



AGENDA MEMORANDUM

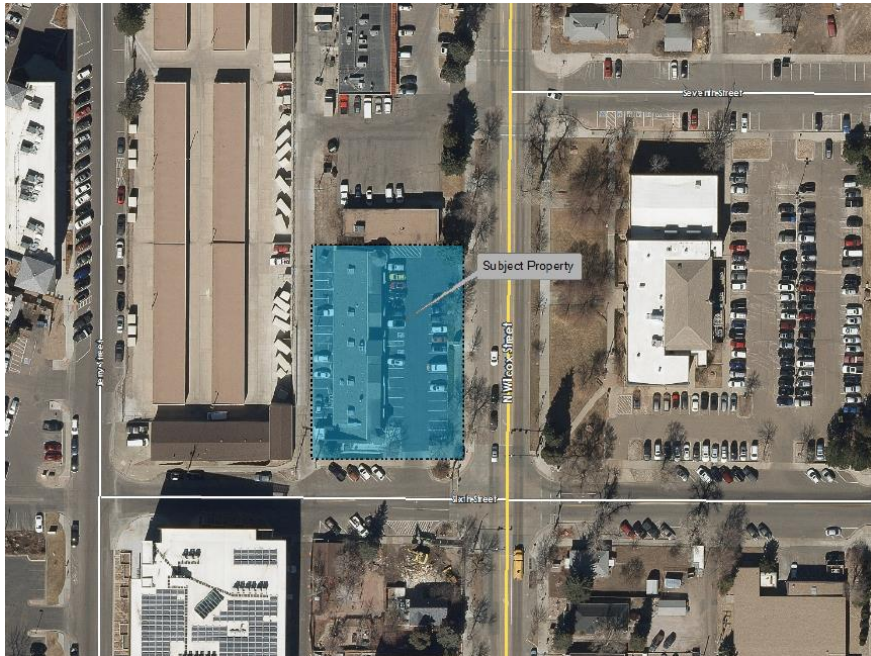
To: David L. Corliss, Town Manager
Through: Tara Vargish, Director Development Services
From: Kevin Wrede, Planning Manager
Title: **Update: Quasi-Judicial Projects**

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

611 N. Wilcox Street:



The property owner, Silverwood Investments, has submitted an application for a Downtown Site Development Plan – Façade for their property at 611 N. Wilcox Street. The project, to be known as “The Silo,” proposes to update the façade of the “Victorian Retail

Center.” The project seeks to remove all Victorian trim pieces, clock, and signage and replace the façade with new wood accents, paint, columns, wall signage, roof, and lighting. The project site is 0.641 acres (27,922 square feet) in size and is located at the northwest corner of N. Wilcox and Sixth Streets. The Downtown Site Development Plan - Facade will require a public hearing before the Design Review Board. The project is located in Councilmember LaFleur’s district.

Alexander Place Planned Development and Zoning Regulations Amendment:



The property owner, Calamar, has submitted an application for an amendment to the Alexander Place Planned Development Plan and Zoning Regulations (PDP Amendment) to allow for a 134-unit independent senior living apartment. The 8.36-acre property located east of the Alexander Place and Brewer Court intersection has zoning that allows for 26 units of age restricted single family detached and paired homes, 63 units of age restricted multifamily, and 36 assisted living beds. The total number of units allowed with the current zoning is 125 units. The PDP Amendment will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located in Councilmember LaFleur’s district.

Bella Mesa Site Development Plan:



The property owner, Fourth Investments USA, LLC, has submitted an application for a Site Development Plan (SDP) to relocate an existing detention pond on property known as Bella Mesa. Bella Mesa is approximately 197 acres in size and located north of Castlewood Ranch and east of Founders Village. The detention pond is being relocated to the northwest of its current location to a location better suited for future residential development and in conformance with the zoning. No other development is proposed with this application. A separate SDP as well as associated neighborhood meetings will be required for any future residential development. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Councilmember Johnson’s district.

