

## **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 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](https://CRGov.com/DevelopmentActivityMap)

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

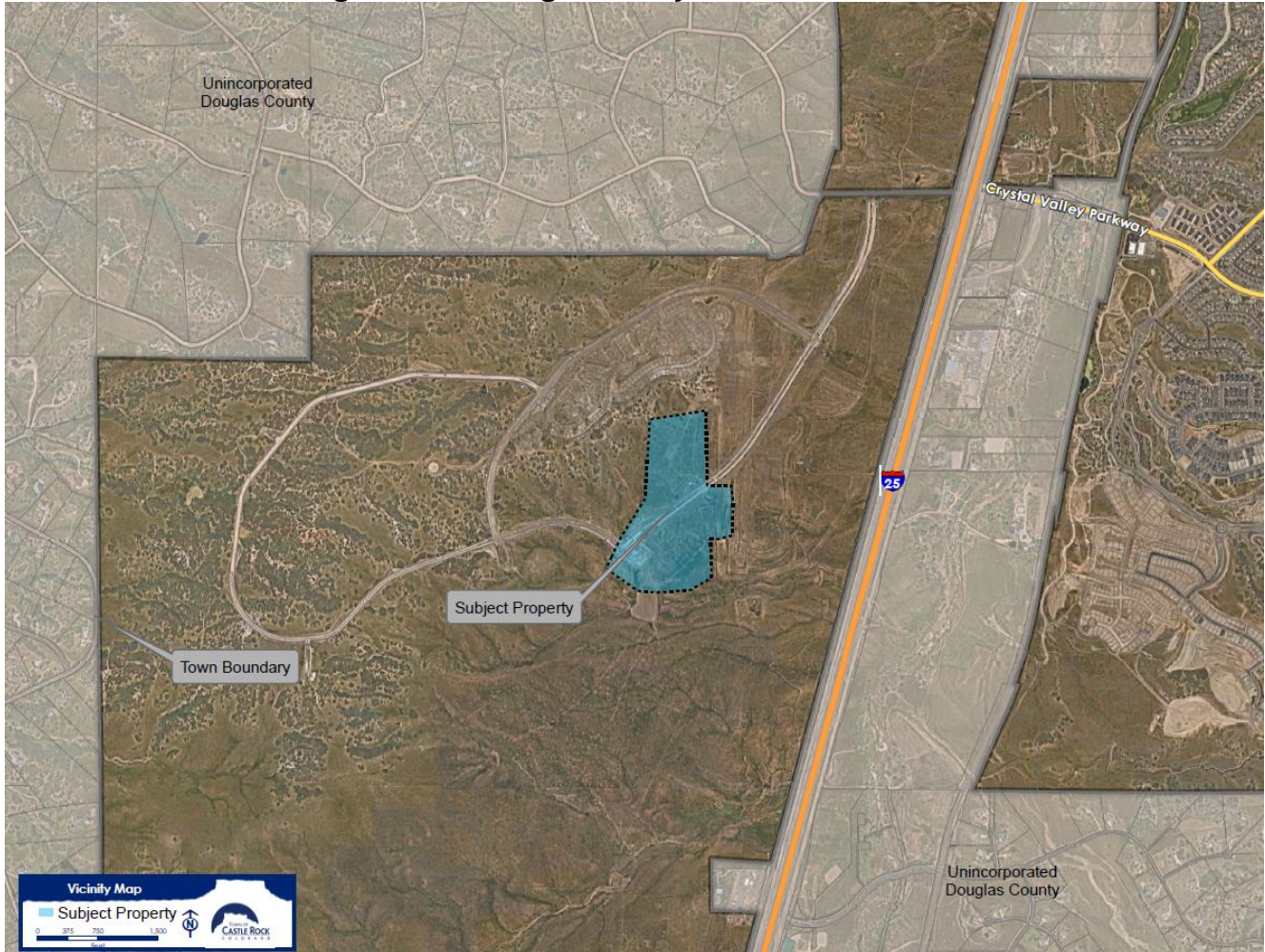
#### **221 Wilcox Common Sign Plan**





A new Quasi-Judicial application was received from Riverwalk II, LLC for an amendment to the approved Common Sign Plan for the Riverwalk mixed-use development to incorporate the under construction 221 Wilcox building. The purpose of a common sign plan is to ensure that all the signs of a mixed-use project work together cohesively and respect the overall architectural character of the building and surrounding area. There are two types of signage represented in a common sign plan; identification signage for the project and individual tenant signage. The common sign plan shows the proposed identification signage for the project and creates requirements and guidelines for future individual tenant signage. 221 Wilcox through its identification signage is being branded as Riverwalk Luxe. The Common Sign Plan amendment will require a public hearing before the Design Review Board. The project is located in Mayor Pro Tem LaFleur's district.

