



Meeting Date: July 21, 2026

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

Through: Tara Vargish, Director Development Services

From: TJ Kucewesky, Assistant Director Development Services

Title: Update: Quasi-Judicial Projects

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Quasi-Judicial Applications (currently under review)

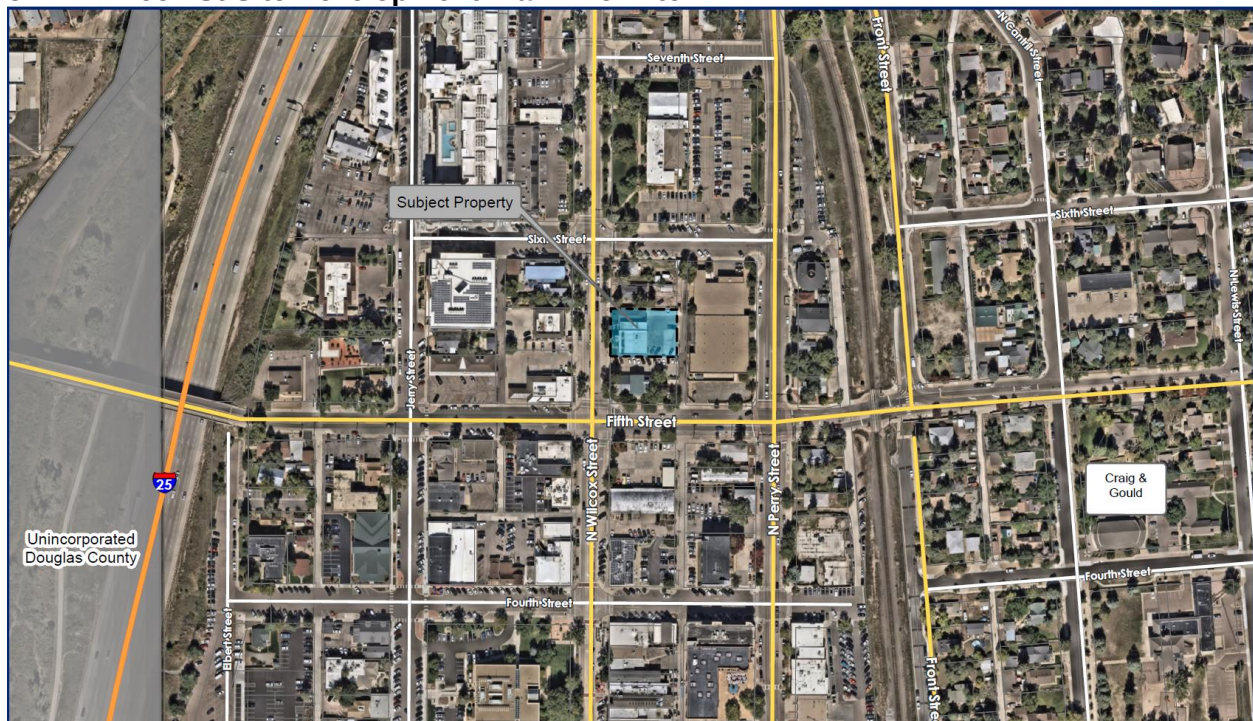
Berkenkotter Caprice Drive



Staff has received a new quasi-judicial application from Berkenkotter LLC for a Use by Special Review for 1100 and 1212 Caprice Dr. This application includes 1100 Caprice Dr (2.08 acres) and 1212 Caprice Dr (0.86 acres) separated by a private drive. The applicant is proposing to pave the empty lot at 1100 Caprice Dr. for additional parking at 1212 Caprice Dr., and to change the use of part of the lot to auto sales with offices in temporary mobile units. The applicant intends to use the entire site as a car dealership when the current church lease ends. The general location is located east of Caprice Dr. and south of Malibu St. Please see the attached vicinity map and proposed plan. The Use by Special Review will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. This project is located in Councilmember Davis's district.

