

## **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](http://CRGov.com/DevelopmentActivityMap)

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

#### **Crystal Valley Shops**



A new quasi-judicial Site Development Plan (SDP) application for Crystal Valley Shops was submitted for a proposed retail development located on the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard. The lot is approximately 5 acres.. Two in-line commercial buildings are proposed, totaling approximately 20,000 square feet. Right-in-only access is proposed from Crystal Valley Parkway, and full movement access on Plum Creek Boulevard is included. 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 Council Member Dietz's district.

### **Wellspring/LaQuinta Conversion to Multi-family**



A new quasi-judicial application from Wellspring Community for a Use by Special Review/Site Development Plan has been submitted. The applicant is proposing to convert the existing 63-unit La Quinta Hotel into a 42-unit apartment facility. This housing facility will be for both nondisabled and disabled adults and will be a partnership with Douglas County Housing Partnership for persons with incomes ranging from 30%-60% of the Area Median Income. The Use by Special Review/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 LaFleur's district.

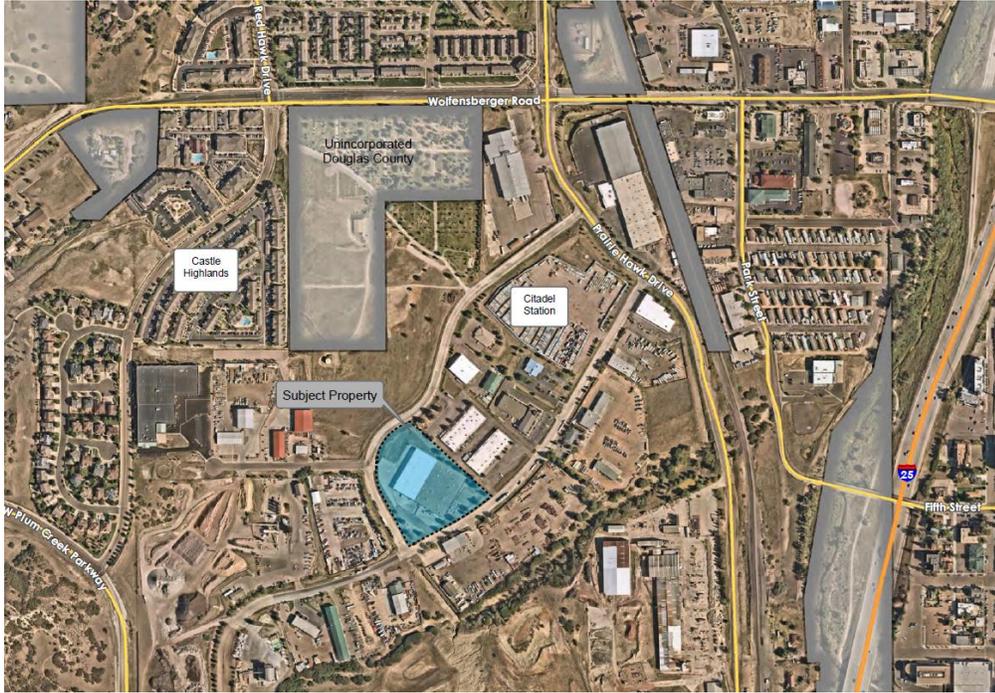
# New Pre-Application Meeting Requests

## Joslyn Annexation Revised



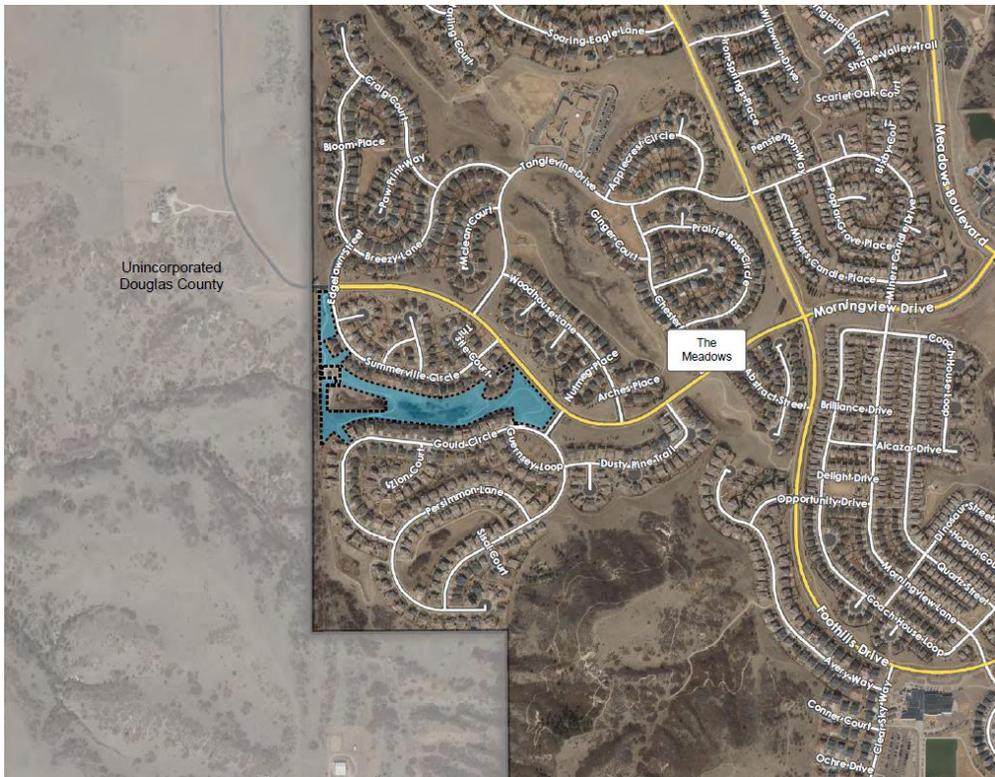
A pre-application meeting request was submitted seeking information on application and submittal requirements for annexation and zoning. The applicant is seeking to annex a 76-acre parcel that is located in unincorporated Douglas County, just northwest of land in the Town owned by Castle Rock Development Corporation and just west of the Plum Creek Water Reclamation Facility. Currently, the property is accessed from an access road through another unincorporated property from Highway 85. The applicant is proposing to build four industrial buildings with phased construction. The buildings, ranging in size from approximately 78,000 square feet to 207,000 square feet (totaling approximately 526,000 square feet) are intended to be used for manufacturing, logistics, and warehouses. The applicant has updated the site plan to reflect comments they received from the previous PREAPP meeting held in December 2022. The proposal is located adjacent to Councilmember Hollingshead's district.