### **Dawson Trails Planning Area D – Single-Family Residential**



A new Quasi-judicial application was received from AMC Dawson Trails VIII JV LLC for a Site Development Plan. The applicant is proposing 254 single-family residential lots on approximately 56 acres within Planning Area D of the Dawson Trails Planned Development. Approximately 13 acres are designated as open space. Planned amenities include a neighborhood park, and hard surface and crusher fine trail extensions. The site is located in the east-central area of the PD and is the second proposed residential neighborhood in the Dawson Trails. The Site Development Plan will require public hearings before the Planning Commission and Town Council. This project is located in Councilmember Dietz's district.



## Tower Open Space Annexation



A new Quasi-judicial application was received from the Town of Castle Rock for an annexation generally located north of Founders Parkway and South of Crowfoot Valley Road (State Parcel # 2351-251-00-002). The Town has been working to clean up jurisdictional boundaries within the Town on a parcel-by-parcel basis. A Town-owned parcel of land between the existing Metzler Ranch development and the Canyons Far South future development has been identified as surrounded by, or mostly by, the Town of Castle Rock's incorporated boundary have been identified. This parcel is proposed to be zoned as PL2 straight zoning which allows for passive open space uses, trails, off-street parking and drives. The project is located adjacent to Councilmember Cavey's district.