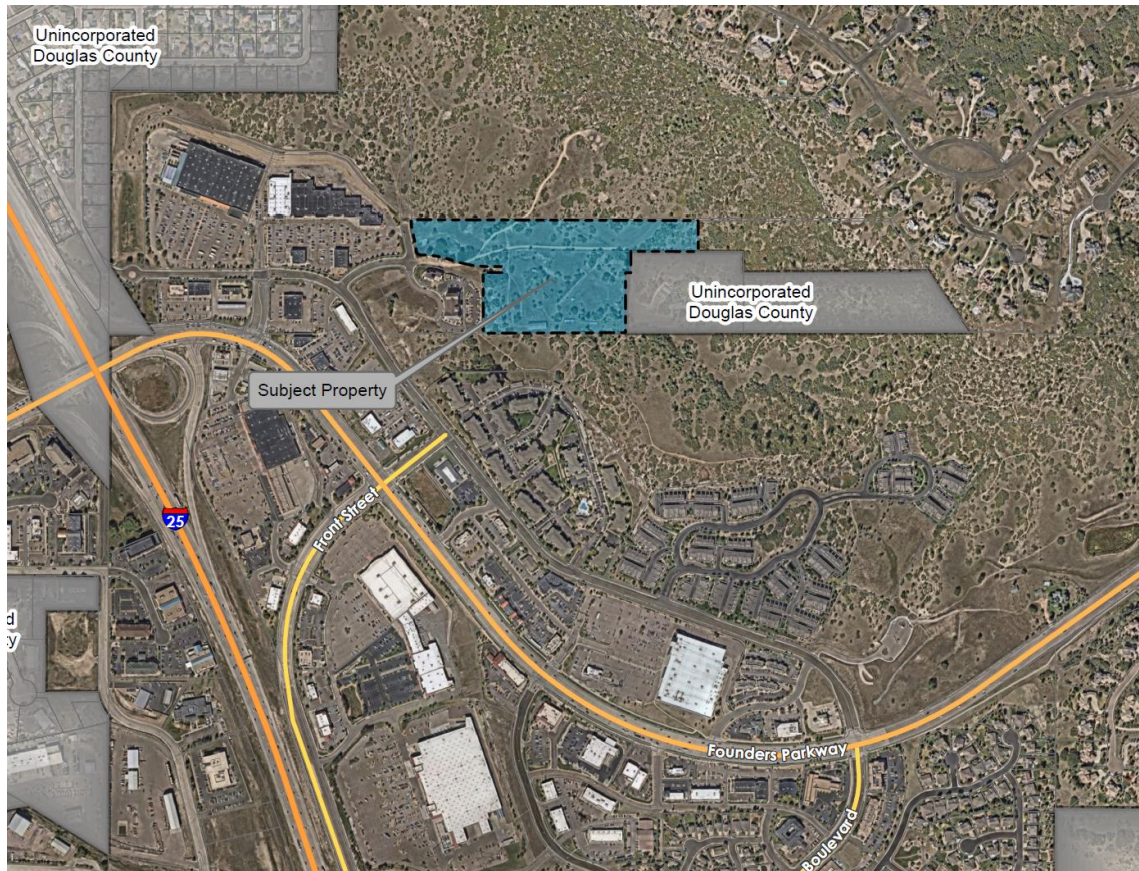
On-going Quasi-Judicial Applications (currently under review)

512 N Wilcox St Site Development Plan - Downtown



512 N Wilcox LLC has submitted an application for a Site Development Plan - Downtown for 512 N Wilcox Renovation. The applicant is proposing to renovate the existing structure located at 512 N Wilcox St. The proposed renovation includes façade changes, as well as interior enhancements, on an existing .32-acre site. The general location is located northeast of the intersection of N Wilcox Street and Fifth Street. The Site Development Plan - Downtown will require public hearings before the Design Review Board for review and final decision. This project is in Councilmember Davis' district.

Alexander Place — PDP Amendment



Staff has received a quasi-judicial application from Alexander Place Investors, LLC requesting a PDP Amendment for the Alexander Place Planned Development Plan. The applicant is proposing to rezone a 7.142-acre portion of the Cooper-Hook PDP and the 8.37-acre Alexander Place PDP, creating a combined site of approximately 15 acres for the development of 50 single-family homes. The site is generally located east of the intersection of Alexander Place and Montana Vista Way. The PDP Amendment will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. This project is in Councilmember Davis' district.

Auburn Heights Apartments Planned Development Plan Zoning Major Amendment and Site Development Plan Major Amendment



The property owner has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge and is generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100 multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is in Councilmember Bracken's district.

