



Meeting Date: April 5, 2022

## **AGENDA MEMORANDUM**

**To:** David L. Corliss, Town Manager

**From:** Tara Vargish, PE, Director of Development Services

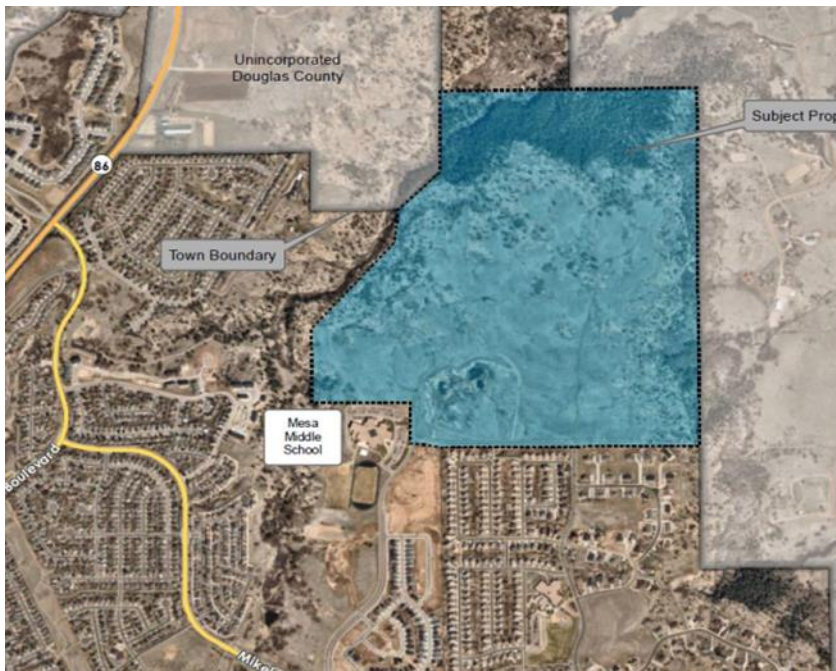
**Title:** **Town Manager Report – Development Project Updates**

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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, 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](http://CRGov.com/DevelopmentActivityMap)

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

#### **Sunset Point Residential Neighborhood**



The property owner, 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 Johnson's District.

### **New Pre-Application Meeting Requests**

#### **217 Fourth Street - Next Door Bar and Patio**



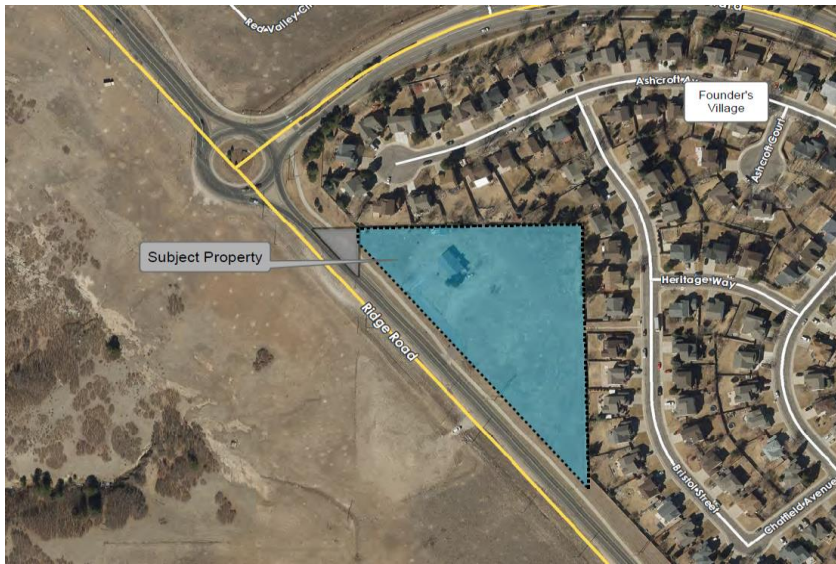
A pre-application meeting request was submitted seeking information on application and submittal requirements to add an exterior patio west of the Next Door Bar at 217 Fourth Street. The general location is northwest of Wilcox Street and Fourth Street. The owner of the Next Door Bar has obtained a lease agreement with the property owner at 211 Fourth Street to construct an outside patio for their new Mexican restaurant. The applicant is proposing an open wood pergola, dining tables, lounge seating and an outdoor fireplace. They will maintain the current pedestrian connection between Fourth Street and the parking lot to the north. The proposal is located in Councilmember LaFleur's District.

#### **420 Jerry Street - Castle Rock Chamber Foundation**



A pre-application meeting request was submitted from the Castle Rock Chamber Foundation seeking information on application and submittal requirements to do updates on both the Chamber office building and carriage house at 420 Jerry Street. The general location is the southeast corner of Fifth and North Jerry Street. The applicant is proposing to replace the siding barn door, replace and paint the rotted siding on the carriage house. The siding and shingle-siding needs replaced on the Chamber office building as well. The property is located in Councilmember LaFleur's District.