## New Pre-Application Meeting Requests

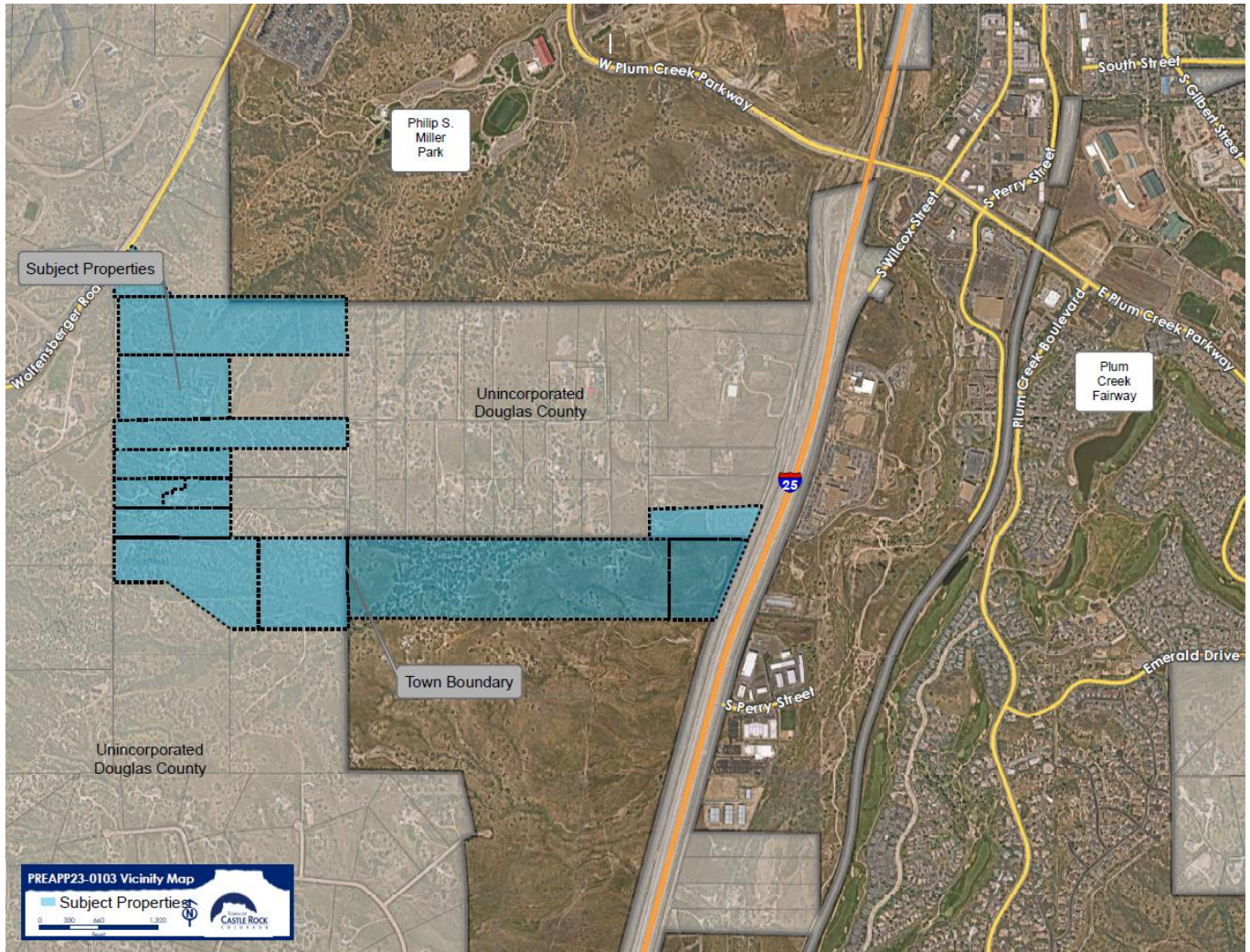
### Castle Rock Elementary Parking Addition



A pre-application meeting request was submitted seeking information on application and submittal requirements for the addition of parking spaces within an old bus loop at Castle Rock Elementary School. The property is located at 1103 Canyon Drive, northwest of the intersection of Canyon Drive and Woodlands Boulevard. The property is located in Mayor Pro Tem LaFleur's district.



## Citadel Feeder 4 CORE



A pre-application meeting request was submitted seeking information on application and submittal requirements to replace and extend CORE services from the Citadel Feeder 4, branching out of the new Citadel Substation, located southwest of the intersection of Yucca Hills Road and Interstate 25 Frontage Road. The project will extend a new underground electric distribution feeder to head west out of the new CORE Citadel Substation for approximately 7,000 feet. The properties are located in and adjacent to Councilmember Dietz's district.



## Kohl's EV Charging Stations



A pre-application meeting request was submitted seeking information on application and submittal requirements for the installation of four electric vehicle charging stations in the Kohl's Department Store parking lot, located at 4800 Milestone Lane. The property is located northeast of the intersection of Milestone Lane and Front Street.



## Lighthouse Community



A pre-application meeting request was submitted seeking information on application and submittal requirements to amend the existing Church of the Rock PD, located at 4881 Cherokee Drive, to allow for additional uses. The proposal includes planning areas for uses such as a new community worship center with related services; housing options that include guest suites for short-term stays, assisted living, attainable housing for seniors, disabled and/or workforce housing; family wellness center and workspace; and community services, food storage, gardens, maintenance, recreation, and parking. The property is located east of the intersection of Cherokee Drive and Foothills Drive. The property is located in Councilmember Hollingshead's district.



