

## 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 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

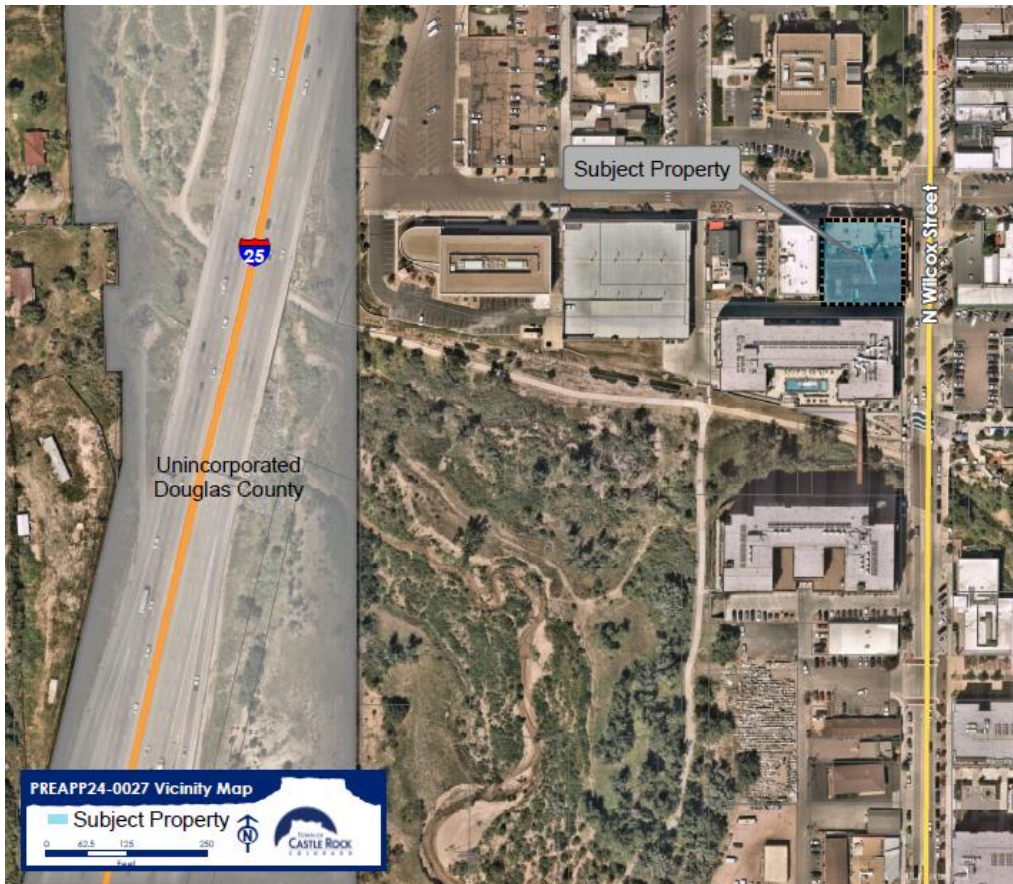
#### The City Hotel



White Development has submitted a new Quasi-Judicial application for a Downtown Site Development Plan and a Historic Preservation Landmark Alteration Certificate for the City Hotel project located at 415 N. Perry St. The City Hotel Project consists of a new four story 33 room hotel project that includes 2,578 square feet of commercial space and the restoration of the historically landmarked City Hotel building. The restored City Hotel building will serve as the main food and beverage venue. The project proposes 6 on-site parking spaces and valet parking that will utilize offsite parking. The Landmark Alteration Certificate application will require a public hearing before the Historic Preservation Board. The Downtown Site Development Plan application will require a public hearing before the Design Review Board. The property is located in Mayor Pro Tem LaFleur's district.

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

### **221 Wilcox Patio**



Staff received a pre-application meeting request seeking information on application and submittal requirements to install a patio at 221 N Wilcox St. The proposed patio would pair with the restaurant space currently being constructed. The property is located southwest of the intersection of Wilcox Street and Third Street. The proposed project is located in Mayor Pro Tem LaFleur's district.



## 468 Ridge Rd Mixed Proposals



Staff received a pre-application meeting request seeking information on application and submittal requirements to rezone and develop the parcel of land located at 468 N Ridge Road. The applicant offered three different development options: either residential, commercial, or self-storage uses. The proposed residential option includes 16 duplexes, for 32 units in total. The commercial option includes two buildings, totaling 27,000 sqft for a variety of commercial uses including a restaurant. The storage option would be a self-storage facility with two buildings, totaling 30,000 sqft. The property is located southeast of the intersection of Ridge Road and Enderud Boulevard. The proposed project is located in Councilmember Brooks' district.

