



AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

Through: Tara Vargish, PE, 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

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

1750 Wild Rye Ct. Accessory Dwelling Unit (UBSR21-0001):



A pre-application meeting request was submitted for a new Accessory Dwelling Unit at 1750 Wild Rye Court in Red Hawk Planned Development. The applicant is proposing to build a 312 square foot suite for a main floor mother-in-law apartment and 312 square foot

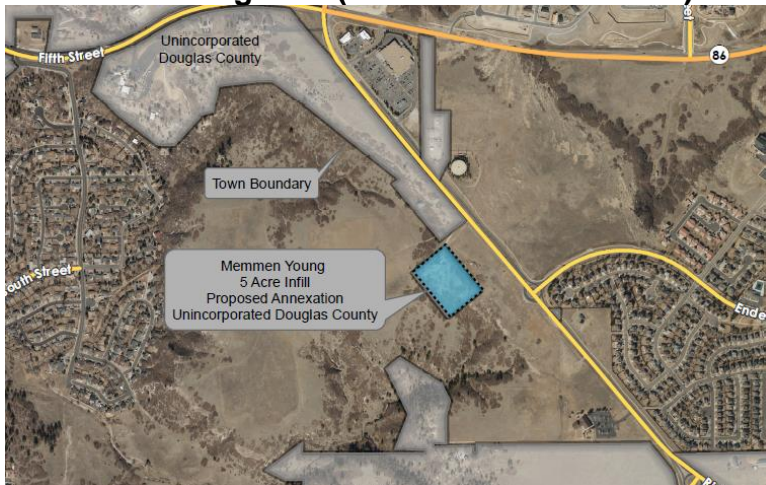
addition below for an additional bedroom and bathroom in the basement. The proposal is located in Mayor Pro-Tem Bracken's District.

Memmen Trails Annexation and Planned Development (ANX19-0001 and PDP19-0001):



15 M, LLC submitted a request to annex a piece of property into the Town of Castle Rock and a subsequent application to zone the property. The property is a 15.8 parcel located between Memmen Ridge Park to the north and the Glover Subdivision to the south. Main access is off Oman Road on the west edge of the property along with a secondary connection to the Glover Subdivision by way of Stone Ave. A Planned Development Plan was the proposed zoning. The Planned Development Plan proposes single family attached homes (townhomes) with paired homes along the south border of the project for a total of 120 dwelling units. The project requires public hearings in front of Planning Commission and Town Council. The project is surrounded by Councilmember LaFleur's District.

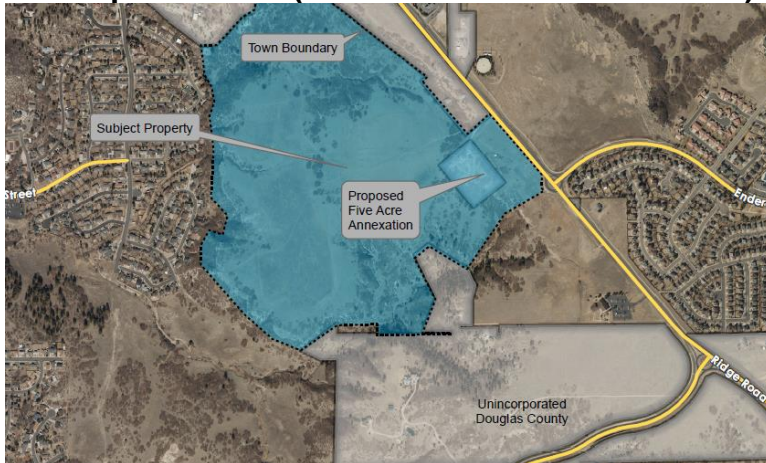
Memmen Young Infill (A.K.A. Founders Vista) Annexation (ANX20-0001):



Highline Engineering, on behalf of Barbara Lincoln, has submitted a Petition for Annexation for a five-acre parcel. The parcel is located south of Fifth Street, north of East Plum Creek Parkway, and west of Ridge Road. The parcel is completely surrounded by

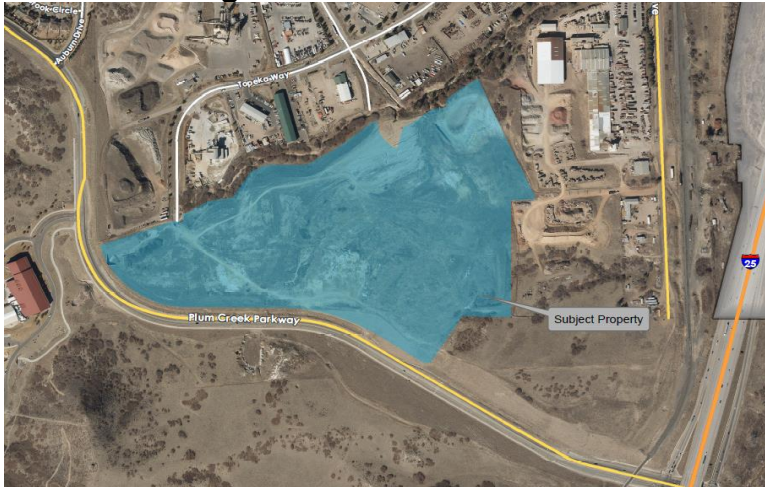
the existing Memmen Young Infill Planned Development. A single family residence is currently on the property. The Annexation Petition must be first found to be in substantial compliance with state statutes by Town Council at a public hearing. If the Annexation Petition is found to be substantially complete, the parcel then must be found to be eligible by state statutes to be annexed by Town Council at a subsequent public hearing. If the Annexation Petition is found to be substantially complete and the parcel to be eligible for annexation, only then can the parcel be considered for annexation. The applicant will propose to incorporate the parcel into the Memmen Young Infill PD through the Major Amendment under review. The annexation of the parcel and the Memmen Young Infill PD Major Amendment would be considered concurrently during required public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The site is surrounded by Councilmember Dietz's District.