## Virtuoso Loop Extension



A pre-application meeting request was submitted seeking information on application and submittal requirements to construct roadway and utility infrastructure improvements as an extension of Virtuoso Loop, to connect with Sol Danza Drive. The proposed improvements include a private roadway, an extended water line, concrete repair and replacement, and an extension of the sanitary sewer line. The property is located southwest of the intersection of Limelight Avenue and Virtuoso Loop. The proposed lot is located in Councilmember Bracken'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 construction for two restaurants with outdoor plaza, located between La Loma Restaurant and Starbucks, southwest of Castle Rock Parkway and Promenade Parkway.
- Chipotle building and pad site construction, for restaurant, located off Promenade Parkway north of Sam's Club.
- Lazy Dog Restaurant site construction for a new stand-alone restaurant, located on the



- northeast corner of Castlegate Drive West and Promenade Parkway.
  - Los Dos Potrillos, building and site construction, for a new 7,400-square-foot restaurant, located west of TJ Maxx off Promenade Parkway. Grading only approved.
  - 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.
  - Whole Foods, site plan amendment approved to add EV charging stations in the existing parking lot, located at 6384 Promenade Parkway.
- **Meadows:**
    - Affinity Senior Multi-Family, plat and construction document review for a new 4-story senior housing apartment development with 174 units, located near Meadows Parkway and Regent Street.
    - Bison Park, site plan review for a new T-Mobile tower to be located in a public bathroom core and shell with a cupola to house wireless equipment. Bridge and access road, site construction, connection of the roundabout on North Meadows Parkway south, and then east crossing Plum Creek.
    - Caliber Collision, site plan amendment approved for a parking area and tenant finish, in Castle Rock Industrial Lot 2, located northeast of Timber Mill Parkway.
    - Castle Rock Industrial at the Meadows Lot 1, site and building construction for a 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 and building construction for a new 80,000+/- square-foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
    - Front Range Christian Church, site construction document approved 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 review for a 10,000-square-foot child daycare building, located on the northwest corner of Carnaby Lane and Lombard Lane.
    - 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 construction for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
    - Meadowmark Senior Multi-Family, construction document approved for a new 4-story senior housing apartment development with 200 units, located near N. Meadows Drive and Timber Mill Parkway.
    - Moore Lumber at the Meadows, temporary certificate of occupancy for a new 16,880-square-foot retail, warehouse, and office building, located at the north end of Regent Street.
    - 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 construction of 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 plan and 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 review for a new 3,700-square-foot convenience store to replace the existing building on the site, located at 310 S. Wilcox Street.
- Douglas County Libraries, site construction for 62,000-square-foot library building and demolition of the existing building, located at 100 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 construction for a new commercial center, located at 340 S. Wilcox Street.
- Keystone Hotel site construction for the addition of a new 702-square-foot enclosed patio on the west side of the building, located at 217 Fourth Street.
- Little School on Perry Street, site plan review 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 approved and construction document review to create a mini entertainment district, located at 404 N. Perry Street.
- Scileppi properties, construction document approved 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 North, Phase 1 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, 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.

