



Meeting Date: July 16, 2024

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

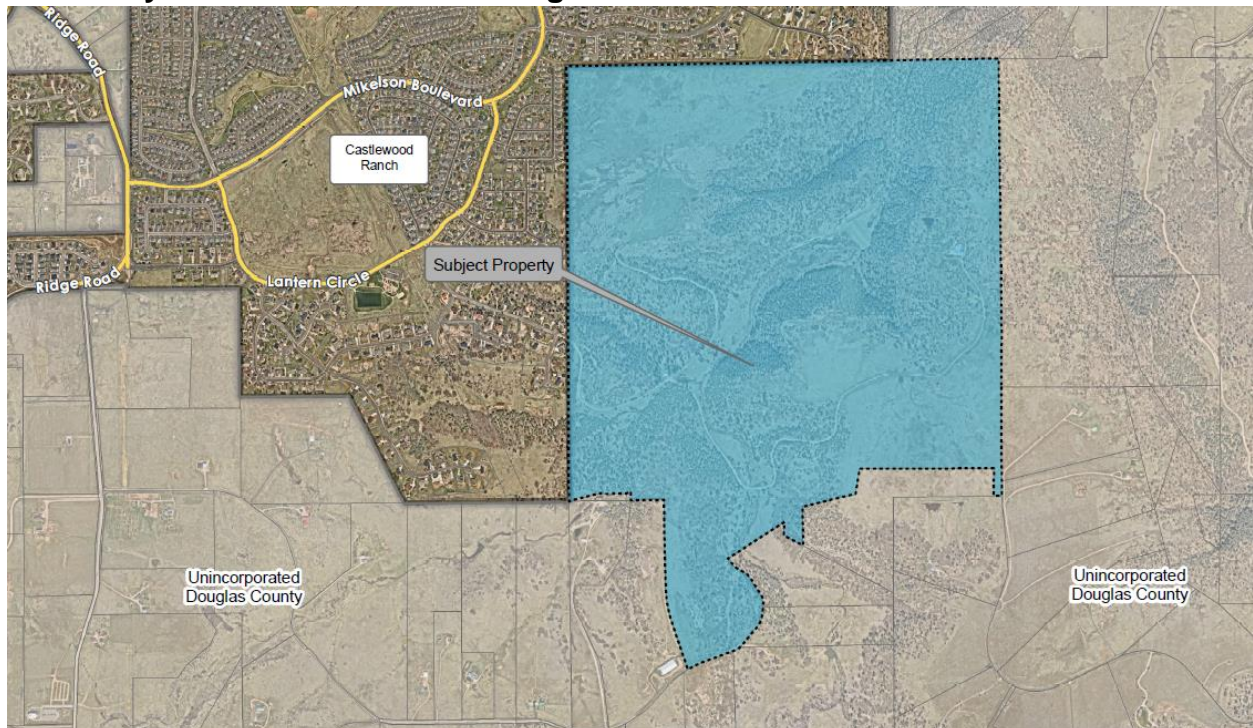
From: Tara Vargish, PE, Director of Development Services

Title: Town Manager Report – Development Project Updates

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

New Quasi-Judicial Applications Requiring Public Hearings

Lost Canyon Annexation and Zoning



A new Quasi-Judicial Site Development Plan (SDP) application was received for an Annexation and Zoning for Lost Canyon Ranch. The Town recently purchased this property, located at 6581 Lost Canyon Ranch Rd, and would like to bring this property into the Town's jurisdiction. The proposed project is generally located east of the

intersection of Lost Canyon Ranch Road and Lost Canyon Ranch Court. The annexation and zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located next to Councilmember Brooks' district.

