. This project is located in Mayor Pro Tem LaFleur's district.

### Unity on Wolfensberger New Planned Development Plan

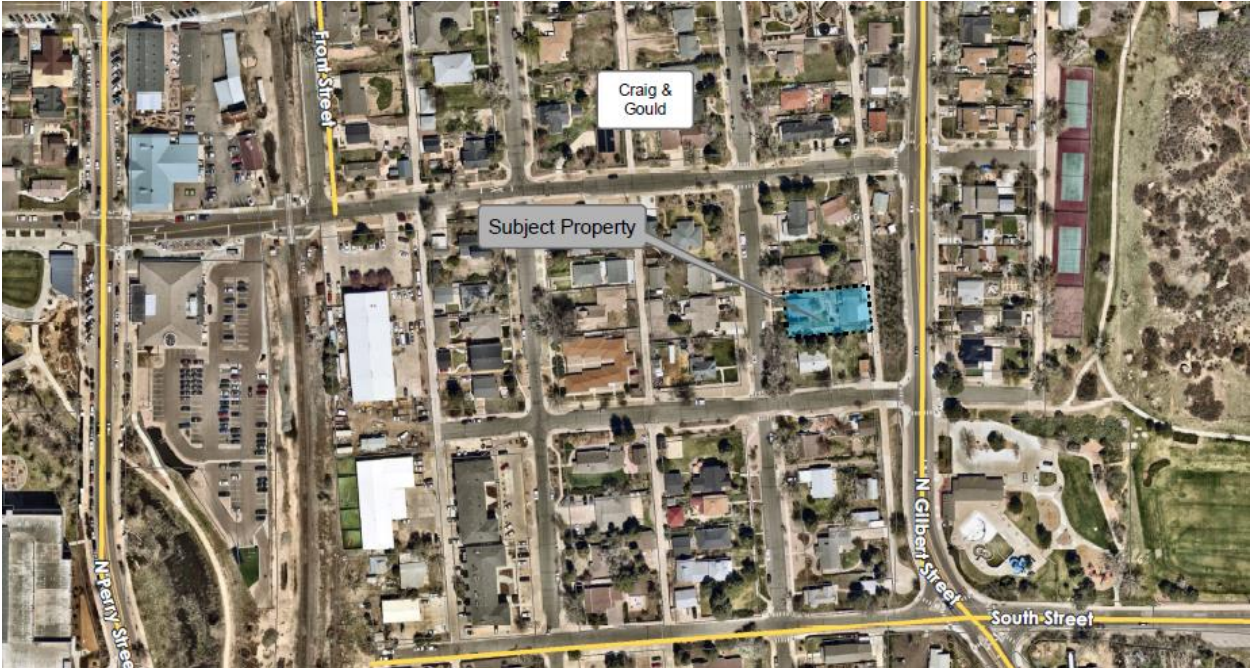


A new Quasi-Judicial Site Development Plan (SDP) application was received from Castle Oaks Evangelical Covenant Church and Wellspring Unity on Wolfensberger for a rezoning to a new Planned Development Plan. The applicant is proposing a new Planned Development Plan Zoning to allow for a 9,300SF expansion of the Castle Oaks Evangelical Covenant Church property on Park St, provide sufficient parking for the building expansion, and to support the conversion of the existing Quality Inn to market rate housing for neurotypical adults and adults with Intellectual and Developmental Disabilities (ID/D). These two properties are located at 200 Wolfensberger and 826 Park Street. The rezoning 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 Mayor Pro Tem LaFleur's district.



**New Pre-Application Meeting Requests**

**110 N Lewis St Addition**



A pre-application request was received seeking information on application and submittal requirements to build a residential addition at the historic Jacob Kroll house, located at 110 N Lewis St. The 567sqft addition would provide an additional bedroom, and would utilize the salvaged windows and doors from the neighboring demolition of 104 N Lewis St. The proposed project is located northeast of the intersection of First Street and N Lewis St, in Mayor Pro Tem LaFleur's district.