Kum and Go Convenience and Gas Station (PD Amendment/SDP):



Planned Development Plan Amendment

The property representative, Kum & Go, has submitted an application for a Planned Development Plan Amendment to rezone property within the Lanterns Planned Development Plan to permit a fueling station. The property is approximately 2 acres in size and located at the westerly intersection of Crystal Valley Pkwy and Plum Creek Blvd. The Planned Development Plan Amendment will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The project is located within Councilmember Dietz's district.

Site Development Plan

The property representative, Kum & Go, has submitted a Site Development Plan application for an 8,884 sq. ft. convenience store and a 5-pump fueling station. The property is approximately 2 acres in size and located at the westerly intersection of Crystal Valley Pkwy and Plum Creek Blvd and is associated with an application to rezone the property to permit a fueling station use. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The project is located within Councilmember Dietz's district.

The View Site Development Plan Amendment:



The property owner, Castle Rock Development, LLC, (comprised of Treanor Investments, LLC, Douglas County Properties, LLC, and Rock View Holdings, LLC, et al) submitted a Downtown Site Development Plan Amendment for façade changes to the “The View.” The project site is located at 205 Sixth St./610 Jerry St. on the northeast corner of Sixth and Jerry Streets and measures approximately 2.02 acres. The SDP Amendment will require a public hearing before the Design Review Board, which has been scheduled for a Special Design Review Board meeting on Dec. 15, 2021. The property is located within Councilmember LaFleur's district.

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

6 S. Cantril Street Historic Preservation Design Review:



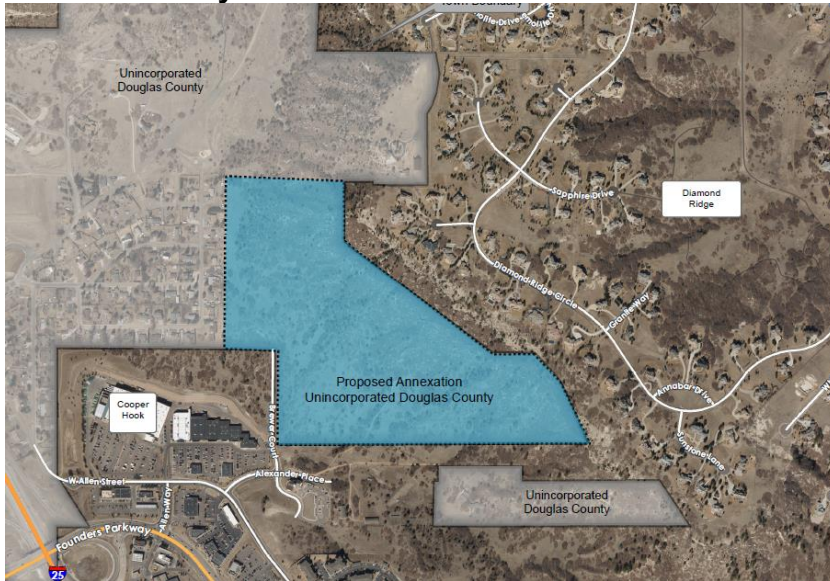
The property owner has submitted a Historic Preservation application for a proposed duplex and detached garage on the vacant lot at 6 S. Cantril Street. Located south of the South Street and S. Cantril Street intersection, the property is north of the Douglas County Fairgrounds and the Town trail and measures approximately 0.161 acres (7,013 square feet). Each, 2-storied duplex unit would include approximately 2,000 square feet with the total square footage for both, 2-storied units measuring about 4,000 square feet. The detached garage structure would measure approximately 500 square feet with vehicular access to the garage from the rear alley. Because this new construction application is within the Craig and Gould’s neighborhood, the application will require a public hearing before the Historic Preservation Board for review and final decision. The project is within Councilmember LaFleur’s district.

