



Meeting Date: November 21, 2023

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:

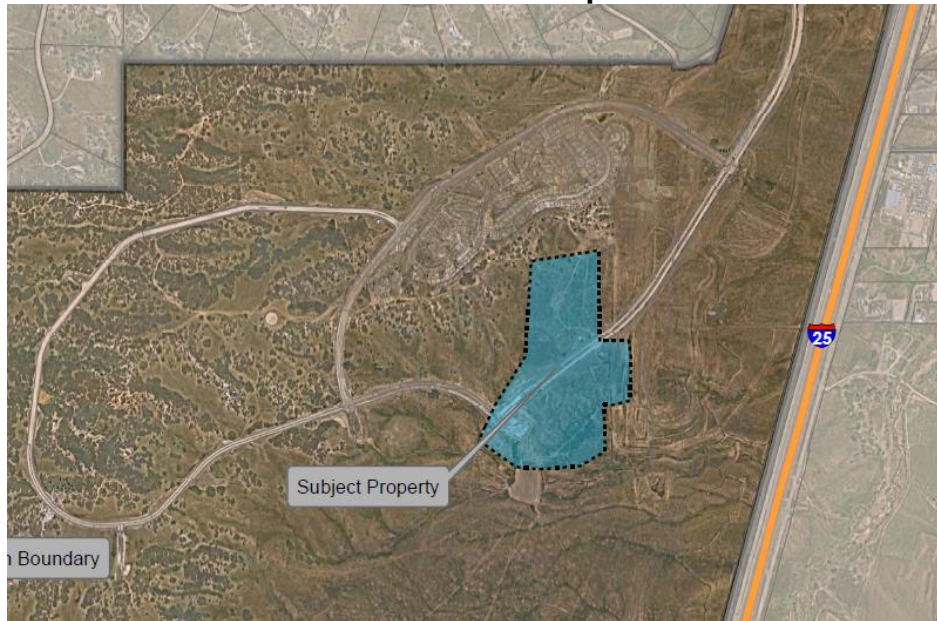
221 Wilcox Common Sign Plan



Riverwalk II, LLC submitted an application for an amendment to the approved Common Sign Plan for the Riverwalk mixed use development to incorporate the under construction 221 Wilcox building. Please see attached vicinity map. The purpose of a common sign plan is to ensure that all the signs of a mixed-use project work together in a cohesive manner and respect the overall architectural character of the building and surrounding area. There are two types of signage represented in a common sign plan; identification

signage for the project and individual tenant signage. The common sign plan shows the proposed identification signage for the project and creates requirements and guidelines for the future individual tenant signage. 221 Wilcox through its identification signage is being branded as Riverwalk Luxe. The Common Sign Plan amendment will require a public hearing before the Design Review Board. The project is located in Mayor Pro Tem LaFleur's district.

Dawson Trails Residential Site Development Plan



AMC Dawson Trails VIII JV LLC submitted an application for a Site Development Plan. The applicant is proposing 254 single-family residential lots on approximately 56 acres within Planning Area D of the Dawson Trails PD. Approximately 13 acres is designated as open space. Planned amenities include a neighborhood park, and hard surface and crusher fine trail extensions. The site is located in the east central area of the PD and is the second proposed residential neighborhood in the Dawson Trails. Please see the attached vicinity map. The Site Development Plan will require public hearings before the Planning Commission and Town Council. This project is located in Councilmember Dietz' district.

Tower Open Space Annexation



Staff has received a new Quasi-judicial application from the Town of Castle Rock for an annexation generally located north of Founders Parkway and South of Crowfoot Valley Road (State Parcel # 2351-251-00-002). The Town has been working to clean up jurisdictional boundaries within the Town on a parcel by parcel basis. A Town owned parcel of land between the existing Metzler Ranch development and the Canyons Far South future development has been identified as surrounded by, or mostly by, the Town of Castle Rock's incorporated boundary have been identified. This parcel is proposed to be zoned as PL2 straight zoning which allows for passive open space uses, trails, off street parking and drives. The project is located in Councilmember Cavey's district.

