

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 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, as well as 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

1. New Quasi-Judicial Applications Requiring Public Hearings

611 N. Wilcox Street Site Development Plan



The property owner, Silverwood Investments, has submitted an application for a Downtown Site Development Plan – Façade for their property at 611 N. Wilcox Street. The project, to be known as “The Silo,” proposes to update the façade of the “Victorian Retail Center.” The project seeks to remove all Victorian trim pieces, clock, and signage and replace the façade with new wood accents, paint, columns, wall signage, roof,

and lighting. The project site is 0.641 acres (27,922 square feet) in size and is located at the northwest corner of N. Wilcox and Sixth Streets. The Downtown Site Development Plan - Facade will require a public hearing before the Design Review Board. The project is located in Councilmember LaFleur's district.

Alexander Place Planned Development and Zoning Regulations Amendment



The property owner, Calamar, has submitted an application for an amendment to the Alexander Place Planned Development Plan and Zoning Regulations (PDP Amendment) to allow for a 134-unit independent senior living apartment. The 8.36-acre property located east of the Alexander Place and Brewer Court intersection has zoning that allows for 26 units of age restricted single-family detached and paired homes, 63 units of age restricted multifamily, and 36 assisted living beds. The total number of units allowed with the current zoning is 125 units. The PDP Amendment will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. Calamar hosted their initial neighborhood meeting on June 22. The property is located in Councilmember LaFleur's district.

Bella Mesa – Site Development Plan



The property owner, Fourth Investments USA, LLC, has submitted an application for a site development plan (SDP) to relocate an existing detention pond on property known as Bella Mesa. Bella Mesa is approximately 197 acres in size and located north of Castlewood Ranch and east of Founders Village. The detention pond is being relocated to the northwest of its current location to a location better suited for future residential development and in conformance with the zoning. No other development is proposed with this application. A separate SDP as well as associated neighborhood meetings will be required for any future residential development. The SDP will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilmember Johnson's district.

Kum and Go Convenience and Gas Station (Planned Development Amendment / Site Development Plan)



Planned Development Plan Amendment

The property representative, Kum & Go, has submitted an application for a Planned Development Plan Amendment to rezone property within the Lanterns Planned Development Plan to permit a fueling station. The property is approximately 2 acres in size and located at the westerly intersection of Crystal Valley Parkway and Plum Creek Boulevard. The Planned Development Plan Amendment will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The project is located within Councilmember Dietz's district.

Site Development Plan

The property representative, Kum & Go, has submitted a Site Development Plan application for an 8,884 square foot convenience store and a 5-pump fueling station. The property is approximately 2 acres in size and located at the westerly intersection of Crystal Valley Parkway and Plum Creek Boulevard and is associated with an application to rezone the property to permit a fueling station use. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The project is located within Councilmember Dietz's district.

A pre-application meeting request was submitted seeking information on application and submittal requirements for a Site Development Plan for 17.75 acres of the Castle Meadows IO PD, located north of Plum Creek Parkway and west of Interstate 25. The total acreage of the Castle Meadows IO PD is approximately 154 acres and to-date is undeveloped. The concept site plan proposes three buildings with a total of 960 multifamily units, up to 75,000 square feet of mixed used on the ground floor and up to 35,000 square feet of office on the second floor. The buildings are planned to be 6 stories, not to exceed 90 feet in building height. Required parking will be met through a combination of parking structures, on-site surface parking, and on-street parking. The proposal is located in Mayor Pro Tem Bracken's district.

Dish Co-Location Reservoir Road



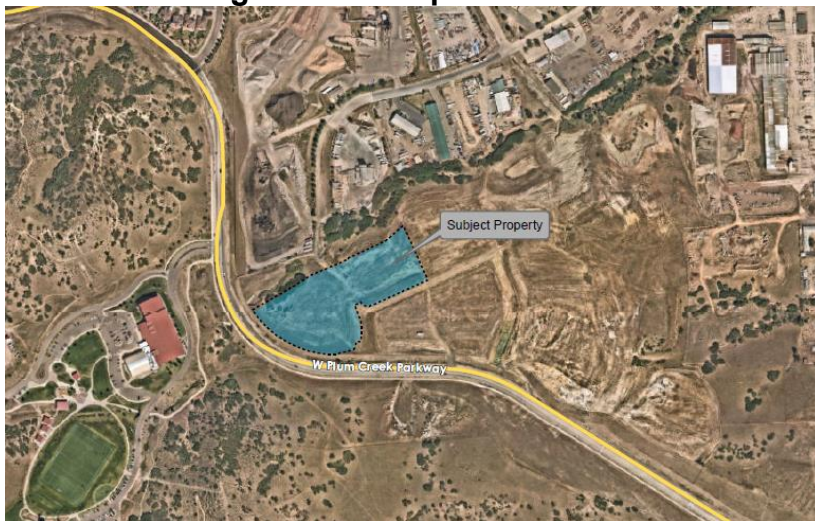
Staff received a pre-application meeting request seeking information on application and submittal requirements for Dish Wireless to co-locate on an existing cell tower located at 1582 Reservoir Road. The general location is south of Fifth Street and Woodlands Boulevard. The applicant is proposing to install 3 antennas, 6 remote radio units, and associated ground equipment. The proposed modification will not increase the current tower height. The proposal is located in Councilmember LaFleur's District.