Castleton Heights Multifamily Site Development Plan

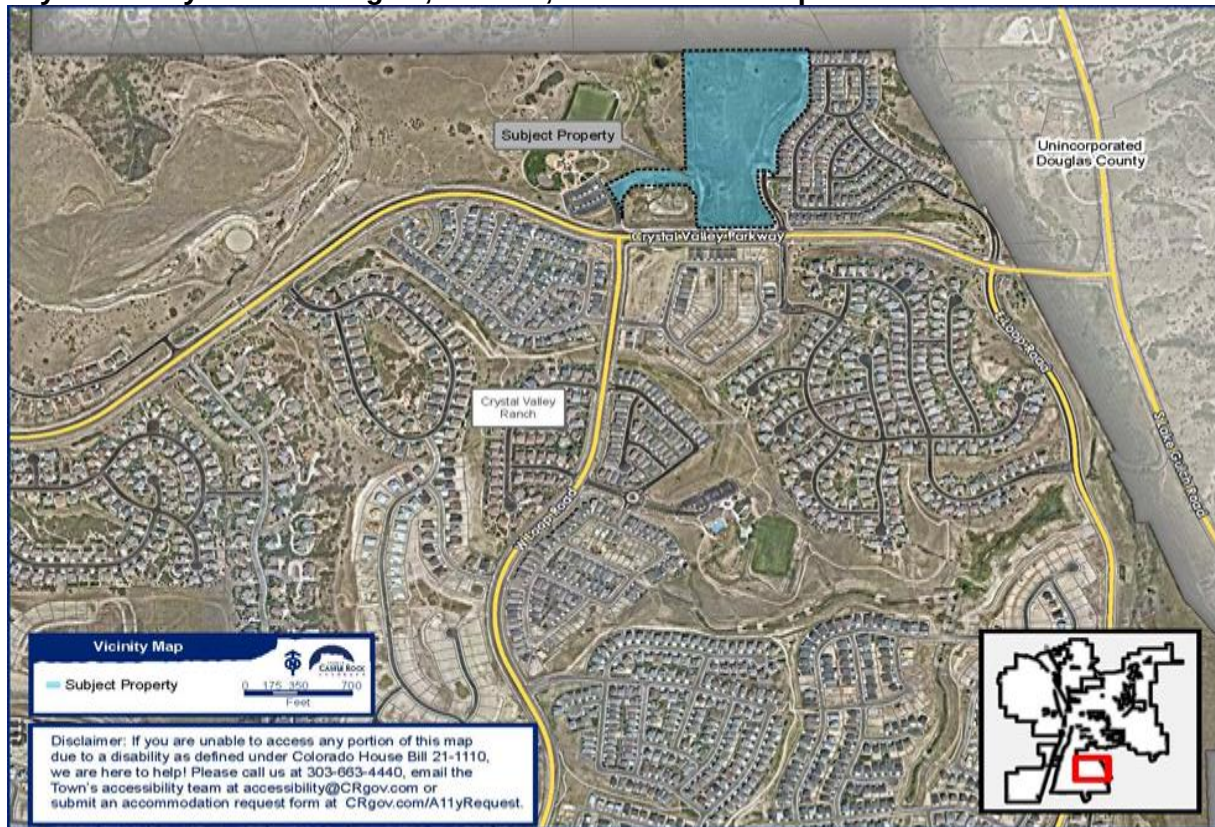


TWG Development has submitted a quasi-judicial application for a Site Development Plan/ Use by Special Review for Castleton Heights Multi-Family. The applicant is proposing to construct a new four-story multifamily building with 80 units on a 3.11-acre site. The proposed project is located southwest of the intersection of W Castleton Road and Castleton Court. The Site Development Plan/Use by Special Review will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is in Councilmember Davis' district.

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Crystal Valley Ranch Filing 14, Block 2, Lot 1 Site Development Plan



