



Meeting Date: May 3, 2022

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

New Quasi-Judicial Applications Requiring Public Hearings

Downtown Circle K Site Development Plan:



A new quasi-judicial application from Land Development Consultant, on behalf of Circle K, was submitted for a site development plan (SDP) for a new 3,700 sq. ft. convenience store building to replace the existing 1,838 sq. ft. building. No changes are proposed for the existing fueling station, which is to remain open during construction of the new convenience store building. The property is approximately 1.8 acres in size and located at 310 S. Wilcox St. in Downtown Castle Rock, south of the Castle Rock Library. The SDP will require a public hearing before the Design Review Board (DRB) for review and final decision. The project is located within Councilmember LaFleur's District.

Meadows Filing 16 Site Development Plan Amendment:



A new quasi-judicial application was submitted from Castle Rock Development Co. for Meadows Filing 16, Parcel 6, for a residential site development plan amendment. The property is approximately 136 acres and is located east of Coachline Road, south of Red Hawk Golf Course, west and north of Town open space. The property has an approved site plan for 59 single family lots and proposed to dedicate 83 acres as public/private open space. The proposed SDP amendment proposes 77 lots for single family homes, 83 acres of Town owned open space, and an additional 30 acres of open space dedicated to the Meadows HOA. This SDP amendment also increases the buffer between the residential development and the adjacent golf course from the previously approved plan. The proposed number of lots is within the approved allowable units for this area. This property is located within Mayor Pro Tem Bracken's District.

New Pre-Application Meeting Requests

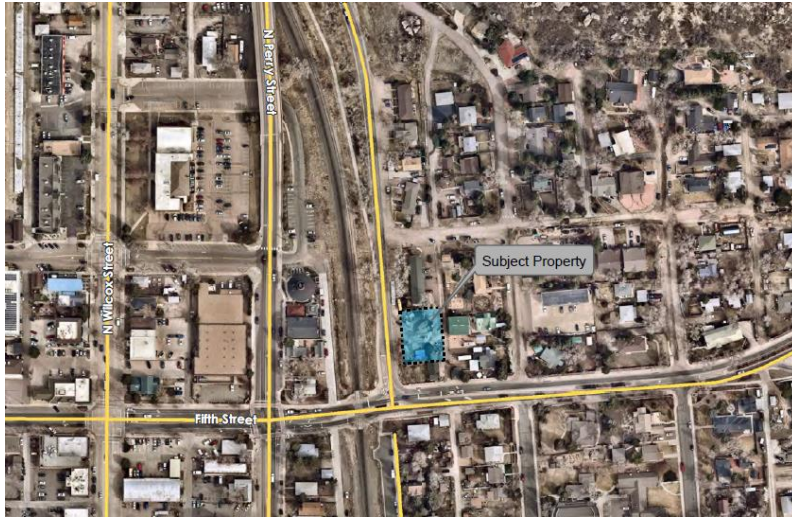
895 N. Ridge Road Annexation and Zoning



A pre-application meeting request was submitted seeking information on application and submittal requirements for an annexation and zoning for a proposed retail development project at 895 N. Ridge Road, located on the west side of North Ridge Road, just south of

Fifth Street. The proposal is to construct 3 retail buildings (38,957 square feet total) along the north and eastern borders and 3 smaller retail pads (9,000 square feet) on the southern portion of the 10.38-acre property. Also included in the proposal is 3.16 acres of dedicated open space on the western portion of the property. The proposal is located adjacent to Councilmember Johnson and Cavey's Districts.

Front Street (Lot 6-10 Block 6) Site Development Plan



A pre-application meeting request was submitted seeking information on application and submittal requirements for a triplex project on Front Street in the Craig and Gould neighborhood. The applicant is proposing two triplexes with parking accessed from the alley. Please reference the attached vicinity map, application form, site layout plan and narrative. The proposal is located in Councilmember LaFleur's District.

Meadows Parkway – Intersection Improvements



A pre-application meeting request was submitted seeking information on submittal requirements for intersection improvements at Meadows Parkway and the intersections of Regent and Lombard Streets. The purpose of the improvements is to allow full traffic

movement with a new signal at Meadows and Regent; and then reduce the Meadows and Lombard intersection to a 3/4 movement in accordance with the approved Traffic Study for this corridor. The existing medians will need to be modified for the new construction. The proposal is located between Mayor Pro Tem Bracken and Councilmember Hollingshead's Districts.

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, 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 C/O, 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, site construction, 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 completed for future development, located south of the roundabout at North Meadows and Timber Mill Parkway.
- 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.
- 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 approved for updated setback information, located at Wolfensberger and Felicity Loop.
 - Moore Lumber at the Meadows, site plan and construction document review for new 16,880 square foot 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 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 and building foundation construction 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 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.
- Founders Marketplace, Liberty Express Carwash, building TCO 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.
- 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, building and site construction for new clubhouse, located at Plum Creek Boulevard and Players Club Drive.
- 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, building and site construction 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, 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, 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, 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, site plan and 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, home construction, 107 single-family lot subdivision, located in the northerly portion of the project.
- Lanterns/Montaine, home 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, site construction for 165 single-family residential lots, located in the east interior of Montaine Circle and southeast portion of property.
- Lanterns/Montaine, site construction for 82 single-family residential lots, located in the northerly interior of Montaine Circle.
- Lanterns/Montaine, site construction for 68 single-family residential lots, located in the northerly interior of Montaine Circle.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans approved for 183 single-family residential lots, located

- southwest of Montaine Circle.
- Lanterns/Montaine, construction documents review for 117 single-family residential lots, located at the northeast corner of the Lanterns development.
 - Lanterns/Montaine, site construction 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, home 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, home construction, 29 single-family home project, located south of MeltingSnow Way and east of Bent Wedge Point.
 - Ridge at Crystal Valley, site construction 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, home construction, 120 single-family home project, located south of intersection of State Highway 86 and Autumn Sage.
 - Terrain Upper Sunstone, home construction, 261 single-family home project, located south of State Highway 86 and east of King Soopers/Ridge Road.
 - The Oaks Filing 3, home construction, 117 single-family home project, located on South Ridge Road west of Appleton Way.