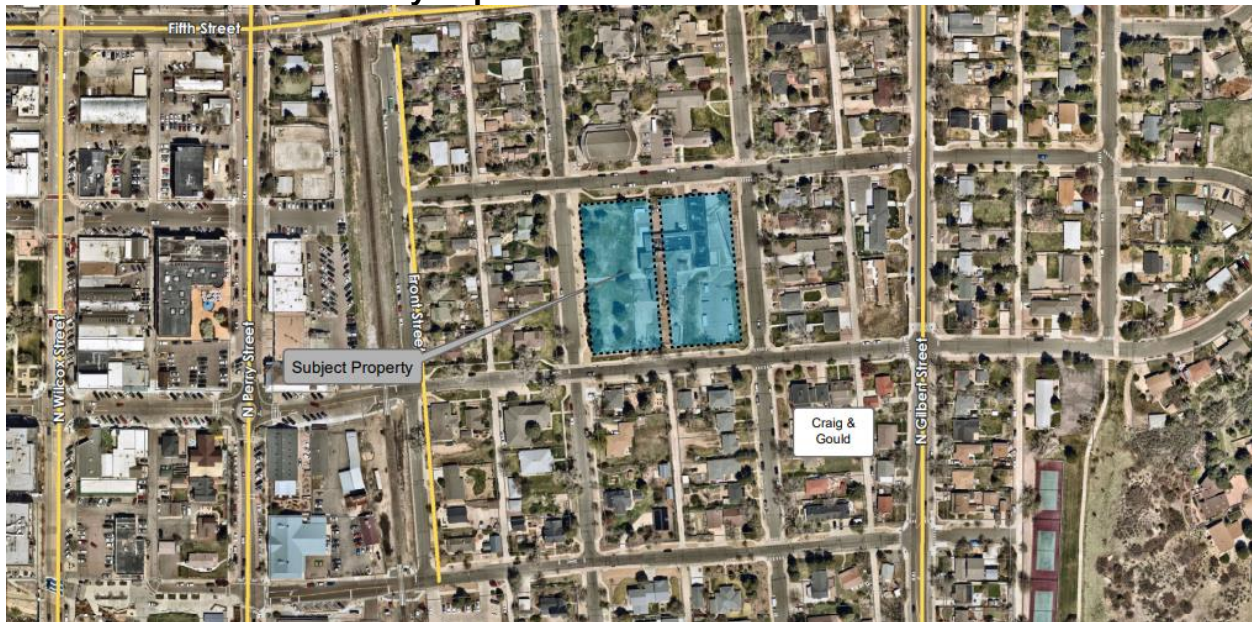
New Pre-Application Meeting Requests

Burger King Remodel



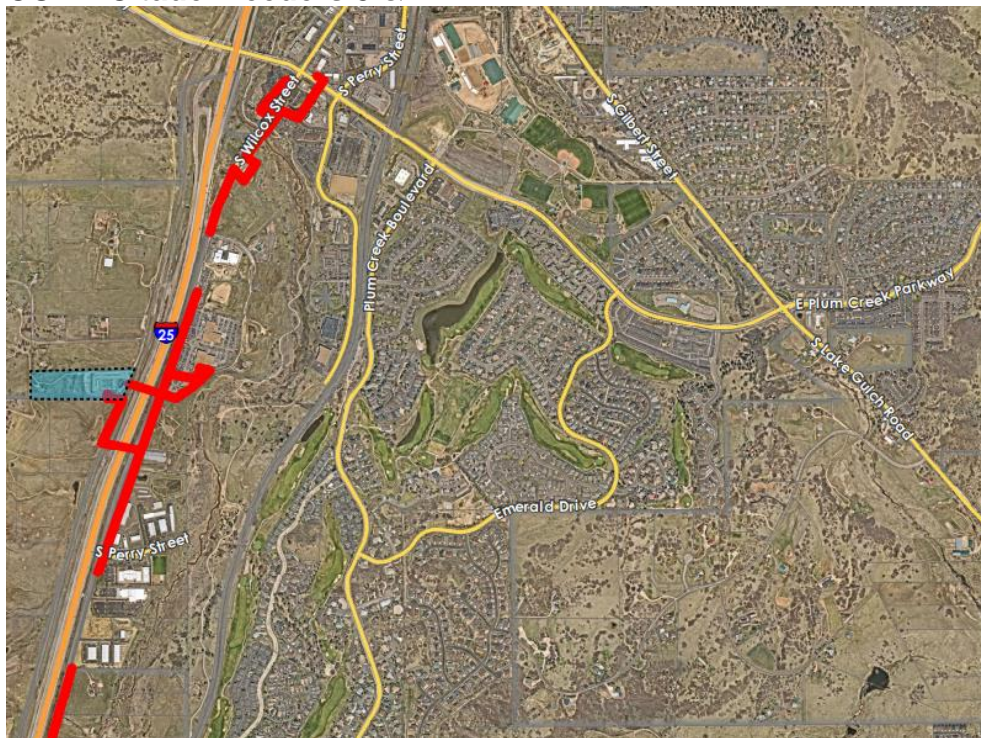
A pre-application request was received seeking information on application and submittal requirements for proposed interior and exterior improvements of an existing 2,883 square foot Burger King restaurant with a drive thru, located at 880 Kinner Street. The proposed exterior improvements include new signage, paint, wall cladding, and a new canopy. The proposed interior improvements include self-serve kiosks, new artwork, millwork and finishes. No changes are being proposed to the building footprint or parking lot configuration. The proposed project is located southeast of the intersection of Kinner Street and Wolfensberger Road, in Mayor Pro Tem LaFleur's district.