221 Wilcox Street Site Development Plan:



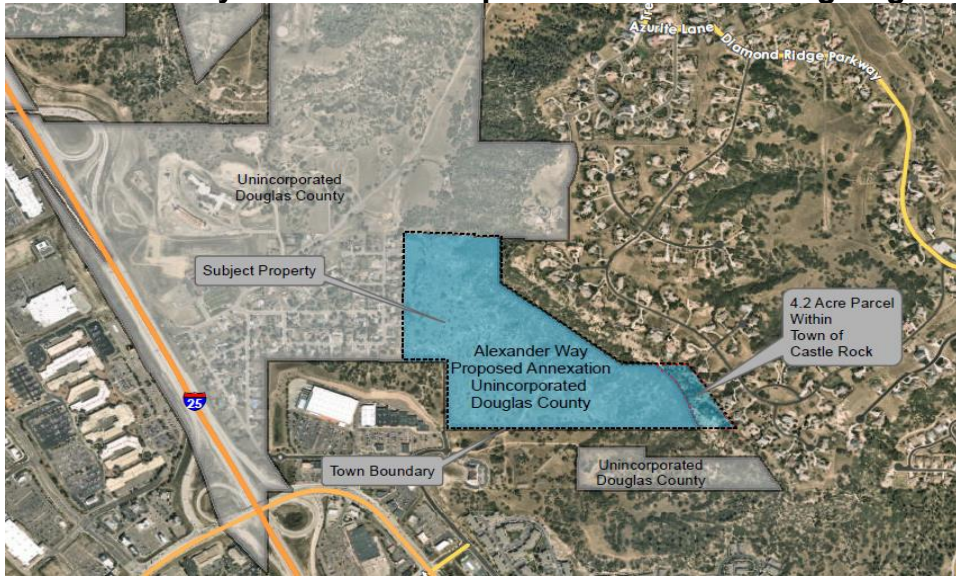
The property owner has submitted a Site Development Plan (SDP) application for mixed use project at 221 Wilcox. The property is 0.373 acres in size and located at the southwest corner of N. Wilcox Street and Third Street. The SDP proposes a mixed use development with a total of 38 apartment units, 8,100 sq. ft. of commercial, and 60 parking spaces. The building is proposed at five stories high. The ground floor is to contain the commercial use while the second through fourth floors are to contain the residential use. Parking will be located underground. The SDP will require a public hearing before the Design Review Board for review and final decision. The project is located within Councilmember LaFleur's district.

Alexander Way Annexation:



The property owner has submitted an annexation petition to annex 73.76 acres north of the Alexander Place and Brewer Court intersection. The project is being referred to as Alexander Way. The applicant presented the anticipated zoning that they would seek, which would allow 53 single family detached lots and 24 live/works units. The annexation requires public hearings before Planning Commission for review and recommendation and Town Council for final decision. The project is located adjacent to both Councilmember Cavey and Councilmember LaFleur's districts.

Alexander Way Planned Development Plan and Zoning Regulations:



The property owner has submitted an application for a Planned Development Plan and Zoning Regulations for 77.96 acres located north of Alexander Place and Brewer Court intersection. The project is being referred to as Alexander Way. The applicants have submitted a petition seeking annexation for 73.76 acres of the property. The Planned Development Plan and Zoning regulations includes a 4.2-acre parcel that is already within the Town. The applicant is seeking zoning which would allow for 53 single family homes, 24 live/work units, and includes 30 acres of open space. This project will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located adjacent to both Councilmember Cavey and Councilmember LaFleur’s districts.

