



## **AGENDA MEMORANDUM**

**Date:** February 16, 2021

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

**Through:** Tara Vargish, Director of Development Services

**From:** Kevin Wrede, Planning Manger  
Brad Boland, AICP, Planner II

**Title:** **Town Manager's Report – Pending Development Property Update**

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### **Executive Summary**

The purpose of this Pending Development update is to provide a quarterly update on information related to properties in Town that are planned for future development. In 2020, Town staff conducted a comprehensive review of existing zoning entitlements of land that has not yet been developed in Town. To better enable and graphically show this research, staff has generated a map identifying the remaining areas of land within the Town of Castle Rock that are currently entitled to development. The existing zoning entitlements have also been identified for each parcel. On December 15, 2020, staff provided Town Council a review of these parcels and identified several that are not as well-known and appear likely to elicit future development interest and possible resident concern. Since the last report, Town staff has updated this map to remove any of the identified areas/parcels that are now under construction and also provided new information with respect to pending or approved land use approvals and inquiries. Town staff is also working to get this mapping incorporated into the Development Activity Map in the upcoming month.

### **Discussion**

The intent of this review is to provide Town Council with up to date information about land uses which are allowed by right under the current zoning entitlements, and which could potentially be proposed for development at any time by a developer within the Town. Staff hopes that by providing this information, we can better assist Town Council with questions and concerns from the residents of the Town when development is proposed for these sites.

Staff has highlighted in this memo some of these existing entitlements that we believe could lead to neighborhood concern regarding the types of uses that are allowed by right, as well as the proximity of these potential uses to existing neighborhoods. The full town-wide

“Pending/Not Yet Developed Land Maps” are attached to this memo and generally show all of the areas in Town that are not currently under construction. Each area is identified on the map with an Identification (ID) number and a summary table that lists general information for each area, such as number and type of dwelling units or general types of non-residential uses. Since the last report, the map has been updated by removing parcels that are now under construction and updating the notes for the parcels that have had land use approvals or were under review at the end of 2020.

**Parcels with Recent Inquiries**

Staff has provided a summary of some of the mapped properties in this memo, that have had recent inquiries for development through January 27, 2021. For each area below, reference is provided for the associated map page number and ID number for the attached Pending/Not Yet Developed Land Maps.

**Meadows 4<sup>th</sup> Amendment Planned Development, ID # 124 (Map 11)**



The Meadows Fourth Amendment was approved in 2003. Parcel #124 is located at the easterly intersection of Red Hawk Drive and New Hope Way, adjacent to Bonaventure of Castle Rock. The zoning allows the following uses on parcel #124 as listed below:

Commercial and Residential Use (ID #124): The Town Center use area encourages a mixture of retail, office, and residential.

Staff received a Pre-Application meeting request from Niebur Development Inc., on behalf of the property owner, seeking information on application and submittal requirements to develop a medical office building on an approximate 1-acre lot within the Meadows. The proposal is for either a two-story 19,500 square foot building with surface and garage parking or a three-story 19,125 square foot building with surface parking only. Timing of the project is unknown. The proposal is located in Mayor Pro Tem Bracken’s District. If the proposal were to move forward, a Site Development Plan would be reviewed administratively.

## Lanterns 4<sup>th</sup> Amendment Planned Development, ID #43 (Map 7)



The Lanterns 4<sup>th</sup> Amendment Planned Development (ID #43) was approved in 2018 and is located at the southwest corner of Crystal Valley Parkway and Plum Creek Parkway. The zoning allows the following uses on parcel #43 as listed below:

*Non-Residential Use (ID #43):* retail sales and service, grocery, drug store, convenience goods, personal service shops, restaurants, banks, offices, medical and dental offices.

Staff received a pre-application meeting request from Olsson Inc. on behalf of Kum & Go seeking information on application and submittal requirements to construct a new gas station/convenience at parcel #43. Timing of the project is unknown at this time. The proposal is located in Councilmember Dietz's District.

The Town's Zoning Manager has previously reviewed a request for a gas station at this parcel and confirmed that because the allowed uses did not include fueling stations nor any automotive services, a convenience store with a gas station was not an allowed use under the existing zoning. This decision was appealed to the Board of Adjustment, which in turn reviewed the case and determined that the Zoning Manager's use determination was valid. They have been informed they would need to go through a rezoning process, with public hearings, to request that additional use. If the proposal were to move forward and if the rezoning process were to be approved, the proposed Site Development Plan would require additional public hearings due to the Residential/Non-Residential Interface.