Memmen Young Infill (A.K.A. Founders Vista) Planned Development and Site Development Plan (PDP19-0002 and PDP20-0026):



Barbara Lincoln and 176 M LLC submitted a Planned Development Plan and a Site Development Plan (SDP) for a 567-unit residential development within the Memmen Young Planned Development. The Site Development Plan proposes 353 single-family homes and 214 paired homes. The proposed development is 170.1 acres in size of which 87.2 acres is proposed to be open space. The proposed Site Development Plan is contingent on the approval of the Memmen Young Infill Planned Development Major Amendment (currently in process) and the annexation of a 5-acre parcel. The SDP 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 Dietz's District.

Millers Landing IO/PD Amendment:



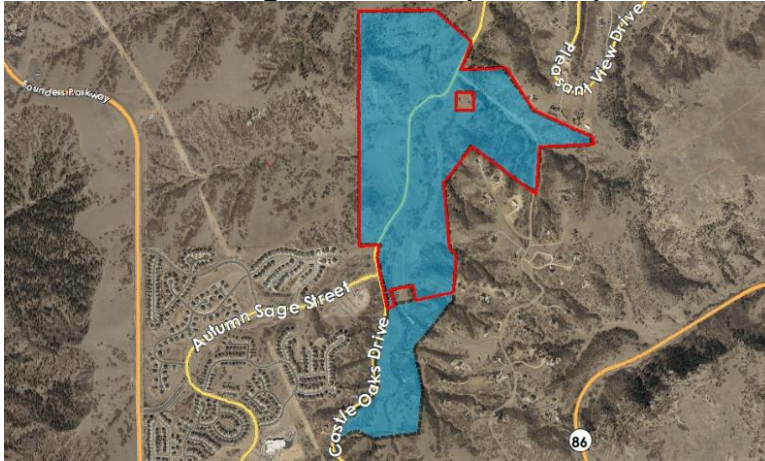
P3 Advisors submitted a Major PD Amendment application seeking to remove the prohibition on residential development placed on the Miller’s Landing IO PD when approved by Town Council in 2016. The PD Plan proposes a maximum of 1,350 residential dwelling units (excluding single-family detached units), 855,000 GFA of Office/Commercial, 243,000 GFA of Retail and 478,000 GFA of Lodging/Event. The PD Plan reflects the extension of Atchison Drive to become the new Prairie Hawk Drive, and three intersections along Plum Creek Parkway. This PD Amendment will require public hearings with the Planning Commission and Town Council. The project is located in Councilmember LaFleur’s District.

North Basin Village at Terrain (Phase 1) Site Development Plan (SDP20-0019):



Core Consultants, on behalf of Status Terrain, has submitted an application for a Site Development Plan that proposes 96 single-family attached homes situated in four planning areas along Castle Oaks Drive. The SDP 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.

North Basin Village at Terrain (Phase 2) Site Development Plan (SDP20-033):



Core Consultants submitted a Site Development Plan for 105 single family homes within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 150 acres of Open Space dedication. The project is located along Castle Oaks Drive and will require Planning Commission and Town Council hearings. The project is located within Councilmember Cavey's District.

Pinon Manor Apartment PD Rezoning (PDP19-0004):



Oakridge Properties has submitted a rezoning application for 472, 481 and 498 S. Gilbert Street. The application proposes to consolidate three properties 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 rezoning request will require public hearings with the Planning Commission and Town Council. The site is located within Councilmember LaFleur's District.

Promenade Block 3 Multi-Family Site Development Plan:



Forum Investment Group has submitted an application for a Site Development Plan (SDP) for block 3 of the Promenade at Castle Rock, generally located in the center of the Promenade between Castlegate Drive West and Promenade Parkway. The SDP proposes an apartment complex with a total of four apartment buildings containing a total of 300 units, a club house, pool, dog park and 540 total parking spaces. Two of the apartment buildings are proposed to have 60 units each and be four stories high and the other two apartment buildings are proposed to have 90 units each and be four stories high on one side and five stories high on the other side. The proposed parking is a combination of attached and detached garages, carports and surface parking. The SDP will require public hearing before the Planning Commission for review and recommendation and the Town Council for review and final decision. The SDP proposal is located within Councilmember Cavey's district.

Resort Lifestyle Communities (SDP20-0044):



Cameron General Contractors submitted an application for a Site Development Plan for a senior living apartment building located northwest of the traffic circle on N. Meadows Parkway. The proposal contains a single 50-foot high building that will contain 130 residential units and 162 parking spaces. The proposal will require public hearings with the

Planning Commission and Town Council. The project is located in Mayor Pro Tem Bracken's District.

The Ridge at Crystal Valley (SDP20-0038):



Crystal Valley Ranch Development Corporation has submitted a Site Development Plan for a residential neighborhood located in the southwest section of Crystal Valley Ranch Planned Development. The proposal contains 142 new single family homes and 34 acres of dedicated open space. The proposal will require public hearings with the Planning Commission and Town Council. This project is located in Councilmember Dietz's District.

The View Mixed Use Building (SDP20-0038):



Castle Rock LLC, owner of 610 Jerry/205 6th Street is proposing a new mixed-use building on the northeast corner. The existing storage units on the site would be demolished to make room for a proposed development that includes 218 residential units contained within 4 levels and built over a 2 level podium that will contain retail, restaurant and office uses as well an estimated 400 parking spaces. The building will be a total of 6 stories tall and have public

use parking spaces. The property will require a public hearing with the Design Review Board. The site is located within Councilmember LaFleur'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.