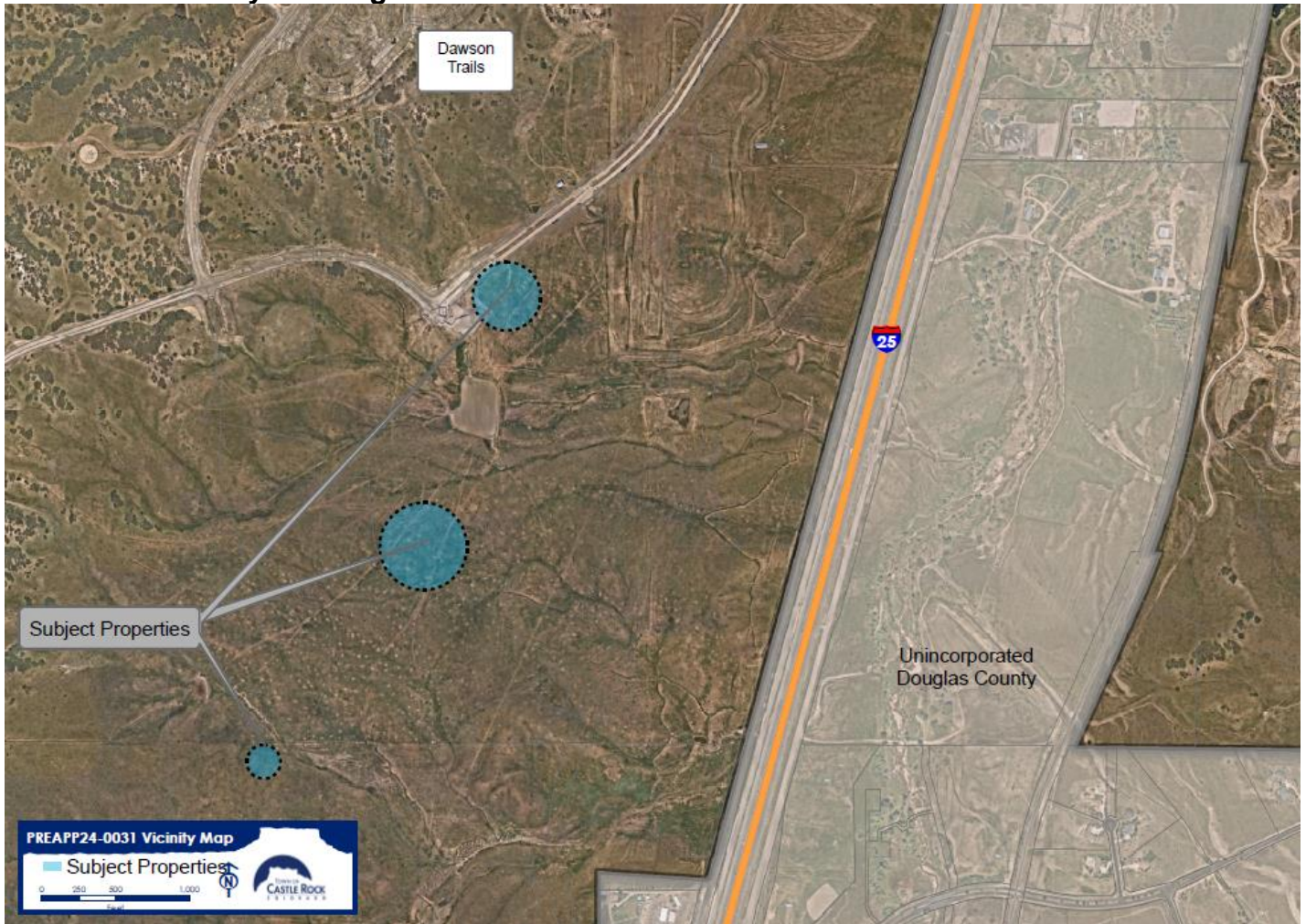


## Canyons Far South 1<sup>st</sup> Amendment



Staff received a pre-application meeting request seeking information on application and submittal requirements to replat two lots in the Meadows and build an 11,760sqft office/warehouse building with a separate 33,000sqft outdoor storage area to be utilized by Hall Landscape Contractors. The proposed project is located north of the intersection of Regent Street and Carnaby Lane. The proposed project is located in Councilmember Hollingshead's district.

## Dawson Trails Skyline Ridgeline Variance



Staff received a pre-application meeting request seeking information on application and submittal requirements for a Skyline/Ridgeline ordinance variance request for three areas within Dawson Trails Planned Development Plan. The variance request would include three areas within planning area D, located southwest of the intersection of Dawson Trails Boulevard and Gamble Ridge Drive North, which will have reduced visibility from viewing platforms due to allowed building heights closer to I-25 and due to planned reconfiguration of sections of I-25 in this area. The proposed project is located in Councilmember Dietz' district.