- **Other Commercial Projects throughout Town:**

- 200 Wolfensberger, site development plan and plat review, to replat into two lots.
- 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 plan amendment review, and 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.
- Castle View Baptist Church, construction document approved for landscape, infrastructure construction of extraterritorial water line extension, located at 5054 Crowfoot Valley Road.
- Crowfoot Valley Road Right-of-Way Annexation of four parcels of Town owned land, located between Tower Road and the northern Town boundary.
- Crystal Valley Shops, site plan review for two in-line commercial buildings, located at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard.
- Discount Tire, site plan and construction document approved for 530-square-foot storage addition, located at 102 E. Allen Street.
- Ford Dealership, site plan and 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 and construction document review for a 10,500-square-foot, one-story primary care facility.
- Founders Marketplace, Dunkin Donuts, site plan review for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
- Founders Marketplace, McDonald's site and building construction for a new 5,140-square-foot restaurant, located at Aloha Drive and State Highway 86.
- Founders Village Pool, site plan approved for additional screening around the pool deck, located at 4501 Enderud Boulevard.
- Garage Condos, site and building construction, located on Liggett Road.
- Milestone, Bellco Credit Union, construction document review for landscape, and site plan review for interior 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.
- Sanders Business Park, site construction for approximately 51,000 square feet of industrial flex space, located south of The Plum Creek Community Church.
- StorQuest, building and site construction for a new 98,000-square-foot self-storage and RV parking, located off Liggett Road west of Kellogg Court.
- The Brickyard, erosion control and demolition plan approved for demolition of existing building on 4.5 acres, located on the south end of Prairie Hawk Drive.
- 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.
- The Famous Steak House, site plan amendment approved and construction plan review for landscape and parking lot revisions, temporary certificate of occupancy issued, located at 810 New Memphis 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 (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.
- Walmart, site construction for a new drive-through ATM at the west end of the existing parking lot.
- Wellspring and Castle Oaks Covenant Church, annexation petition is to annex approximately 2.07 acres, located at 498 East Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities
- Wendy's, site development plan amendment review for a stand-alone freezer in the rear of the parking lot, located at 875 Kinner Street.
- Woodlands Medical Office Building site plan approved for a new 14,336-square-foot medical office building, located near Woodlands Boulevard and Barranca Drive.
- Zaika Indian Restaurant, site plan review to enclose the existing patio on the south side of the building, located at 78 Allen Street.

#### **Residential Development Activity:**

- Alexander Way, annexation petition and planned development plan under review for 73.76 acres of land, located north of Alexander Place and Brewer Court.
- 544 Senter Drive, use by special review approved for a new two-story accessory dwelling unit with garage.
- 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.
- Avilla at Founders, site plan approved and construction document review, for 105 for-rent single-family dwellings, located on the northwest corner of Mikelson Boulevard and Mitchell Street.
- Bella Mesa pond, site plan, plat and construction documents approved 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 Filing 2, under construction, located in Douglas County on the east side of Crowfoot Road.
- Canyons South Filing No. 3, under construction for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Chateau Valley, site plan review for 423 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.
- Crystal Valley Ranch, construction plan approval for a recreation facility that will serve the new single-family home project, located at the southeast corner of W. Loop Road and Crystal Valley Parkway.
- 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, home 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 Boulevard and Wagonwheel Trail.
  - Founders Vista, Memmen Young, site plan review of 333-unit single-family homes and 114 paired homes (222 dwelling units).
  - 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, phases 1 and 2, located at the northeast corner of Coachline Road and Wolfensberger Road.
  - Hillside, site plan review for phases 3 and 4, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
  - Lanterns/Montaine, site construction for family amenity center and sports court, located on the northeast corner of East Montaine Circle.
  - Lanterns/Montaine, re-plat under review for remaining lots to all phases to remove 5-foot side lot utility easements. Subdivision construction for various phases for a total of 1,200 single-family residential lots, located off 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, home construction for 19 lot single-family project at Missoula Trail and Castle Oaks Drive.
  - Meadows, home construction, 209 single-family lot subdivision, located north of Red Hawk subdivision and west of Prairie Hawk Drive.
  - Meadows, home construction for 57 single-family detached homes on the east and west sides of Coachline Road north of Wolfensberger Road.
  - Meadows, site plan, plat and construction document review for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
  - 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.
  - 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 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.
  - 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.
  - Terrain Upper Sunstone, home construction, 261 single-family home project, located south of State Highway 86 and east of King Soopers/Ridge Road.
  - Wellspring/LaQuinta, site plan and construction document review for the conversion

of 63 hotel rooms to 42 apartment units, located at 884 Park Street.