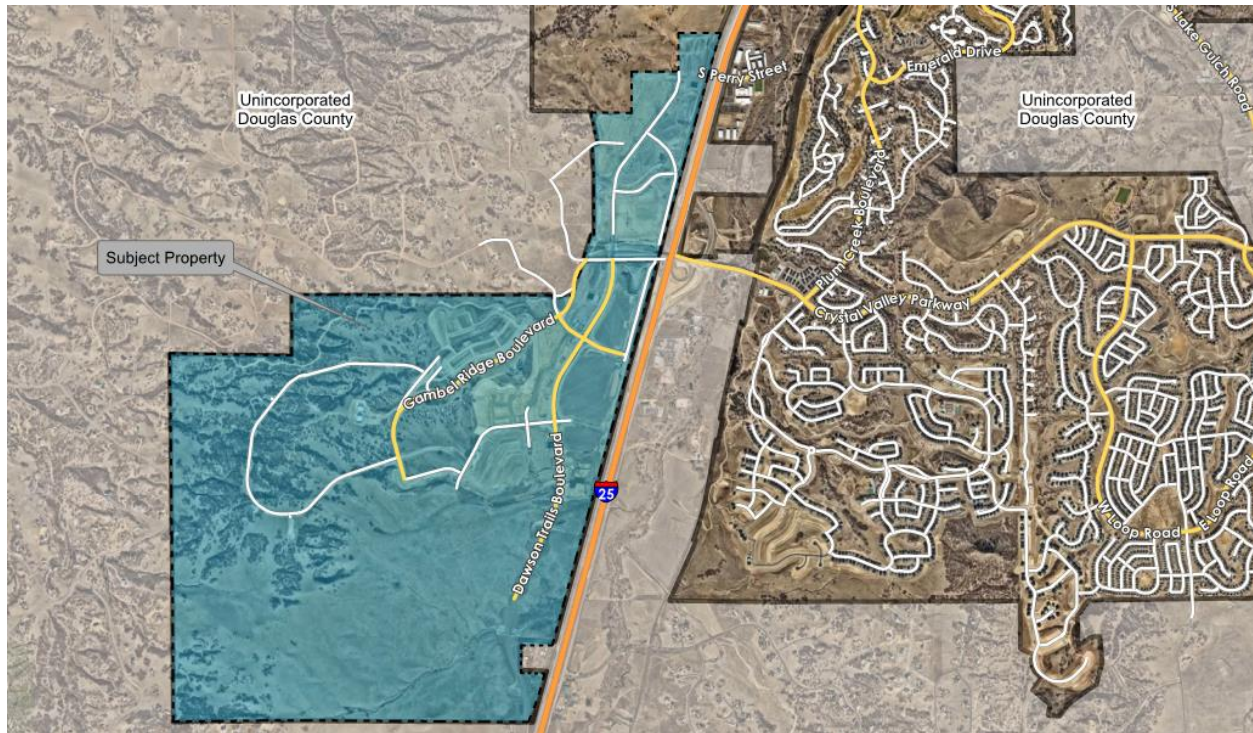
The Site Development Plan proposes 112 single-family detached lots on approximately 21 acres within the Crystal Valley Ranch Planned Development. The gross density is 5.31 units per acre. Average lot size is 4,490 square feet. The homes will have front-loaded two car garages and a driveway to accommodate two cars. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The site is in Councilmember Dietz's district.

Crystal Valley Ranch Mixed-Use Site Development Plan



Henry Design Group on behalf of Dan Kauffman, Pinnacle View Development, LLC, has submitted an application for a Site Development Plan. The applicant is proposing a mixed-use development on the 4-acre property located at the southeast corner of Crystal Valley Parkway and West Loop Road. The proposal includes 28 paired homes, one single family detached home, and a 2,057 square foot commercial building. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is in Councilmember Dietz's district.

Dawson Trails PD Amendment 4



ACM Dawson Trails has submitted a quasi-judicial major amendment to the Dawson Trails Planned Development Plan and Zoning Regulations. This 4th amendment incorporates a master sign plan for tenants, neighborhoods, commercial centers, trails, etc. to guide the overall signs for Dawson Trails; reconfigures Planning Areas G2 and PL-2.07, maintaining the same acreages; and includes pedestrian-oriented street sections for a portion of Planning Area E2 intended to promote walkability and enhance the pedestrian experience. Attached are the vicinity map and a portion of the sign plan. Public hearings will be held before the Planning Commission and Town Council. Dawson Trails PD is located in Councilmember Dietz's district.