Meadows Filing 19 Lot 2 North Site Development Plan



A pre-application meeting request was submitted seeking information on application and submittal requirements for a Site Development Plan for 8.5 acres in Meadows Filing 19, Lot 2 North. The general location is west of North Meadows Drive, north of the rail road, and south of Highway 85. The concept plan proposes a 31,500 square foot, 600 seat church. Timing of the project is unknown at this time. The proposal is located in Councilmember Hollingshead's district.

Miller's Landing Site Development Plan



A pre-application meeting request was submitted seeking information on application and submittal requirements for a Site Development Plan for 5.9 acres located in the western portion of the Miller's Landing IO PD. Miller's Landing consists of a total of 46 acres and is located north of West Plum Creek Parkway, south of the termini of Atchison Way and Topeka Way, and east of Philip S. Miller Park. The concept plan proposes a hotel, up to 250 rooms, conference center, and parking structure on Lot 1 and up to 100,000 square feet of office, up to 17,000 square feet of commercial and associated surface parking on Lot 2. Residential uses are prohibited in the Miller's Landing IO PD. The proposal is located in Mayor Pro Tem Bracken's District.

Los Santos – Site Development Plan



A pre-application meeting request seeking information on application and submittal requirements for improvements in front of Los Santos Restaurant at 207 W. Wolfensberger Road. The applicant is proposing artificial turf, vinyl fencing, and string lighting. The proposal is located in Councilmember LaFleur’s District.

Prairie Hawk Extension



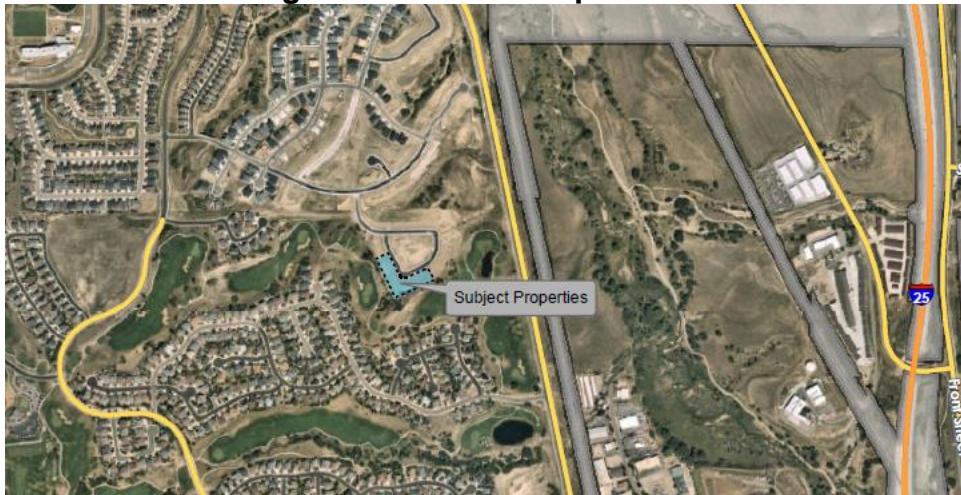
A pre-application meeting request was submitted seeking information on application and submittal requirements for the extension of Prairie Hawk Drive from the terminus of Atchison Way to Plum Creek Parkway. Prairie Hawk Drive is proposed as a public four lane minor arterial and is an important roadway connection for the Town, providing a link from Wolfensberger Road to Plum Creek Parkway. Completion of the roadway is proposed in three phases extending south to north. As proposed, the first phase will begin at Plum Creek Parkway and extend north to the northern boundary of the Castle Meadows IO PD. Phase two will continue north with a temporary terminus, just south of the Industrial Gulch. The final phase completes the extension over the Industrial Gulch and connects to the existing Topeka Way intersection in the Citadel Station. The proposal is located in Mayor Pro Tem Bracken’s District.