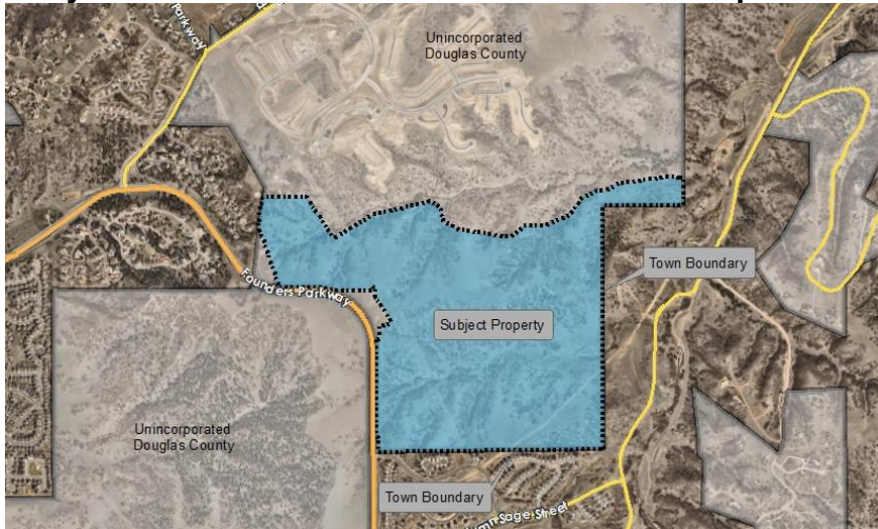
Auburn Heights Apartments Planned Development Plan Major Amendment and Site Development Plan Major Amendment:



The property owner has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge, which is approximately 6 acres in size and 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 and the SDP amendment seeks to rearrange the buildings on the site to reduce impacts to surrounding neighbors. The project is known as Auburn Heights Apartments and proposes a total of five apartment buildings containing a total of 104 units, a clubhouse, pool, dog run, playground, and 222 parking spaces. 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 hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located within Mayor Pro Tem Bracken's district.

Canyons South Annexation and Planned Development Plan:



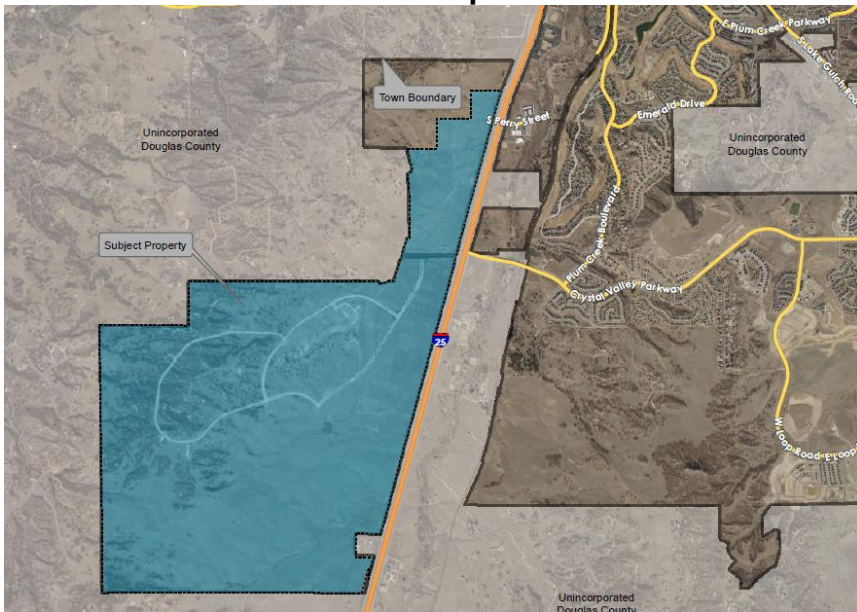
The property owner has submitted an annexation petition to annex a 409-acre site located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive into the Town of Castle Rock. The owner has also submitted a Planned Development Plan for zoning of the property for a new neighborhood consisting of 474 single-family homes and 50,000 sq. ft. of neighborhood commercial. The annexation and zoning will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is adjacent to Councilmember Cavey's district.