Wellspring Planned Development Plan



Wellspring Communities submitted an application for a new Planned Development Plan located at 498 E. Wolfensberger Road. Please see the attached vicinity map. These applications are associated with the proposed annexation of the 2.07-acre property into the Town of Castle Rock. The Planned Development (PD) application is proposing to allow for operation of the Wellspring Community Center Monday through Friday and the Castle

Oaks Covenant Church on Sundays. The property is currently zoned Agricultural One (A-1) in Douglas County. The project is located in Councilmember Bracken's district.

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

218 Front Street Historic Preservation Design Review:



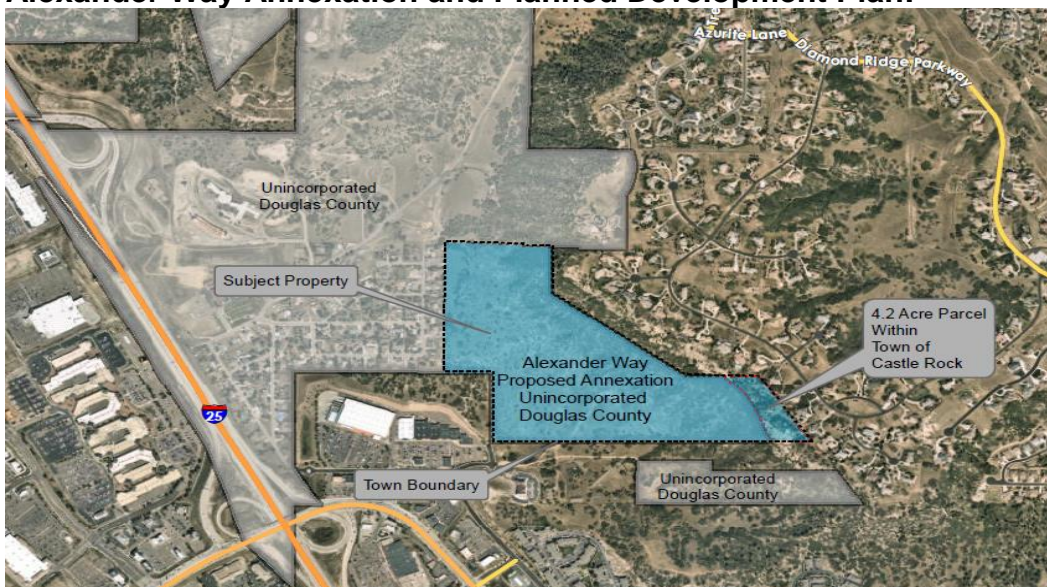
Zaga Design Group, on behalf of property owner Right Down Front, LLC, has submitted a Site Development Plan application and a Historic Preservation Design Review application for a two-story, 2,800 square foot office building at 218 Front Street. 218 Front Street is a 0.143 acre property located on the east side of Front Street between Second and Third Streets in the Craig & Gould neighborhood. The proposed office includes 8 parking spaces accessible from the alleyway. As the project is located within Craig & Gould, a public hearing before the Historic Preservation Board is required to review the design of the building. The proposed office is located adjacent to residential uses, thus subject to the residential/non-residential interface requirements. As such, public hearings before the Planning Commission, who will provide a recommendation, and Town Council, who will make the final decision, are required. The property is located within Mayor Pro Tem LaFleur's district.

629 Sixth Street Historic Preservation Design Review:



Property owner, Leah Terzulli, has submitted an application for a Design Review by the Historic Preservation for a new single family home at 629 Sixth Street. The property is located on the north side of Sixth Street between Cantril and Lewis Streets and is 0.14 acres (6098 sq. ft.) in size. The applicant is proposing a two-story single family home and a detached garage with an accessory dwelling above the garage. All applications for new construction in the Craig and Gould neighborhood require a public hearing before the Historic Preservation Board. The property is located within Mayor Pro Tem LaFleur's district.