Promenade at Castle Rock Restaurants Site Development Plan



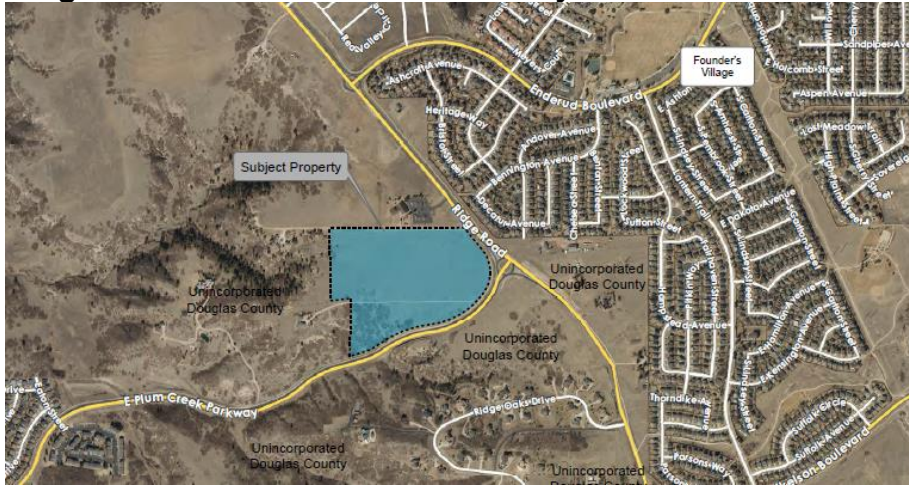
A pre-application meeting request was submitted seeking information on application and submittal requirements to build two restaurants in the Promenade at Castle Rock. The general location is south of North Meadows Parkway and west of Promenade Parkway. It is adjacent, to the north, of La Loma Restaurant. Brinkerhoff Restaurant Group is proposing a one story, 7,000 square foot with an associated 1,300 square foot patio area and a two story, 6,000 square foot building on the 2.5-acre property. The proposal is located in Councilmember LaFleur's District.

Redhawk Retaining Walls Site Development Plan



A pre-application meeting request from Lennar Homes seeking information on application and submittal requirements to build two retaining walls spanning seven lots in Red Hawk. The lots, approximately 1.5 acres combined, are located on Knobbe Circle, which is east of Red Hawk Dr. The proposal is located in Councilmember Bracken's district.

Ridge Road and Plum Creek Parkway Annexation and Zoning



A pre-application meeting request was submitted seeking information on application and submittal requirements for annexation and zoning for development of a 32.25-acre parcel on the northwest corner of Ridge Road and Plum Creek Parkway. The proposal calls for 101 detached single-family homes and 96 attached townhomes for a total of 197 dwelling units. The units will be for rent, with the landscaping, amenity center, and common areas being owned and maintained by the developer to provide the look and function of a traditional neighborhood, who also controls home maintenance, appearance, and landscaping. The residential units will be a mixture of ranch and two-story products as the property is in both the minor and moderate skyline development constraint area. The proposal is located adjacent to Councilmember Johnson's District.

Ongoing Development Activity:

Commercial Development Activity

• **Promenade:**

- Buffalo Wild Wings, building and site construction, located on southwest corner of Factory Shops Boulevard and New Memphis Court.
- Alana at Promenade Apartments, building and site construction for proposed multi-family residential, located on Alpine Vista Circle, west of Promenade Parkway.
- Cuba Cuba, site plan review for enclosed patio located at 6375 Promenade Parkway.
- Shake Shack, building and site construction, located west of Promenade Parkway from Whole Foods.

• **Meadows:**

- Town Center:
 - Ubergripen, TCO for construction of 18,000 square foot indoor climbing wall facility, located on Bilberry Street south of Mercantile Street including a trail connection to the tunnel under Meadows Boulevard.
- Aspen View Academy, site development plan amendment and construction document review for an addition, located at 2131 Low Meadow Boulevard.
- Bridge and access road, approved plat and construction documents, connection of the roundabout on North Meadows Parkway south, and then east crossing Plum Creek.