Garrett Dawson Trails Multi-Family Site Development Plan



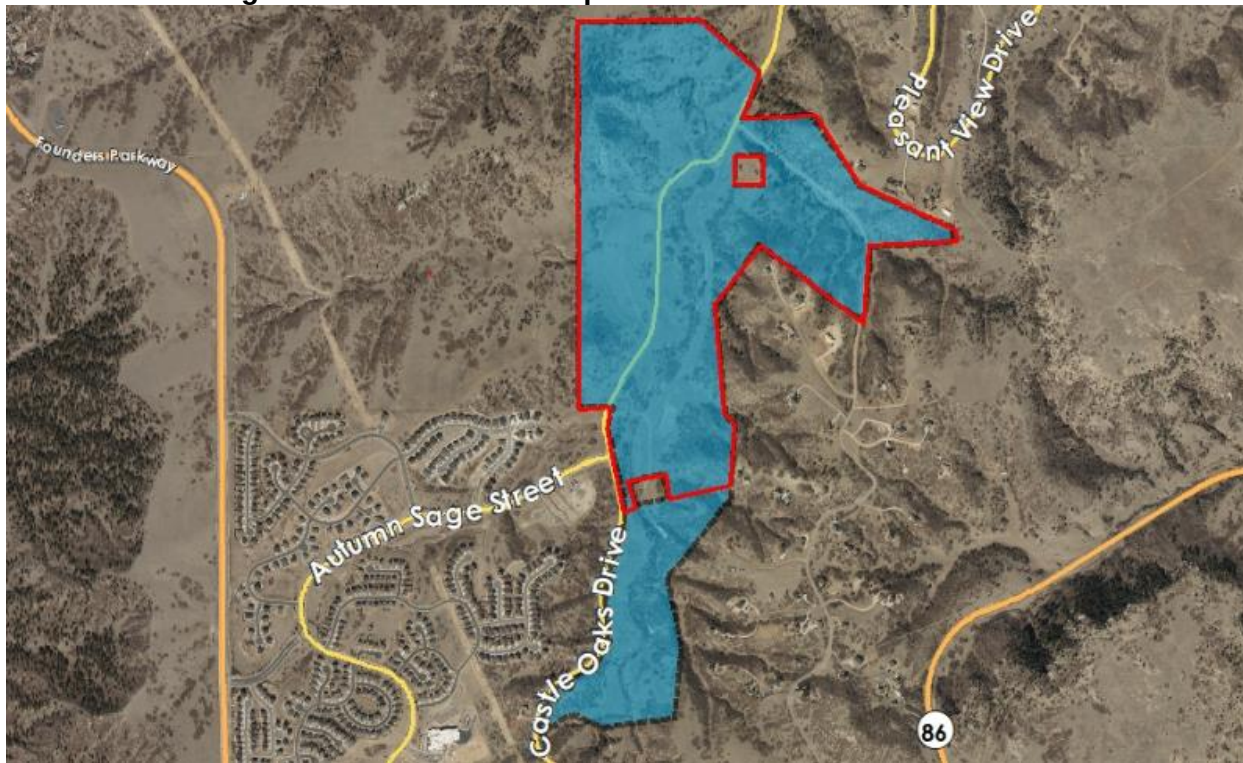
Garrett Co. has submitted a Site Development Plan application for a 324-unit apartment complex on 12.6 acres in Dawson Trails, located southwest of Dawson Trails Boulevard and Blanca Peak Parkway. Onsite amenities to include a clubhouse, pool, games lawn, dog park and dog wash. The clubhouse will include a co-working space, fitness center, leasing office and mail kiosk. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The site is in Councilmember Dietz's district.

King Soopers Dawson Trails Site Development Plan



Galloway & Company, Inc, on behalf of the property owner ACM Dawson Trails VIII JV LLC, and property developer King Soopers, has submitted a Site Development Plan application. The applicant is proposing a King Soopers grocery store and fueling station on 12.2 acres within the Dawson Trails Planned Development, Planning Area E-2. The site location is south and east of Gambel Ridge Boulevard and west of Dawson Trails Boulevard. The site plan proposes a 100,054 square foot grocery store, 425 parking spaces, an online grocery order pick-up area, and a fueling station with an 184 square foot kiosk and 7 fuel pumps. The building height is approximately 35 feet; 50 feet is the maximum height allowed. Access to the site is from Gambel Ridge Boulevard and Dawson Trails Boulevard. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is in Councilmember Dietz's district.

North Basin Village at Terrain Site Development Plan



The property owner has submitted an application for a Site Development Plan (SDP) for 29 single family homes on approximately 42 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 35.6 acres of open space dedication. The project is located along Castle Oaks Drive. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located within Mayor Pro Tem Cavey's district.