Cantril School Accessibility Improvements



A pre-application request was received seeking information on application and submittal requirements to make accessibility modifications to the Cantril School property, located at 312 N Cantril St. Proposed modifications include additional accessible parking spaces, as well as accessible walkways and ramps. Concrete repairs and new stairs will also be included in the site modifications. The proposed project is located northeast of the intersection of N Cantril Street and Third Street, in Mayor Pro Tem LaFleur's district.

CORE Citadel Feeders 3 & 12



A pre-application request was received seeking information on application and submittal requirements to remove some existing overhead facilities and install two new underground distribution feeders branching out of CORE's new Citadel Substation located at 890 Yucca Hills Rd. This project will allow CORE to tie together some of their existing distribution infrastructure to the new Citadel Substation, creating more reliable service and providing redundancy in this area of their service territory. The project area is generally located south of the intersection of Plum Creek Parkway and Wilcox Street, in Councilmember Dietz' district.

Dawson Trails Substation



A pre-application request was received seeking information on application and submittal requirements to construct a new 10-acre 115kV CORE electrical substation. The substation would connect to the previously proposed Citadel-Dawson trails transmission line, which would run along the west side of I-25 from the proposed Dawson Trails Station, and head north up to the Citadel Station. The proposed project is located northwest of the intersection of Frontage Road and Bell Mountain Parkway, in Councilmember Dietz' district.

Ongoing Development Activity:

Commercial Development Activity

- **Promenade:**
 - Alana at Promenade Apartments, site plan amendment review for sidewalk, retaining wall, carports and landscape revisions, 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.
 - Los Dos Potrillos, Site plan and construction review for expanded trash enclosure, located at 6370 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 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:**
 - 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 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.
 - Grandmere Plaza, Pizza Hut site and building construction for a new commercial center, located at 340 S. Wilcox 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.
- Brickyard Mixed Use Development, site development plan review for 506 multifamily residential units, a destination hotel with pool, shoppes and bar, as well as, restaurants, retail, office, conference venue space, and 10.36 acres of public land dedicated to the Town's new sports development center, located at 401 Prairie Hawk Drive.
- 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 1st and 2nd phase for service center expansion, located at 1100 S. Wilcox Street.
- Castle Rock Automotive Repair Shop, site plan and construction document approved 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.
- Ford Dealership, site plan approved, construction document review for an 8,600-square-foot addition for 12 service bays and drive-thru car wash, located at 1100 S. Wilcox 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.
- 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 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.
- 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.