- Access road, construction documents review for public street construction that will support future commercial/office developments located northwesterly of the N. Meadows Drive roundabout.
 - Grading only permit issued, for future development located south of the roundabout at North Meadows and Timber Mill Parkway.
 - Castle Rock Adventist Hospital Medical Office Building, site development plan amendment and construction document review for a new 70,000 square foot medical office building, located at 2350 Meadows Boulevard.
 - Kum and Go, site development plan review for a 5,620 square foot Convenience Store and Fuel Canopy at the northwest corner of Meadows Parkway and Lombard Street.
 - Lot grading, retaining wall, and waterline construction plan review and plat, located on vacant commercial lots north of the AMC theatre.
 - The Learning Experience, revised site development plan and construction plan review for a 10,000 square foot, single-story daycare center to be located on Meadows Boulevard between Springbriar Drive and Shane Valley Trail.
 - Castle Rock Industrial at the Meadows Lot 1, site development plan review for 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 development plan review for new 80,000+/- square foot warehouse space located on the future Timber Mill Parkway north of North Meadows Drive.
- **Downtown:**
 - 221 Wilcox Street, site development plan review for mixed use building with 38 residential units and 8,100 square foot retail space, located on the southwest corner of Wilcox and Third Streets.
 - Douglas County Libraries, site development plan review for 62,000 square foot library building and demolition of the existing building, located at 100 South Wilcox Street.
 - Encore, building Temporary Certificate of Occupancy and site construction, northeast corner of Wilcox and South Streets.
 - Olinger, Andrews, Caldwell Gibson Chapel Renovation, site and building construction, located at 407 Jerry Street.
 - Perry Street Social, site development plan review to create a mini entertainment district, located at 404 N. Perry Street.
 - Pizza Hut Retail Center, building and site construction for new commercial center located at 340 S. Wilcox.
 - Railroad Quiet Zone Railroad, Town project, construction plan review for improvements at 2nd Street, 3rd Street, and 5th Street.
 - Town of Castle Rock Police Department, construction for parking lot expansion, located at Perry Street and 2nd Street.
 - The View, site development plan amendment and building plans in review for 6-story building with mixed-uses including 218 residential units, located at 6th Street and Jerry Street.
- **Dawson Trails Residential/Commercial:**
 - Dawson Trails, Planned Development amendment under review for 2,062 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.

- **Other Commercial Projects throughout Town:**

- 105 West Brewery, site development plan review for façade and proposed silo, located at 1043 Park Street.
- 282 Malibu Commercial buildings, site construction for two 4,000 square foot commercial buildings, uses area unknown at this time, located at 282 Malibu St.
- 7-11 convenience store, fuel island and retail space, building and site construction located at the southeast corner of Plum Creek Parkway and Lake Gulch Road, adjacent to the newly constructed Town roundabout.
- Castle Rock Auto Dealerships, site development plan review for service center expansion, located at 1100 South Wilcox Street.
- Castle Rock Industrial Park, site and building construction, office, warehouse, and flex space located at the northwest intersection of State Highway 85 and Liggett Road.
- Davey Daycare, site development plan review (historic preservation) for a 300 square foot sunroom, located at 399 North Gilbert Street.
- Founders Marketplace, Liberty Express Carwash, building and site construction, located northeast of Fifth Street and Founders Parkway.
- Founders Marketplace, Medical Office Building, TCO for building located in the northeast quadrant of Founders Parkway & State Highway 86.
- Founders Marketplace, Retail building, site development plan approved for mixed-use retail building located on Ridge Road between King Soopers Fueling Station and IREA substation.
- Garage Condos, site and building construction, located on Liggett Road.
- Heckendorf Ranch Retail, site plan review for a new 8,100 square foot retail building, located on Crystal Valley Parkway east of Plum Creek Boulevard.
- In-N-Out Burger, building and site construction on northwest side of mall on Factory Shops Boulevard.
- Outlets at Castle Rock, site development plan review, two new pad sites on west side of mall on Factory Shops Boulevard.
- Phillip S. Miller Regional Park, construction plan approved for Play Loop Trail.
- Plum Creek Golf Course, site plan review for new clubhouse located at Plum Creek Boulevard and Players Club Drive.
- Sanders Business Park, site development plan approved and plat in review for 2.4-acre site located south of The Plum Creek Community Church on the I-25 Frontage Road. The future use is a facility for distribution of heating and plumbing equipment.
- Sanders Business Park Flex Space, site development plan review, for four flex space buildings with an approximate total of 51,000 square feet, located on South Wilcox between South Perry Street and Crystal Valley Parkway.
- StorQuest, site development plan and construction documents review for 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 8th Street, 2) Factory Shops Blvd & New Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.
- The Famous Steak House, site development plan and interior building renovation, located in former Jarre Creek Brewery building south of Chili's.