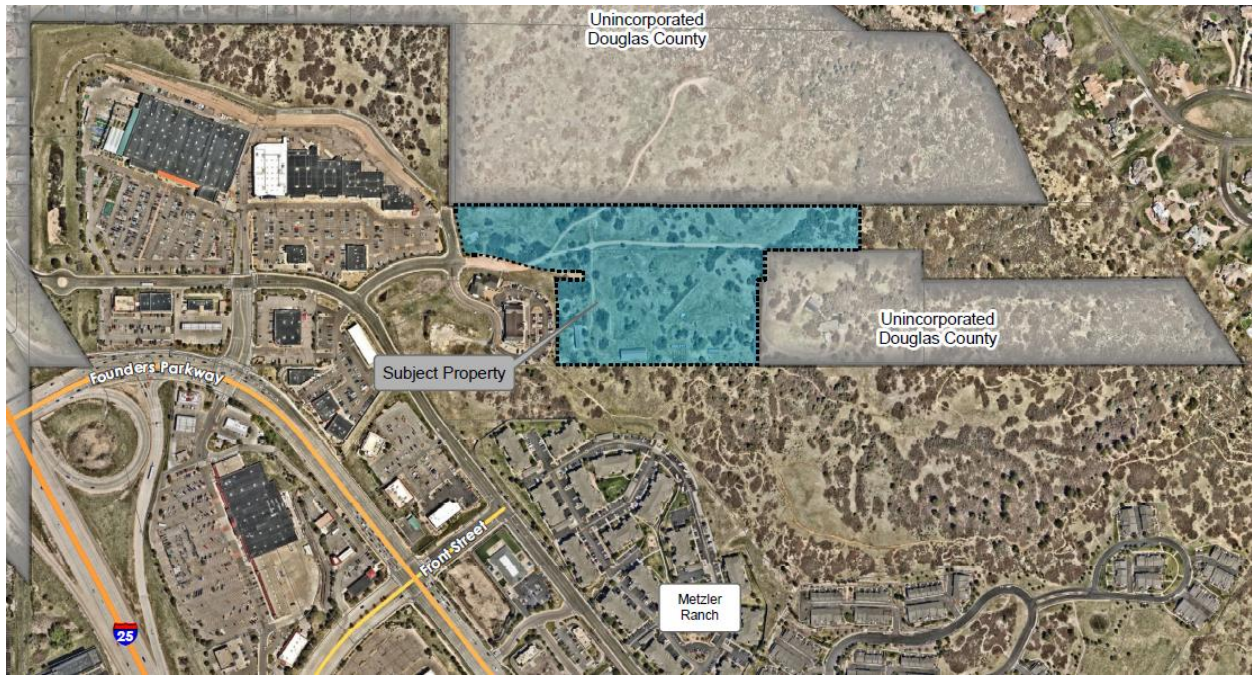
**718 N Wilcox St Exterior Renovations**



A pre-application request was received seeking information on application and submittal requirements to replace the existing metal siding with stucco, as well as several windows with adjustments to their layout, at the office/residence located at 718 N Wilcox St, in the Downtown Overlay District. The proposed project is located northeast of the intersection of N Wilcox Street and Seventh Street, in Mayor Pro Tem LaFleur’s district.



## Alexander Place



A pre-application request was received seeking information on application and submittal requirements to build 72 paired homes, located at 382 Alexander Place. The majority of the proposed homes would have a main floor master bedroom, and are aimed toward residents aged 55+ who may be looking to downsize, though there is no set restriction. The proposed project is located northeast of the intersection of Alexander Place and Brewer Court, in Mayor Pro Tem LaFleur's district.

## Centennial Park Sports Courts Renovation



A pre-application request was received seeking information on application and submittal requirements to renovate the existing tennis and basketball courts at Centennial Park, located at 987 South St. The courts will be upgraded to the top-of-the-line post-tensioned concrete courts with acrylic court surfacing to match the existing courts recently done in Town. Other improvements include the addition of 2 ADA accessible van spots with ramps and a 5' walk connection to the courts and existing park trail, two park shelters, and the removal of the cottonwoods and silver maples on the west side of the courts, which have caused problems with the existing courts. New trees are proposed along the east side of the courts to provide shading for the courts and existing park trail. The proposed project is located northeast of the intersection of Gilbert Street and South Street, in Mayor Pro Tem LaFleur's district.