## Stanbro Planned Development Plan, ID #82 (Map 6)



The Stanbro Planned Development Plan was approved in 1987. The property is located on the northwest and southwest corners of Plum Creek Parkway and Lake Gulch Road. The zoning consists of a mixture of uses listed below:

*Neighborhood Commercial Area (ID #82):* allows personal services, financial, retail stores to include liquor stores, restaurants to include drive-through, gas station, automotive uses and child care centers.

Staff received a pre-application meeting request from Olsson Inc. on behalf of Kum & Go seeking information on application and submittal requirements to construct a new gas station/convenience store located at parcel #82. Timing of the project is unknown at this time. The proposal is located in Councilmember Dietz's District. If the proposal moves forward, the Site Development Plan would require public hearings due to the Residential/Non-Residential Interface.

### **Previously Reported Parcels of Interest**

The parcels listed below are ones that were previously reported on, but have not had any new inquiries. Some parcels in Town have been well known as being planned for development, such as the Meadows Town Center area, however other parcels have not had any recent inquiries or activity. Staff has summarized each of these highlighted areas below, including the specific list of allowed uses from the approved zoning entitlements, and information on any recent inquiries regarding development of these parcels. For each area below, reference is provided for the associated map page number and ID number for the attached Pending/Not Yet Developed Land Maps.

### Cambridge Heights Planned Development, ID #10 and 11 (Map 3)



Cambridge Heights Planned Development (PD) was approved in 2003 and is currently showing ownership with a group outside the United States. The Planned Development is located along the south side of Highway 86 at Enderud Blvd, just east of the Sunstone/Terrain neighborhood. The PD zoning allows for multifamily and neighborhood uses, located in the areas labeled 10 and 11 on the graphic above.

Neighborhood Use (ID#10): allows banks, financial institutions, restaurants and restaurants with drive through services, convenience stores with gas and car washes, day care, general office, retail, light automotive services, other commercial uses similar in character, religious institutions. Automotive repair, bars and taverns are not allowed.

Multifamily Use (ID#11): allows up to 100 units at 12-15 Dwelling Units (DU) per Acre.

Town staff has not had any inquiries or contact with potential developers concerning this property.

## Creekside Planned Development, ID #17 (Map 9)



The Creekside Planned Development was approved in 1984, and is shown as ID#17 on the map above. The PD is located along the I-25 frontage road just north of Crystal Valley Parkway. The zoning consists of commercial uses as listed below:

Commercial Use Area (ID#17): allowed uses are general commercial, financial, professional research laboratories, office and retail that include gas station. Automotive sales and service facilities, laundries, parking lots, personal services, public assembly, restaurants, lounges, fast food establishments, transit terminal, veterinary office and boarding kennels.

Staff has not had any development inquiries specific to the Creekside PD within the last few years. The timing of the future Crystal Valley Interchange may have an impact upon this property and when it will develop.

## Crystal Valley Ranch Commercial ID #21 (Map 7):



The Crystal Valley Ranch Planned Development Plan was approved originally in 2007 with a 10.4-acre parcel zoned for neighborhood commercial. A 2019 rezoning reduced this commercial land area to 4 acres, shown as ID# 21 above, with the following allowed uses:

Neighborhood Commercial (ID#21): allowed uses are community centers, convenience stores with gasoline and car washes, financial institutions, laundries and dry-cleaning services, liquor stores, offices, places of public assembly, recreation center, membership clubs, health clubs, restaurants, lounges and fast food establishments with drive thru, retail stores and display shops, day care centers, single family, multi-family residential, small animal clinic, religious facilities.

Staff is in continual contact with the owner of this property while Crystal Valley Ranch continues to build out. There have been no recent inquiries into when this property might develop, nor any discussion on which uses, from the above list, might be contemplated.

**Heckendorf Planned Development/Lanterns 4<sup>th</sup> Amendment Planned Development, ID # 33 (Map 7)**



The Heckendorf Planned Development Plan (ID #33) was originally approved in 1984. The Planned Development area is located along Crystal Valley Parkway just west of Plum Creek Boulevard. The zoning allows for commercial uses on parcel #33 as listed below:

Commercial Light Office Use (ID #33): allows retail sales and service, restaurants, copy services, business supplies, shops, personal services and offices.

Parcel ID #43 has had a recent inquiry and is reported on in the previous section.

**Plum Creek Amended Planned Development Plan, ID #63 (Map 6)**



Plum Creek Amended Planned Development was approved in 1985 and is located along the south side of Plum Creek Parkway just east of Wilcox Street, shown above as ID#63.