- U-Haul self-storage, site construction and buildings permitted for site located on I-25 East Frontage Road north of South Perry Street and Manatt Court.
- 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, 3) Promenade Parkway, 4) Castlegate Drive West, 5) Castlegate Drive West and Castle Rock Parkway, 6) Factory Shops Boulevard and Meadows Boulevard, and 7) Mitchell Street near Mesa Middle School.
- Walmart, site development plan review for new drive-through ATM at the west end of the existing parking lot.
- Your Storage Center, building TCO for 23,800 square foot indoor car storage building, located on the east I-25 frontage road north of Perry Street.

Residential Development Activity

- 302 North Lewis Street Historic Preservation application, 830 square foot detached garage.
- 306 North Lewis Street Historic Preservation application, 400 square foot addition.
- Alexander Way, annexation petition for 73.76 acres of land located north of Alexander Place and Brewer Court.
- Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge.
- Canvas at Castle Rock, site construction, for 102 townhome units, located at Plum Creek Boulevard and Crystal Valley Parkway.
- Canyons South Longstory Avenue, 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, site construction, single-family subdivisions located southeast and southwest of Crystal Valley Parkway and West Loop Road. Also, in southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and the Lanterns property.
- Crystal Valley Ranch, revisions to landscaping plans, located west of West Loop Road and River Oaks Street.
- Crystal Valley Ranch, construction plan review 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.
- Diamond Ridge area, plat for single-family home and outbuilding, located west of Nova Place cul-de-sac.
- 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, site 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 and Wagonwheel.
- Greystone Townhomes, construction plan review for one three-story building with 5 units located northwest of Plum Creek Parkway and Gilbert.
- Hillside, construction document re-approval, single-family attached and detached age 55 and older at the northeast corner of Coachline Road and Wolfensberger.
- Lanterns/Montaine, site construction, main collector loop roadway, Montaine Boulevard, and amenity center located in the south-central portion of the project.

- Lanterns/Montaine, site construction, 107 single-family lot subdivision located in the northerly portion of the project.
- Lanterns/Montaine, site construction, 85 single-family lot subdivision located in the south-central portion of the project.
- Lanterns/Montaine, grading and construction documents approved, 133 single-family lot subdivision located in the southeasterly portion of the project.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 164 single-family residential lots located in the east interior of Montaine Circle and southeast portion of property.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 81 single-family residential lots located in the northerly interior of Montaine Circle.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control review for 68 single-family residential lots located in the northerly interior of Montaine Circle.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 183 single-family residential lots located southwest of Montaine Circle.
- Lanterns/Montaine, site development plan and construction documents for monument sign located at Crystal Valley Parkway and Plum Creek Boulevard.
- Lanterns/Montaine, construction documents for 117 single-family residential lots located at the northeast corner of the Lanterns development.
- Lanterns/Montaine, site development plan review for family amenity center, located on the northeast corner of E 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, site construction for 19 lot single-family project at Missoula Trail and Castle Oaks Drive and completion of Castle Oaks Drive/bridge replacement within Cobblestone Ranch property.
- Meadows, site construction, 209 single-family lot subdivision located north of Red Hawk subdivision and west of Prairie Hawk Drive.
- Meadows, site construction for 57 single-family detached homes on the east and west sides of Coachline Road north of Wolfensberger.
- Meadows South, site construction for 116 single-family attached homes on the south side of Wolfensberger Road and adjacent to PS Miller Regional Park.
- 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.
- 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, site construction, 29 single-family home project located south of Melting Snow Way and east of Bent Wedge Point.
- Ridge at Crystal Valley, site development plan, plat, and construction documents in review for 142 single-family home project. Located southwest of the Loop Road in Crystal Valley Ranch.
- 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 review for approximately 105 single-family home project located along Castle Oaks Drive.
- Terrain Sunstone Village, site construction, 120 single-family home project located south of intersection of State Highway 86 and Autumn Sage.
- Terrain Upper Sunstone, site construction, 261 single-family home project located south of State Highway 86 and east of King Soopers/Ridge Road.
- The Oaks Filing 3, site construction, 117 single-family home project located on South Ridge Road west of Appleton Way.