## The LAX Vault



A pre-application meeting request was submitted seeking information on application and submittal requirements for converting a warehouse space to a lacrosse training facility at 701 Topeka Way, Unit C. The LAX Vault is proposing to convert 17,650 square feet of the 79,396-square-foot building to personally train individuals and small groups/teams in the sport of lacrosse. The proposal is located in Mayor Pro Tem Bracken's district.

## Meadows 15, Tract A Sidewalks



A pre-application meeting request was submitted seeking information on application and submittal requirements for replacing deteriorated sidewalks in Meadows Filing 15, Tract A with

an aggregate path. Tract A's location is generally west of Morningview Drive between Summerville Circle and Gould Circle. Adequate maintenance has not been feasible, and the owner, The Meadows Neighborhood Company, is considering closing this sidewalk segment to pedestrians due to safety concerns. The owner requests approval to replace the concrete sidewalk with an 8' wide aggregate path that will accommodate maintenance vehicles. This type of surface will allow the owner to effectively maintain and repair the surface as necessary in all seasonal conditions. The property is located in 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 plan and construction document review for two restaurants with outdoor plaza, located between La Loma Restaurant and Starbucks, southwest of Castle Rock Parkway and Promenade Parkway.
- Buffalo Wild Wings, building and site construction, located on the southwest corner of Factory Shops Boulevard and New Memphis Court.
- Chipotle building and pad site construction, for restaurant located off Promenade Parkway north of Sam's Club.
- Lazy Dog Restaurant site plan and construction document review 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 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 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.
- Castle Rock Adventist Hospital Medical Office Building and site construction for a new 70,000-square-foot medical office building, located at 2350 Meadows Boulevard.
- 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, site plan, plat and construction document review 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, site plan 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 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.
- **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 Retail Center, 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 and construction document review 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:**
  - Dawson Trails, Planned Development Plan amendment approved for 2,064 acres with 5,850 residential dwelling units and a maximum of 3,200,000 square feet of commercial/non-residential uses, located to the west of I-25 and generally south and north of Territorial Road.
  - Dawson Trails Demo, construction plan review to demo infrastructure within the Dawson Trails development, located south of Territorial Road.
  - Dawson Trails construction plan review for grading only for approximately 134 acres, located north 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, site development plan amendment approved for a new patio 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 plan amendment and building construction of new church building, located on the northwest corner of Fifth Street and Woodlands Boulevard.
  - Castle Rock Auto Dealerships, site development plan approved for service center expansion, located at 1100 South Wilcox Street.
  - Castle Rock Automotive Repair Shop, site plan and construction document review for new 26,000 square foot auto body shop, located at 1184 and 1288 Brookside Circle.
  - Castle View Baptist Church 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.
  - 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 review for a new 5,140-square-foot restaurant, located at Aloha Drive and State Highway 86.
  - Founders Village Pool, site plan review 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.
  - Plum Creek Golf Course, site plan amendment review and building and site construction for a new clubhouse, located at Plum Creek Boulevard and Players Club Drive.
  - 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.
- T-Mobile small cell sites, construction documents for 4 locations in the public right-of-way: 1) Park Street and Eighth Street, 2) Factory Shops Boulevard & New Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.
- 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 development plan and interior building renovation, located in former Jarre Creek Brewery building south of Chili's.
- 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 (approved plans), 3) Promenade Parkway (approved plans), 4) Castlegate Drive West (approved plans), 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 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 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 Longstory Avenue, under construction for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Canyons South Filing No. 3, construction plan review for water and sanitary mains for

- future development, located in Douglas County on the east side of Crowfoot Road.
- 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.
  - 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 Planned Development plan amendment 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.
  - Oakwood Apartments, site construction and building permits, for senior housing project redevelopment, located on the northeast corner of Front Street and Oakwood Drive.
  - Red Hawk, home construction, 29 single-family home project, located south of Melting Snow Way and east of Bent Wedge Point.
  - 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.