Alexander Way Annexation and Planned Development Plan:



The property owner has submitted an annexation petition to annex 73.76 acres north of the Alexander Place and Brewer Court intersection. The project is being referred to as Alexander Way. The property owner has submitted an application for a Planned Development Plan and Zoning Regulations for the annexation area and a 4.2-acre parcel that is already in the Town,

for 77.96 acres total. The applicant is seeking zoning which would allow for 53 single family homes, 24 live/work units, and includes 30 acres of open space. This project will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located adjacent to both Councilmember Cavey and Mayor Pro Tem LaFleur's districts.

Auburn Heights Apartments Planned Development Plan Major Amendment and Site Development Plan Major Amendment:



The property owner has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge, which is approximately 6 acres in size and generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100 multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages and the SDP amendment seeks to rearrange the buildings on the site to reduce impacts to surrounding neighbors. The project is known as Auburn Heights Apartments and proposes a total of five apartment buildings containing a total of 104 units, a clubhouse, pool, dog run, playground, and 222 parking spaces. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment 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 Bracken's district.

Brickyard Planned Development Plan:



Confluence Companies has submitted an application for The Brickyard Planned Development Plan and Zoning Regulations, a mixed-use development with a maximum of 600 multi-family dwelling units, and office, retail, hotel, performance venue and recreational space. The site is approximately 31 acres and is located on Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way. The proposed rezoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located in Councilmember Bracken's district.

Chateau Valley Site Development Plan:



Highline Engineering & Surveying has submitted an application for the Chateau Valley Site Development Plan (SDP) proposing a 423-unit residential subdivision on 113 acres. The 423 units are composed of 297 single family detached homes and 63 paired homes (126 units). The property, which is within the Young American Planned Development (PD), is generally located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision. The Site Development Plan includes a total of 42.2 acres of open space. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilmember Brooks' district.

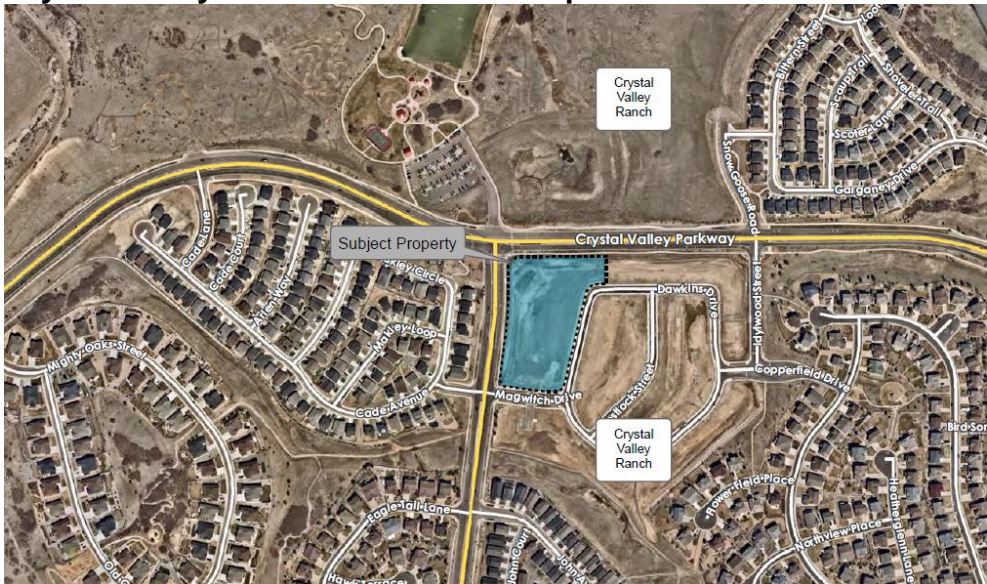
Costco Site Development Plan (Dawson Trails)



Westside Investment Partners, LLC has submitted an application for a Site Development Plan (SDP) for Costco within the Dawson Trails PD. The 18.4-acre property is located north of the future Crystal Valley Interchange, currently in design. The applicant is proposing a 161,000 square foot retail warehouse, 899 parking spaces and a fueling station with 16 fuel pumps. Loading docks are located on the east side of the building. The site will be accessed from Dawson Trails Blvd on the west, Collector B on the east, and via two access drives intersecting Collector A to the north. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located in Councilmember Dietz's district.