## Prospector Apartments Trash Enclosure



A pre-application request was received seeking information on application and submittal requirements to install an enclosure around the existing trash receptacle at the Prospector Apartments, located at 3360 Esker Cir. The enclosure would block the view of the receptacle and any exposed trash from neighboring houses. The proposed project is located northeast of the intersection of Aloha Drive and Aloha Street, in Councilmember Cavey's district.

## Taft House Renovations





A pre-application request was received seeking information on application and submittal requirements to renovate the Taft House, a community center for the Meadows residents, located at 3570 Celestial Ave. The proposed renovations include repairing grading, drainage and erosion issues around the property, as well as demoing the existing pool and portions of the pool deck, to be replaced with a new pool, decking and other amenities. The proposed project is located northeast of the intersection of Low Meadow Boulevard and Meadows Boulevard, in Councilmember Bracken's district.

### **Timber Mill Substation Access**



A pre-application request was received seeking information on application and submittal requirements to gain access to a parcel of land located in unincorporated Douglas County, at the west end of Timber Mill Parkway. CORE Electric Cooperative is proposing a new substation on the unincorporated county parcel, but requires access through a Town owned road which ends just east of the parcel boundary. The proposed project is located west of the intersection of Timber Mill Parkway and N Meadows Drive, adjacent to Councilmember Hollingshead'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 and building 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:**
    - 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, site construction for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
    - Meadows Town Center Townhomes/Mixed-use, site and building 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 and building construction for a new 5,100-square-foot dental office building, located at the northeast corner of Prairie Hawk Drive and Limelight Avenue.
    - StorHaus Garage Condos, site and building construction for 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 and 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:**
    - Circle K, site plan and construction document approved for a new 3,700-square-foot convenience store to replace the existing building on the site, located at 310 S. Wilcox Street.
    - City Hotel, historic preservation and site plan review for 33 room hotel, located at 415 N. Perry Street.
    - Eternal Rock Church, site plan review for new landscaping, signage, and storage, located at 2 Phelps 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 and building 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, Phases 1-4 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 1<sup>st</sup> and 2<sup>nd</sup> phase for service center expansion, located at 1100 S. Wilcox Street.
- Castle Rock Automotive Repair Shop, site construction 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.
- Founders Marketplace, Centura Health Medical Office Building, site and building 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.
- Garage Condos, site and building construction, located on Liggett Road.
- Hyundai auto dealership, site plan review for use by special review for a new 33,000 sf building and sales lot, located at 550 S Interstate 25.
- Lost Canyon, annexation and zoning of 681 acres, located at 6581 Lost Canyon Ranch Rd.
- Milestone, Bellco Credit Union, site and building construction for 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.
- Outlets at Castle Rock, Site plan review for new bank with drive-thru, located north of the existing Starbucks/Qdoba.
- Ridgeview Town Center, PD Zoning review for a 10-acre parcel located at 895 Ridge Road.
- Sanders Business Park, site construction for a 2.4-acre site, located south of The Plum Creek Community Church.
- Sonic exterior remodel, site plan review for façade changes, located at 210 Founders Parkway
- The Brickyard Planned Development Plan, Zoning Regulations and site plan review for a mixed-use development with a maximum of 600 multi-family dwelling units, located on the south end of Prairie Hawk Drive.
- 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.

**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.
- Founders Village Pool, site plan review for new pool pavilion, located at 4501 Enderud Blvd.
- Front Street Triplexes, site plan review for two triplex buildings, located on Front Street between Fifth and Sixth Streets.
- Hillside, site plan amendment approved and site construction, 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.
- Mikelson and Mitchell Roundabout, site construction for new roundabout at the intersection of Mikelson Boulevard and N. Mitchell Street.
- Plum Creek residential site plan approved for three single-family lots, located near the intersection of Mount Royal Drive and Prestwick Way.
- The Oaks Filing 2A, site plan approved 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.
  - Soleana, site plan review for 55 custom home sites and 22 live/work units on 77.96 acres, located east of the Silver Heights neighborhood and west of the Diamond Ridge Estates neighborhood.
  - 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.
  - YardHomes, Annexation and Zoning request for 165 single family units on 32.29 acres, located at Plum Creek Parkway and South Ridge Road.