## De-annexation of 3039 Haystack Rd



Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed de-annexation of a parcel of land located at 3039 Haystack Road. The .848 acre parcel consists of the western border of property located at 3039 Haystack Road. The owner's primary property is located in unincorporated Douglas County. The owner would like to de-annex the small parcel in order to consolidate the two parcels and clarify taxing districts. The parcel is located in Councilmember Dietz' district.



## Lions Paw Access Gate and Entry Sign



Staff received a pre-application meeting request from Work Shop seeking information on application and submittal requirements to install a vehicle access gate and entry sign to the south end of Lions Paw Street. The proposed project is located south of the intersection of Lions Paw Street and Inwood Place. The proposed project is located in Councilmember Dietz' district.



## Meadows Filing 17 Area 2 Lot 2B



Staff received a pre-application meeting request seeking information on application and submittal requirements to replat two lots in the Meadows and build an 11,760sqft office/warehouse building with a separate 33,000sqft outdoor storage area to be utilized by Hall Landscape Contractors. The proposed project is located north of the intersection of Regent Street and Carnaby Lane. The proposed project is located in Councilmember Hollingshead's district.



## **Ongoing Development Activity:**

### **Commercial Development Activity**

#### **• Promenade:**

- Alana at Promenade Apartments, site plan amendment review for sidewalk, retaining wall, carports and landscape revisions, building and site construction for 300-unit multi-family residential development, located on Alpine Vista Circle, west of Promenade Parkway.
- Brinkerhoff & Bar Hummingbird, site and building construction for two restaurants with outdoor plaza, located between La Loma Restaurant and Starbucks, southwest of Castle Rock Parkway and Promenade Parkway.
- Lazy Dog Restaurant site construction for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway.
- Promenade Commons Park, site construction 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.

#### **• Meadows:**

- Front Range Christian Church, site and building construction for 30,000-square-foot church, located on the east side of Timber Mill Parkway and the ATSF Railroad.
- Kiddie Academy, site plan and plat approved for a 10,000-square-foot child daycare building, located on the northwest corner of Carnaby Lane and Lombard Lane.
- Little Sunshine's Playhouse, site plan review for 11,000 square-foot childcare center, located on the northeast corner of Limelight Avenue and Prairie Hawk Drive.
- 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 approved for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
- Meadows Town Center Townhomes/Mixed-use, site and building construction for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
- Meadowmark Senior Multi-Family, site and building construction for a new 4-story senior housing apartment development with 200 units, located near N. Meadows Drive and Timber Mill Parkway.
- Prairie Hawk Dental, site construction 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 and building construction 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 and building construction for 3 buildings and a clubhouse, consisting of 38 garage condo units, located on the northeast corner of Regent Street and Carnaby Lane.
- VA Community Behavior Outpatient Clinic, site and building construction document review for a 25,096-square-foot outpatient clinic, located between Dacoro Lane and Virtuoso Loop, north of Prairie Hawk Drive.

#### **• 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 and construction document approved for a new 3,700-square-foot



- convenience store to replace the existing building on the site, located at 310 S. Wilcox Street.
- Eternal Rock Church, site plan review for new landscaping, signage, and storage, located at 2 Phelps Street.
  - Grandmere Plaza, Pizza Hut site and building construction for a new commercial center, located at 340 S. Wilcox Street.
  - Little School on Perry Street, site plan approved for a 1,300-square-foot addition to the landmarked Saunders House, for a daycare center located at 203 Perry Street.
  - Perry Street Social, site development plan amendment and construction document review to create a mini entertainment district, located at 404 N. Perry Street.
  - Scileppi properties, site and building construction 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:**
    - Costco, Dawson Trails, site plan review for 161,000-square-foot retail warehouse with fueling station on 18.4 acres, located east of Dawson Trails Boulevard, north of the future Crystal Valley Interchange.
    - Dawson Trails Demo, site construction to demo infrastructure within the Dawson Trails development, located south of Territorial Road.
    - Dawson Trails Filing No. 1 Infrastructure and Right-of-Way, construction plan review for the northern segment of Dawson Trails Boulevard.
    - Dawson Trails Filing No. 2 Infrastructure, plat and construction plan review for 97-acre area.
    - Dawson Trails Planning Area D, site plan review for 254 single-family residential lots, and 13 acres of open space.
    - Dawson Trails North, Phases 1-4 under construction for grading only for approximately 134 acres, located north of Territorial Road.
    - Dawson Trails Residential Neighborhood, Planning area B-1, site plan review for 230 detached residential lots, a 1-acre neighborhood park, located in the north-central area of the Dawson Trails PD, adjacent to the Twin Oaks subdivision in Douglas County
    - Dawson Trails South, construction plan review for grading only for approximately 338 acres, located south of Territorial Road.
    - Off-site Sanitary Sewer, Dawson Trails, construction document review for 17,000+ feet of sanitary sewer main from south of Territorial Road to Plum Creek Parkway.
    - Off-site Water Line, Dawson Trails, construction document review for approximately 3,100 linear feet of water main, extending north and west from the fire station on Crystal Valley Parkway across railroad properties and I-25.
  - **Canyons Far South Residential/Commercial:**
    - Canyons Far South, site development plan review for a residential and commercial development with 474 single family homes, 12.5 acres of commercial, on a 410 acre site, located southeast of Crowfoot Valley Road and Founders Parkway.
  - **Other Commercial Projects throughout Town:**
    - 218 Front Street Office Building, site plan review for a two-story, 2,800-square-foot office building, located on the east side of Front Street between Second and Third Streets.
    - 282 Malibu commercial buildings, building 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 and building construction of new church building, located on the