### 468 South Ridge Rd – Self Storage



A pre-application meeting request was submitted seeking information on application and submittal requirements to build four self-storage buildings at 468 South Ridge Road in the Mount Zion Lutheran Church PD. The general location is the southeast corner of South Ridge Road and Enderud Boulevard. The applicant is proposing to demolish the existing building and build one, two-story self-storage building and two, one-story self-storage buildings with a total of 85,000 square feet rentable floor space on the 4.094-acre parcel. The property is located in Councilmember Johnson's District.

### 619 North Wilcox Restaurant and Office



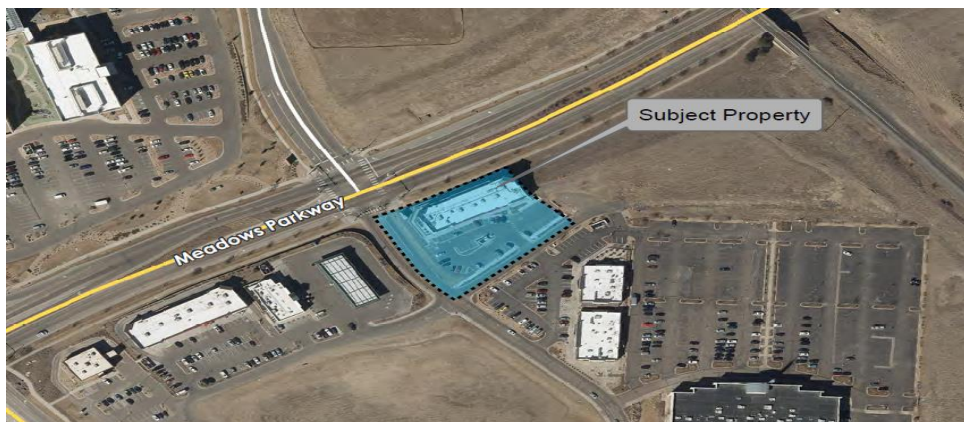
A pre-application meeting request was submitted seeking information on application and submittal requirements for converting the existing 2,700 square foot building footprint into restaurant and office space. The applicant is proposing a new full-service wood fired pizza restaurant with a new 1,000 square foot outdoor patio on the first floor, adding a second floor for new office space and adding a third floor for additional office space and a rooftop deck amenity on the 1/3-acre site at 619 North Wilcox Street. The general location is the southwest corner of 7<sup>th</sup> Street and North Wilcox Street. The property is located in Councilmember LaFleur's District.

### **884 Park Street – La Quinta Inn Conversion to Multi-Family**



A pre-application meeting request was submitted seeking information on application and submittal requirements to convert the La Quinta Inn and Suites to multifamily residential units at 884 Park Street. The general location of the 1.49-acre site is southeast of Wolfensberger Road and Park Street. The owner of the hotel is proposing to partner with Douglas County Housing Partnership to remodel each of the 63 rooms into one-bedroom, studio apartments containing a full bathroom and small kitchen. These units would provide workforce attainable housing for households at or below 80% of the Area Median Income. Amenities include a fitness center, indoor pool, hot tub, and laundry. The proposal is located in Councilmember LaFleur's District.

### **3998 Limelight Avenue – Verizon Wireless Stealth Equipment**



A pre-application meeting request was submitted from Verizon Wireless seeking information on application and submittal requirements to modify an existing stealth wireless facility at 3990 Limelight Avenue. The general location is the southeast corner of Limelight Avenue and Meadows Parkway. The applicant is proposing to replace 9 existing antennas and associated equipment with 3 new antennas and new equipment. They also need to re-grade and repair the existing drainage area next to the equipment room door. The property is located in Mayor Pro Tem Bracken's District.

### 4760 Castleton Way – Generator Placement



A pre-application meeting request was submitted seeking information on application and submittal requirements to add a back-up generator in the parking lot at 4760 Castleton Way. The general location is southeast of Castleton Way and Castleton Court. The applicant operates a pharmaceutical lab and the FDA requires the facility to have a back-up generator system in place for their refrigerators, freezers, incubators and sterile rooms. The applicant is proposing a 150 square foot generator with a screen fence. The property is located in Councilmember LaFleur's District.

### Eternal Rock Lutheran Church



A pre-application meeting request was submitted from Eternal Rock Lutheran Church seeking information on application and submittal requirements to improve landscaping, add a monument sign, add a 320 square foot storage facility and make parking lot improvements on their 0.665-acre parcel located a 2 Phelps Street. The proposal is located in Councilmember LaFleur's District.