Neighborhood Commercial Uses (ID#63): allows retail, financial services, restaurants and lounges, places of assembly, offices, community centers, transit hubs, automotive services, car wash, warehouse, mortuaries and light industrial uses. Zoning specifically prohibits outdoor storage of junked/wrecked vehicles.

Staff has received no inquiries about possible development of this parcel.

**Stanbro Planned Development Plan, ID #81, 83, 84 (Map 6)**



The Stanbro Planned Development Plan was approved in 1987. The property is located on the northwest and southwest corners of Plum Creek Parkway and Lake Gulch Road. The zoning consists of a mixture of uses listed below:

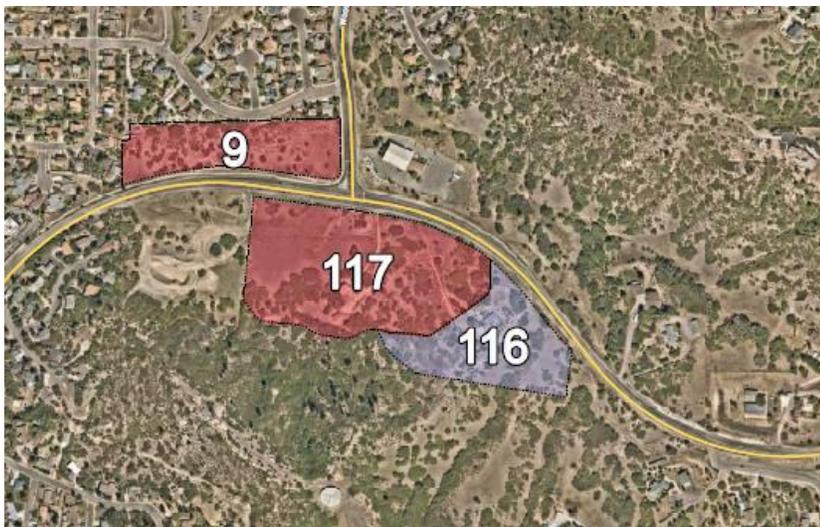
Residential Use Area B (ID #81 and #84): 6-10 DU's per/acre. Allows Single family, apartments and condominiums max 92 units allowed.

Total of 124 maximum allowed units for Area A and B combined.

Residential Use Area A (ID #83): 32 single family units allowed.

The current property owner has contacted the Town numerous times over the past few years about the development potential of the Stanbro PD. Parcel ID #82 has had recent inquiries, and those are reported in the previous section of this report. Overall, these parcels have many constraints due to the existence of floodplain and possible access challenges.

#### **Woodlands Crossing, ID # 116,117 (Map 4)**



Woodlands Crossing Planned Development was approved in 1987 and is located on the south side of Highway 86 at Woodlands Blvd. This PD encompasses ID#s 116 and 117 shown above. The PD allows for the following uses:

Low Density Multi-Family Use Area (ID#116): allows townhomes, apartments, condominiums, attached and detached dwellings. 10 DU's per/ac are allowed maximum for multi-family uses and 6 DU's per/ac maximum are allowed for single family detached proposals.

Integrated Business Use Area (ID#117): allows retail, personal services, financial, indoor places of public assembly, automotive repair, general office, churches, restaurants, lounges and public buildings.

Town staff have received a few inquiries over the past 2 years about development possibilities concerning this site. There have been no inquiries over the past year. The ownership of the identified area is fractured amongst several entities, thus most likely making development challenging at this time.

## **Summary**

After reviewing the existing zoning entitlements of land that has not yet been developed in the town, staff identified the above properties as ones in need of closer review. The maps that depict all of these areas in Town are attached to this memo (Attachment 1). Some of these properties have not elicited many development inquiries over the past few years due to a myriad of factors. Staff has researched the allowed uses of these identified areas/parcels to raise awareness of their status, as some of these specific parcels do not often come up in everyday conversation about development within Castle Rock. Staff's intent is to inform the Town Council of these properties, as well as provide initial zoning/entitlement information for their pending development within the Town of Castle Rock.

Town staff intends to update this map and memo quarterly to remove any of the identified areas/parcels that have been developed, since the last map update, and also provide any information with respect to inquiries concerning the above listed Planned Developments or newly identified locations. Staff is also in the process of including this mapping as a layer on the Development Activity Map.

## **Attachments**

Attachment 1: Castle Rock Pending/Not Yet Developed Parcels Map Q4 2020