- northwest corner of Fifth Street and Woodlands Boulevard.
- Castle Rock Auto Dealerships, site and building construction of 1<sup>st</sup> phase for service center expansion. Construction document review for 2<sup>nd</sup> phase of expansion, located at 1100 S. Wilcox Street.
  - Castle Rock Automotive Repair Shop, site plan approved and construction document review for new 26,000-square-foot auto body shop, located at 1184 and 1288 Brookside Circle.
  - Discount Tire, site plan and construction document approved for 530-square-foot storage addition, located at 102 E. Allen Street.
  - Ford Dealership, site plan approved, construction document review for an 8,600-square-foot addition for 12 service bays and drive-thru car wash, located at 1100 S. Wilcox Street.
  - Founders Marketplace, Centura Health Medical Office Building, site construction for a 10,500-square-foot, one-story primary care facility.
  - Founders Marketplace, Dunkin Donuts, site plan approved for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
  - Garage Condos, site and building construction, located on Liggett Road.
  - Milestone, Bellco Credit Union, site and building construction for remodel of the previous Wendy's restaurant building, and exterior façade changes with an addition of a drive-up ATM.
  - Outlets at Castle Rock, site plan and construction document review, two new pad sites on the mall's west side on Factory Shops Boulevard.
  - Sanders Business Park, site construction for a 2.4-acre site, located south of The Plum Creek Community Church.
  - Sonic exterior remodel, site plan review for façade changes, located at 210 Founders Parkway
  - 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.
  - 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 (under construction), 3) Promenade Parkway (under construction), 4) Castlegate Drive West (under construction), 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) S. Valley Drive north of Plum Creek Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) S. Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, (under construction) 11) Foothills Drive and Soaring Eagle Lane, (under construction) 12) Foothills Drive and Morning View Drive.
  - Wellspring and Castle Oaks Covenant Church, annexation petition is to annex approximately 2.07 acres, and proposed zoning for church and Wellspring facility uses, located at 498 East Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities
  - Woodlands Medical Office Building site plan approved for a new 14,336-square-foot medical office building, located near Woodlands Boulevard and Barranca Drive.

**Residential Development Activity:**

- 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.
- Chateau Valley, site plan review for 415 residential units, located north of East Plum Creek Parkway and east of Gilbert Street



- 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 W. Loop Road.
- Crystal Valley Ranch, site construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and W. Loop Road. Also, in the southern interior portion of Loop Road, south of Loop Road, and between W. Loop Road and the Lanterns property.
- Founders Village Pool, site plan review for new pool pavilion, located at 4501 Enderud Blvd.
- Front Street Triplexes, site plan review for two triplex buildings, located on Front Street between Fifth and Sixth Streets.
- Hillside, site plan amendment and site construction, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
- 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 approved, 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.
- Meadows, site construction for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
- Mikelson and Mitchell Roundabout, site construction for new roundabout at the intersection of Mikelson Boulevard and N. Mitchell Street.
- Plum Creek residential site plan review for three single-family lots, located near the intersection of Mount Royal Drive and Prestwick Way.
- The Oaks Filing 2A, site plan approved and construction document review for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- 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.
- Soleana, site plan review for 55 custom home sites and 22 live/work units on 77.96 acres, located east of the Silver Heights neighborhood and west of the Diamond Ridge Estates neighborhood.
- 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.
- Wellspring/LaQuinta, site and building construction for the conversion of 63 hotel rooms to 42 apartment units, located at 884 Park Street.
- YardHomes, Annexation and Zoning request for 165 single family units on 32.29 acres, located at Plum Creek Parkway and South Ridge Road.