Pine Canyon Planning Areas 2 & 3 — SDP



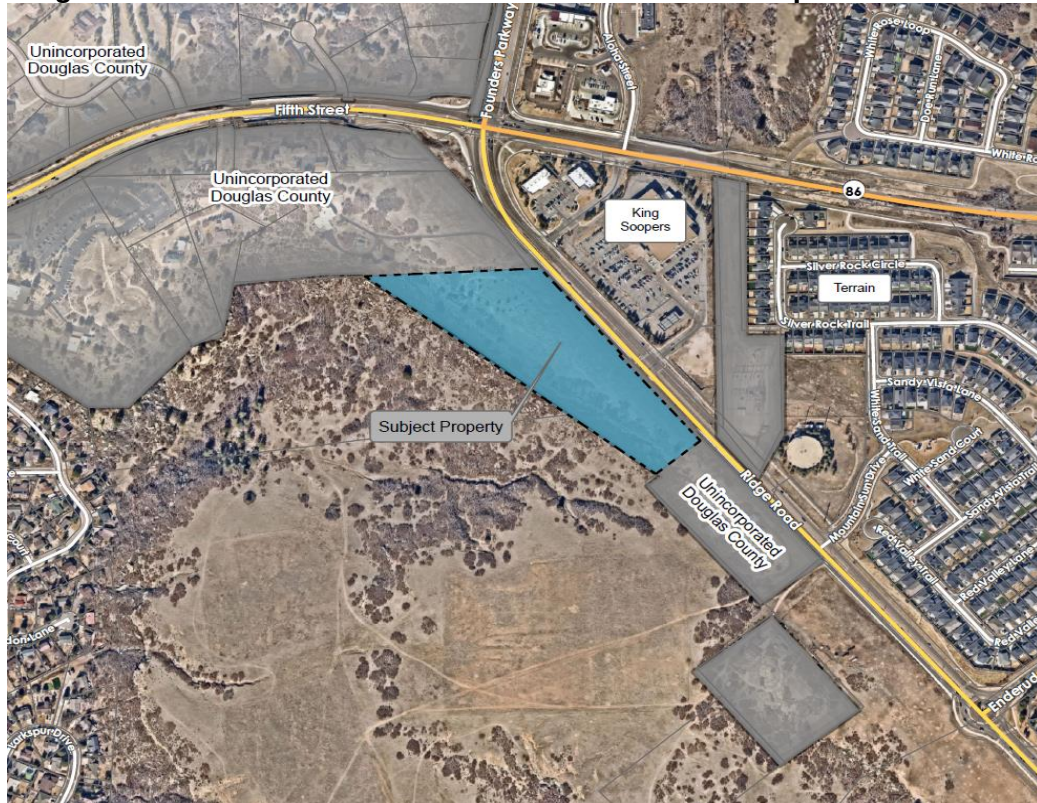
A quasi-judicial Site Development Plan (SDP) has been accepted from JRW Family Limited Partnership, LLLP for Pine Canyon Planning Areas 2 & 3. The property is approximately 64 acres and located west of the intersection of Founders Parkway and Rising Sun Drive. The SDP proposes 133 single-family detached homes and 29.4 acres of open space. Access to the new neighborhood will be provided from Founders Parkway via Rising Sun Drive and Crimson Sky Drive. The property is in Councilmember Davis' district.

Pioneer Ranch Annexation and Planned Development Plan Zoning



The property owner has submitted an annexation petition to annex a 388-acre site located west of Founders Parkway and east of Front Street into the Town of Castle Rock. The applicant is proposing the Pioneer Ranch Planned Development Plan zoning to allow 1,123 dwelling units (a mix of single-family and multi-family), 78 acres of open space, and 39 acres dedicated for public uses, such as schools and parks. The annexation and planned development plan require public hearings before Planning Commission for review and recommendation and Town Council for review and final decision. The property is adjacent to Councilmember Davis' and Mayor Pro Tem Cavey's districts.