### Castle Rock Public Works Streets Maintenance Division



A pre-application meeting request was submitted seeking information on application and submittal requirements for the Castle Rock Streets Maintenance Division to enlarge their existing 8,850 square foot salt/sand storage shed by 2,440 square feet and to build a new 2,725 square foot storage shed at 675 Justice Way. The general location of the 5.868-acre parcel is the northeast corner of Highway 85 and Justice Way. The addition and new shed is needed to house to store the Town's annual supply of roadway deicing salt. The proposal is located in Councilmember LaFleur's District.

### Meadows Filing 17 –Dental Office



A pre-application meeting request was submitted seeking information on application and submittal requirements to add a new dental office building in The Meadows, Filing 17. The general location is the northeast corner of Prairie Hawk Drive and Limelight Avenue. The applicant is proposing to build a 5,100 square foot, one-story office building with associated parking on the 0.817-acre parcel. The proposal is located in Mayor Pro-Tem Bracken's District.

## Promenade – Chipotle



Staff received a pre-application meeting request seeking information on application and submittal requirements to build a Chipotle restaurant in Block 4 of The Promenade. The general location is northwest of Sam's Club, along Promenade Parkway. The applicant is proposing a 2,100 square foot building with a drive-thru and 255 square foot patio. The proposal is located in Councilmember LaFleur'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.
  - Promenade Block 1, site plan and plat review, to realign infrastructure for a future project, located west of TJ Maxx on Promenade Parkway.
  - Promenade Commons Park, site plan, plat and construction document review for 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.
  - Shake Shack, building and site construction, located at the southwest corner of Promenade Parkway and Castle Rock Parkway.
  - Whole Foods, site plan amendment to add EV charging stations in the existing parking lot, located at 6384 Promenade Parkway.
- **Meadows:**
  - Aspen View Academy, building and site construction 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 approved for a new 70,000 square foot medical office building, located at 2350 Meadows Boulevard.
- Kum and Go, site development plan approved for a 5,620 square foot Convenience Store and Fuel Canopy, located 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 plan and construction document 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 plan and construction document review for new 80,000+/- square foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
- Meadows COI (Filing 19 north) Plat review for Timber Mill Parkway and 4 lots, located on the north side of North Meadows Drive at the Timber Mill Parkway Roundabout.
- Meadows Azure (Filing 16 Parcel 8) Site Plan review for updated setback information, located at Wolfensberger and Felicity Loop.
- Moore Lumber at The Meadows, site plan review for new 16,880 sq. ft. retail, warehouse and office building, located at the north end of Regent Street.
- **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 plan and construction document plan review for 62,000 square foot library building and demolition of the existing building, located at 100 South Wilcox Street.
  - Encore, site plan amendment for façade changes for Block and Bottle Slab Deli and Market, located at 20 N. Wilcox Street.
  - Ms. Amy's Tot Academy, Landmark/HP application for 2,000 square foot addition, located at 203 N. Perry Street.
  - Olinger, Andrews, Caldwell Gibson Chapel Renovation, TCO issued for 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 2<sup>nd</sup> Street, 3<sup>rd</sup> Street, and 5<sup>th</sup> Street.
- Town of Castle Rock Police Department, construction for parking lot expansion, located at Perry Street and 2<sup>nd</sup> Street.
- The View, site and building foundation construction for 6-story building with mixed-uses including 218 residential units, located at 6<sup>th</sup> Street and Jerry Street.
- **Dawson Trails Residential/Commercial:**
  - Dawson Trails, Planned Development Plan 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 approved for façade and proposed silo, located at 1043 Park Street.
  - 282 Malibu Commercial buildings, site development plan amendment review 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.
  - Castle Inn, site development plan review for façade changes, located at 200 Wolfensberger Road.
  - Castle Rock Auto Dealerships, site development plan review for service center expansion, located at 1100 South Wilcox Street.
  - Castle Rock Auto Dealerships, site plan amendment for façade changes to the Ford Dealership, located at 1404 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 approved (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, 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 approved for a new 8,100 square foot retail building, located on Crystal Valley Parkway west of Plum Creek Boulevard.
  - In-N-Out Burger, C/O for building and site construction, located on northwest side of Outlets at Castle Rock 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 and construction documents approved for new clubhouse, located at Plum Creek Boulevard and Players Club Drive.
  - Reach Higher Ground, site plan amendment and construction documents, for façade and site changes to the existing building, located at 17 S. Gilbert Street.
  - Sanders Business Park, site development plan and plat approved, construction documents in review for 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 plan and construction documents for approximately 51,000 square feet of industrial flex space, located south of The Plum Creek Community Church.
- StorQuest, site development plan and plat approved, construction documents in 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 (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 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**

- 18 Circle Drive, Use by Special Review approved for a 539 square foot Accessory Dwelling Unit with 361 square foot deck.
- 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.
- Bella Mesa, site plan, plat and construction document review 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, construction plans approved 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, 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 and plat approved 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, located 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 the 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.
- 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, 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 approved 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.