An aerial map of the Town of Seppelt, British Columbia, Canada. The map shows a residential area with several roads. A yellow line indicates the 'Town Boundary'. A blue line with a dashed border indicates the 'Subject Parcels' located along 'Crowsfoot Valley Road'. Other roads shown include 'Diamond Ridge Parkway' and 'Seppelt Pointe Boulevard'. The map also shows 'Unincorporated Douglas County' areas. A callout box points to the 'Subject Parcels'.

Crystal Valley Mixed-Use Site Development Plan:



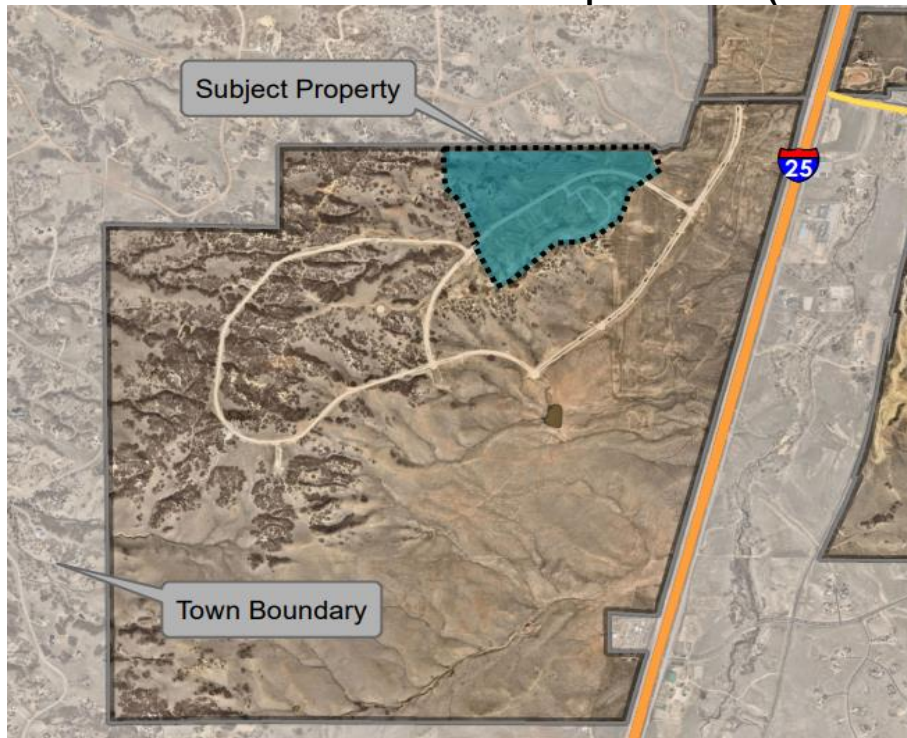
Henry Design Group on behalf of Dan Kauffman, Pinnacle View Development, LLC, has submitted an application for a Site Development Plan. The applicant is proposing a mixed-use development on the 4-acre property located at the southeast corner of Crystal Valley Parkway and West Loop Road. The proposal includes 24 townhomes, with attached two car garages, and a single two story building with 7,376 square feet of commercial space on the 1st floor and seven condominium units on the 2nd floor. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located in Councilmember Dietz's district.

Crystal Valley Shops



The property owner has submitted a Site Development Plan (SDP) application for Crystal Valley Shops for a proposed retail development located on the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard. The lot is approximately 5 acres, and this SDP represents Phase I of the development. Two in-line commercial buildings are proposed, totaling approximately 20,000 square feet. The development is subject to the Residential/Non-Residential Interface regulations requiring public hearings before the Planning Commission and Town Council. The property is located in Councilmember Dietz' district.

Dawson Trails Residential Site Development Plan (Westside Investments)



Westside Investment Partners, LLC has submitted an application for a Site Development Plan (SDP) located in the Dawson Trails PD. This is the first proposed residential development in Dawson Trails, and is located in the north-central area of the PD, adjacent to the Twin Oaks subdivision in Douglas County. The applicant is proposing 230 single family lots for detached units, and a 1-acre neighborhood park, on approximately 78 acres with a gross density of 2.9 dwelling units per acre. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located in Councilmember Dietz's district.