Davey Daycare Historic Preservation Design Review:



The property owner has submitted a Historic Preservation application for a proposed approximately 300 square foot sunroom addition to the building at 399 N. Gilbert Street, also known as Davey Daycare. The property measures approximately 0.360 acres, or approximately 15,682 square feet. The sunroom addition would be on the west, rear side of the building, and would serve as a year-round outdoor space for infants ranging in age from six weeks to 18 months. The property does not have an historic landmark designation, and the building was constructed around 1965. However, since this new construction project is within the Craig and Gould neighborhood, the application will require a public hearing before the Historic Preservation Board for review and final decision. The project is within Councilmember LaFleur’s district.

Dawson Trails Planned Development Plan:



The property owner has submitted an application for the Dawson Trails Planned Development Plan for approximately 2,062 acres located in the southwest quadrant of

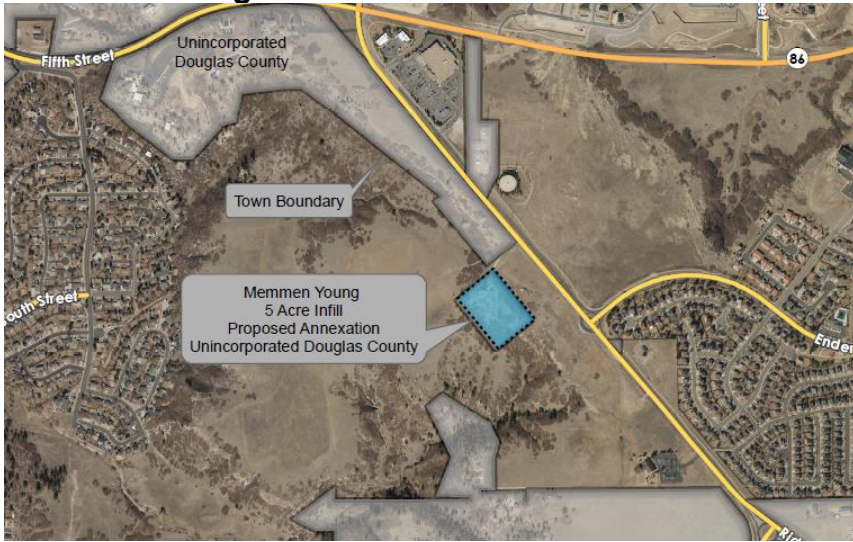
Town, west of I-25 and generally north and south of Territorial Road. The PD Plan proposes a maximum of 5,850 dwelling units and a maximum of 3,200,000 square feet (sf) of commercial/non-residential uses. The proposed open space dedication includes 535.8 acres or 26% of the site identified on the plan, with an additional 10% open space to be identified and dedicated with each Site Development Plan, for a total of 35% open space. The public land dedication is 244.6 acres, 11.9% of the site. The PD Plan also reflects the proposed alignment of the west frontage road along I-25 in coordination with the Town's future Crystal Valley Interchange location. The Planned 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 located within Councilmember Dietz's district.

Douglas County Library Site Development Plan:



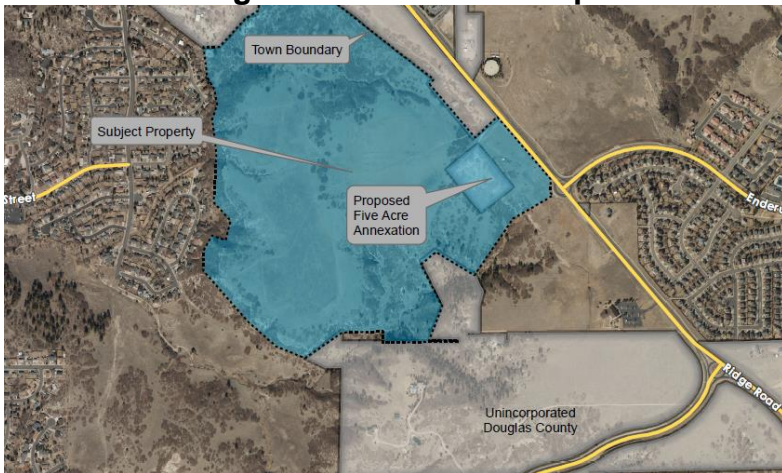
The property owner has submitted an application for a site development plan for a new Castle Rock branch library. The SDP proposes a new two-story 62,000 sq. ft. library to replace the existing one-story 45,000 sq. ft. library. The existing library will remain open until the new building is constructed. Once the new building is constructed, the old library building will be demolished and replaced with parking. The project is 3.5 acres in size and located at the southeast corner of Wilcox and Phelps. 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.