Ridgeview Town Center Annexation and Planned Development Plan Zoning



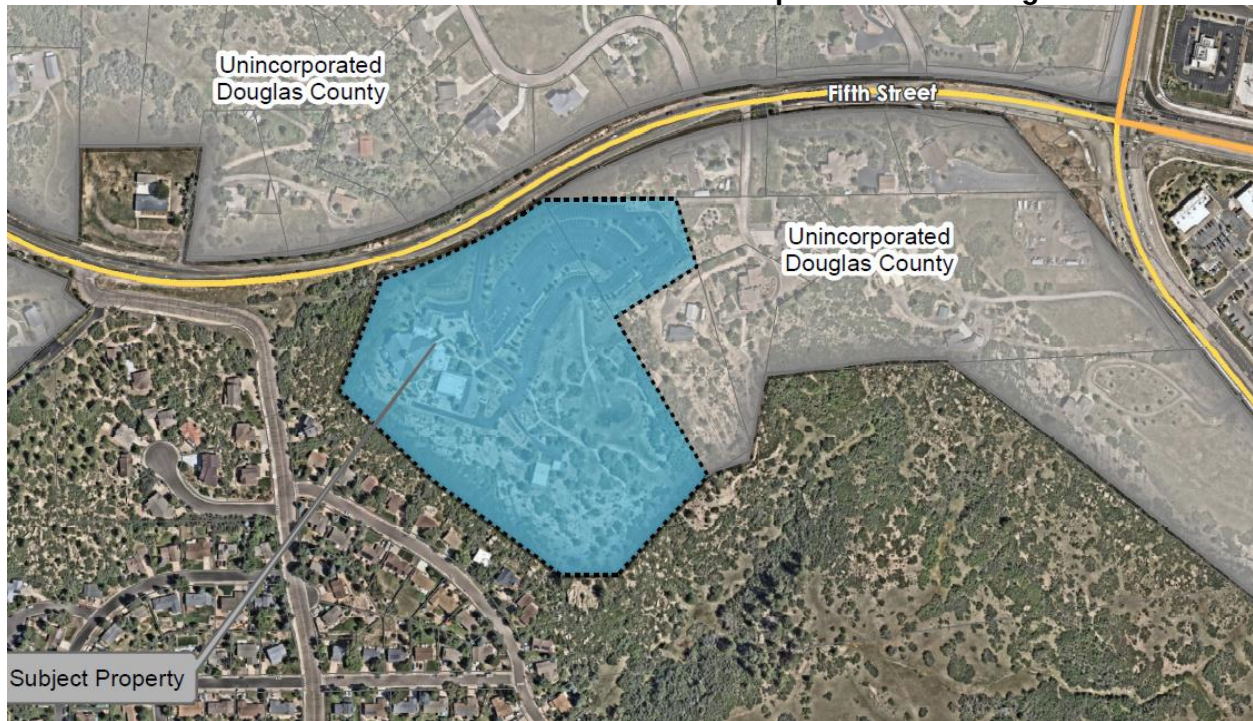
The property owner has submitted an application for annexation and zoning for a 10-acre parcel located at 895 N. Ridge Road, southwest of the intersection of State Highway 86 and N. Ridge Road. The owner proposes to zone the property to allow commercial uses, such as retail, office, restaurant, clinic and personal services. Uses by special review include day care, fast food with drive-thru, and doggy day care. Prohibited uses include fueling stations, vehicle storage, and auto repair. Approximately 29% of the site is designated open space. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is adjacent to Mayor Pro Tem Cavey's and Councilmember Brooks' districts.

Rivers Church Site Development Plan Amendment (Facade Only)



The property owner is proposing to renovate the west facade of the units at 136 and 138 South Wilcox Street. The site plan amendment includes building elevations depicting an increased height of the entry parapet, new paint colors, updated facade materials to replace the existing stucco and two new steel frame awnings with standing seam metal roof. The property is located in the Downtown Overlay District. The proposed site plan amendment requires a public hearing before the Design Review Board. The property is in Councilmember Davis' district.

Saint Francis of Assisi Annexation and Planned Development Plan Zoning



St Francis Church has submitted a quasi-judicial application for an annexation. The applicant is proposing an annexation of the two lots that the existing church is located on, along with the adjacent right-of-way. The general location is southeast of the intersection of N Valley Drive and Fifth Street. The proposed Planned Development (PD) zoning will allow a Church/Place of Worship and related uses such as educational facilities, pre-school, ministry offices and clergy residence. The Annexation and planned development zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located adjacent to Councilmember Davis' and Brooks' districts.

Wellspring and Castle Oaks Covenant Church Annexation and Planned Development Plan Zoning



The property owner has submitted an application for annexation and zoning of a parcel of land for Wellspring Community Center. The annexation petition is to annex approximately 2.07 acres located at 498 E. Wolfensberger Road, for future Wellspring facilities. The Planned Development (PD) zoning application is proposing to allow for operation of the Wellspring Community Center. The annexation and planned development zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This property is located adjacent to Councilmember Bracken's district.

The Town's Development Activity map provides additional information on these quasi-judicial applications, as well as projects that are under administrative (non-quasi-judicial) review. This map is available at: CRgov.com/developmentactivity.