Dunkin Donuts Site Development Plan:



Ethos Architecture Group, on behalf of property owner Linden Partners, has submitted an application for a Site Development Plan for a 2,340 square foot Dunkin Donuts with drive through. The proposed location is a 1.13-acre lot at the north east corner of Founders Pkwy. and Aloha Ct. within the Founders Marketplace development. The 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 Cavey's district.

Eternal Rock Evangelical Lutheran Church Site Development Plan Amendment:



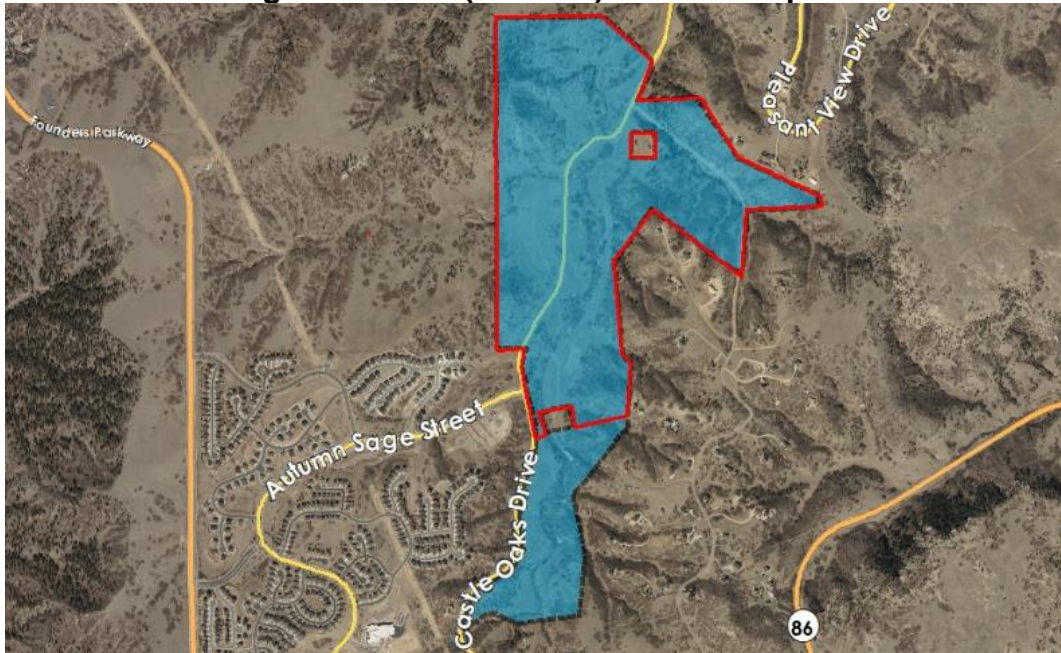
The property owner has submitted an application for a Site Development Plan known as Eternal Rock Evangelical Lutheran Church for approval of new landscaping, new signage, new storage facility, and to reconfigure the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street on the 0.63-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and final decision. The property is located in Mayor Pro Tem LaFleur's district.

Front Street Triplexes Site Development Plan:



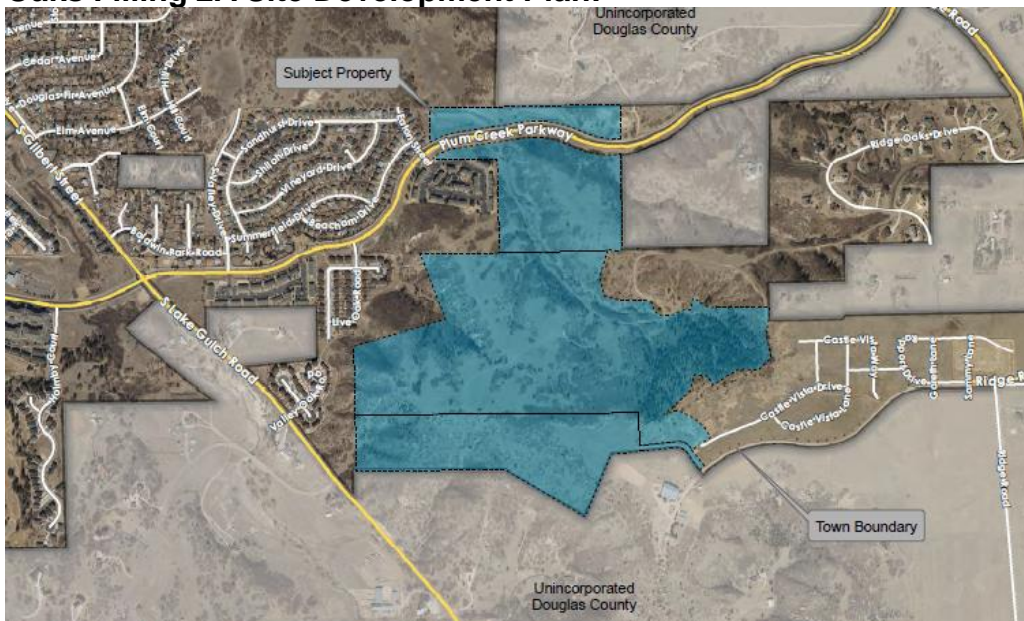
Total Development Corporation, on behalf of Front & Center, LLC, has submitted an application for a Site Development Plan for approval of two triplex residential buildings on a 0.273-acre lot on Front Street between Fifth and Sixth Streets. Each unit will be two bedrooms and 2.5 bathrooms and a total of 14 parking spaces will be provided on the property. The property falls within the Front Street Overlay District and the Craig & Gould neighborhood. The Site Development Plan will require a public hearing before Planning Commission who will provide a recommendation to Town Council who will review and decide on the project at a public hearing. The applicant has also submitted an application for architectural review by the Historic Preservation Board as the property is within the Craig & Gould neighborhood. A public hearing will be held before the Historic Preservation Board for review and approval of the project's architecture. The property is located in Mayor Pro Tem LaFleur's district.

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



The property owner has submitted an application for a Site Development Plan (SDP) for 29 single family homes on approximately 42 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 35.6 acres of Open Space dedication. The project is located along Castle Oaks Drive. The SDP 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 Cavey's district.

Oaks Filling 2A Site Development Plan:



Henry Design Group, Inc., on behalf of the property owner, Castleview LLC, has submitted an application for a site development plan (SDP) for a residential neighborhood known as the Oaks of Castle Rock Filing 2A. The Oaks of Castle Rock Filing 2A is approximately 165 acres in size and generally located south of Plum Creek Parkway, east of Lake Gulch Rd., and west of N. Ridge Road. The SDP proposes 114 single-family homes, open space and a public trail system. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located in Councilmember Brooks' district.

Perry Street Social Site Development Plan Amendment (DRB)



Perry Street Collective has submitted an application for an amendment to the approved Site Development Plan for Perry Street Social. The proposed amendment would remove the ice rink and associated shade structure and replace it with a traditional dining patio. The amendment also calls for the proposed Tap House building to be shifted further away from the north property line of the property. An initial neighborhood meeting was held on June 21, 2023. This project is located in Mayor Pro Tem LaFleur's district

Pinon Manor Apartment Planned Development Plan:



The property owner has submitted an application for the rezoning of 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 PDP will require public hearings with the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located within Councilmember Dietz's district.

Pioneer Ranch Annexation and Planned Development Plan:



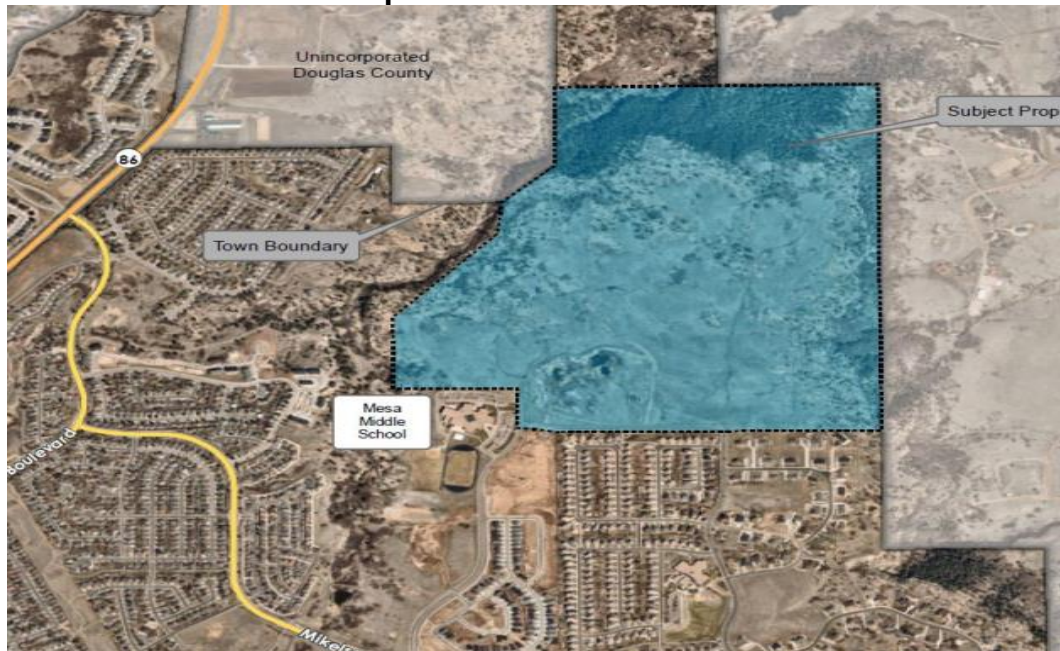
The property owner has submitted an annexation petition to annex a 388-acre site located west of Founders Parkway and east of Front Street into the Town of Castle Rock. The applicant is proposing the Pioneer Ranch Planned Development Plan zoning to allow 1,123 dwelling units (a mix of single-family and multi-family), 78 acres of open space, and 39 acres dedicated for public uses, such as schools and parks. The annexation and planned development plan require public hearings before Planning Commission for review and recommendation and Town Council for review and final decision. The project is adjacent to Councilmember Cavey's district and Mayor Pro Tem LaFleur's district.

Saunders House 203 Perry Street – Landmark Alteration Certificate)



Property owner Mission Capital Properties Bayside, LLC, has submitted a new quasi-judicial Site Development Plan application and a Historic Preservation Landmark Alteration Certificate application for an approximately 1,300 square foot addition to the locally landmarked Saunders House located at 203 Perry Street. 203 Perry Street is a 0.24-acre lot at the north west corner of North Perry Street and Second Street in Downtown Castle Rock. The proposed expansion and renovated historic structure will serve as a Day Care Center. Additional site improvements including playgrounds are proposed. Alteration to a landmarked building requires approval from the Historic Preservation Board at a public hearing. As the project is located within the Downtown Overlay District, the site development plan requires a public hearing before the Design Review Board. The property is located in Mayor Pro Tem LaFleur's district.

Sunset Point Site Development Plan:



Fourth Investment USA, LLC, has submitted an application for a Site Development Plan (SDP) for a residential neighborhood known as Sunset Point, formally known as Bella Mesa North. Sunset Point is approximately 293 acres in size and generally located northeast of Mesa Middle School. The SDP proposes 525 single-family homes, dedicated open space and a trail system. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilmember Brooks' district.

T-Mobile at Bison Park Site Development Plan:



UCI Construction Services on behalf of T-Mobile has submitted an application for a Site Development Plan. The applicant is proposing construction of a public bathroom core and shell with a cupola to house wireless equipment located in Bison Park between Clear Sky Way and Starry Night Loop. The Site Development Plan 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 Councilmember Hollingshead's district.

Wellspring and Castle Oaks Covenant Church Annexation:



The property owner has submitted an application for annexation of a parcel of land for Wellspring Community Center and Castle Oaks Covenant Church. The annexation petition is to annex approximately 2.07 acres located at 498 E. Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities. After staff review, this annexation petition will be scheduled for Substantial Compliance and Eligibility hearings with Town Council. The annexation will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This property is located adjacent to Councilmember Bracken'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.