Memmen Young Infill Annexation:



The property owner has submitted a Petition for Annexation for a five-acre parcel. The parcel is located south of Fifth Street, north of East Plum Creek Parkway, and west of Ridge Road. The 5-acre parcel is completely surrounded by the existing Memmen Young Infill Planned Development. A single family residence is currently on the property. The applicant will propose to incorporate the parcel into the Memmen Young Infill PD through the Major Amendment under review. The annexation of the parcel and the Memmen Young Infill PD Major Amendment would be considered concurrently during required public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is surrounded by Councilmember Johnson’s district.

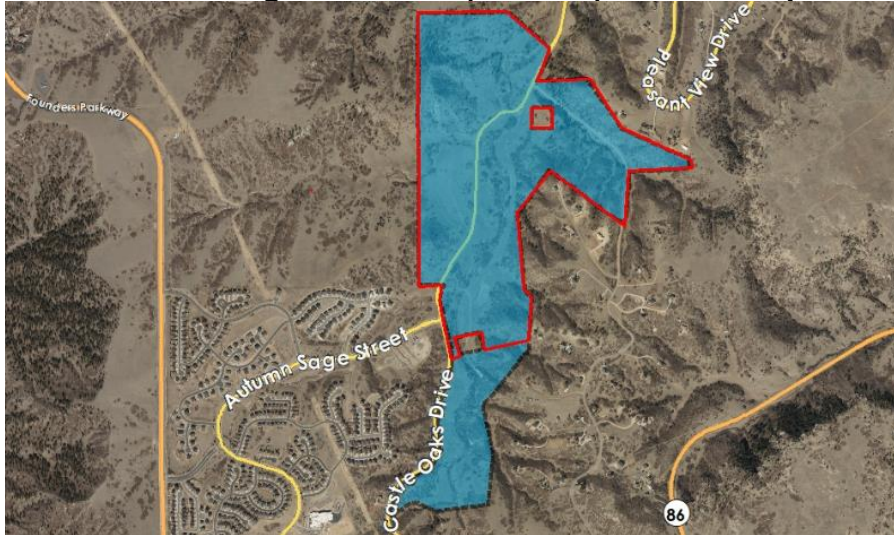
Memmen Young Infill Planned Development Plan and Site Development Plan:



The property owner has submitted a Planned Development Plan and a Site Development Plan (SDP) for a 567-unit residential development within the Memmen Young Planned Development. The Site Development Plan proposes 353 single-family homes and 214 paired homes. The proposed development is 180.5 acres in size of which 87.2 acres is proposed to be open space. The proposed Site Development Plan is contingent on the approval of the Memmen Young Infill Planned Development Major Amendment and the

annexation of a 5-acre parcel. The Planned Development Plan and 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 Councilmember Johnson's district.

North Basin Village at Terrain (Phase 2) Site Development Plan:



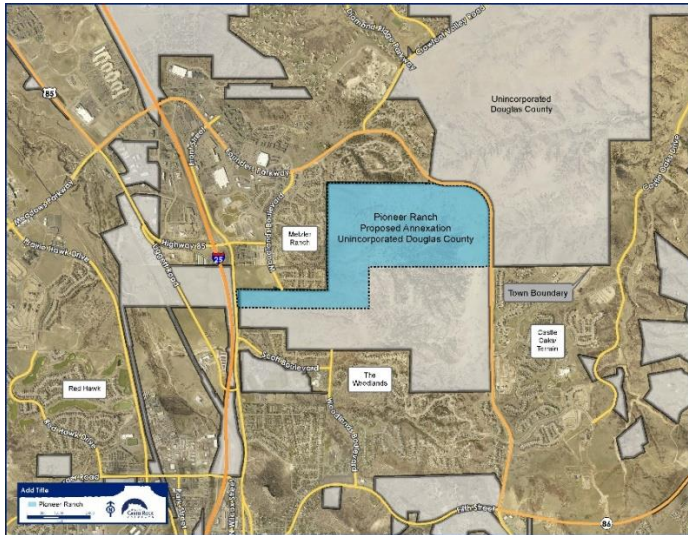
The property owner has submitted a Site Development Plan (SDP) for 105 single family homes on approximately 1,180 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 150 acres of Open Space dedication. The project is located along Castle Oaks 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 Councilmember Cavey's district.

Perry Street Social District Site Development Plan:



The property owner has submitted an application to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini “entertainment district,” which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The common covered area (“The Pavilion”) would be used as a beer garden for the majority of the year and an ice rink during the winter months. Located at the northeast corner of N. Perry and Fourth Streets, the property measures approximately 0.399 acres or approximately 17,380 square feet. The Site Development Plan will require a public hearing before the Design Review Board for review and final decision. The project is located in Councilmember LaFleur’s district.

Pioneer Ranch Annexation and Planned Development Plan:



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 requires public hearings before Planning Commission for review and recommendation and Town Council for final decision. The project is adjacent to Councilmember Cavey’s district and Councilmember LaFleur’s district.

Pinon Manor Apartment Planned Development Plan:



The property owner has submitted a rezoning application for 472, 481 and 498 S. Gilbert Street. The application proposes to consolidate three properties totally 3.25 acres into one zoning classification known as Pinon Manor Planned Development (PD). The rezoning would allow for the existing developed apartments to remain and to provide for the development of an adjacent parcel to contain 3 new apartment buildings with a total of 20 new dwellings. The PDP will require public hearings with the Planning Commission for review and recommendation, and Town Council for final decision. The project is located within Councilmember Dietz’s district.

Plum Creek Golf Course Site Development Plan:



The property owner has submitted a Site Development Plan (SDP) application for a new 3,920 square foot clubhouse, on a 3.7-acre site, at the Plum Creek Golf Course. The old clubhouse was previously sold and converted into a wedding venue. In the interim, the golf

course has been operating out of a temporary trailer. The SDP is subject to the residential/non-residential interface and is therefore quasi-judicial requiring public hearings before the Planning Commission for review and recommendation, and Town Council for final decision. The project is located in Councilmember Dietz's district.

Spotlight Theater Use by Special Review (Tenant Finish):



The property owner of Spotlight Theater has submitted an application for a Use by Special Review – Tenant Finish for a theater located at 680 Atchison Way #400. Spotlight Theater is a youth theater with dance, vocal, and theater training center. Spotlight Theater anticipates that they will be able to have a capacity of 100 audience members in the 5,000 square foot space. Theater performances are held on Friday and Saturdays periodically during the course of the year. Training classes are held in the afternoon and early evening during the course of the week. A Use by Special Review is required for theaters in the General Industrial (I-2) Zone District. As Spotlight Theater is proposed to go in to an existing building, it is a Use by Special Review – Tenant Finish. Use by Special Review – Tenant Finish applications require a hearing before Planning Commission, which makes the final decision. The applicant held their pre-submittal neighborhood meeting on October 7, 2021. The proposal is located in Mayor Pro Tem 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.