



Meeting Date: May 18, 2021

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 that have been 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, as well as 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

1. New Quasi-Judicial Applications Requiring Public Hearings

No new quasi-judicial applications were submitted since the last report.

2. New Pre-Application Meeting Requests

1004 S. I-25 Frontage Road



A pre-application meeting request was submitted from Hier and Company, seeking information on application and submittal requirements for a Site Development Plan for commercial/flex buildings at 1004 South I-25. The applicant is proposing to subdivide

6.41 acres from the 11.92 acre GT Sanders parcel which is located on the east side of the Frontage Road, just south of Plum Creek Community Church. The proposal calls for approximately four buildings, totaling approximately 51,500 square feet and associated fenced and screened yard space for various tenants subject to the current zoning. Timing of the project is unknown. The property is located in Councilmember Dietz's District.

3560 Crowfoot Valley Road



A pre-application meeting request from Kimley Horn was submitted, seeking information on application and submittal requirements for annexing a 10.4-acre parcel at 3560 Crowfoot Valley Road. The general area is southeast of Crowfoot Valley Road and Timber Canyon Drive. The applicant is proposing 14 single family homes on lot sizes from .4 acre to 1 acre. Timing of the project is unknown. The property is adjacent to Councilmember Cavey's District.

7-11 Convenience Store



A pre-application meeting request was submitted from the owner of the 7-11 at 810 N. Wilcox Street, seeking information on application and submittal requirements for a Site

Development Plan to build a new convenience store at this location. The parcel size is .459 acres. The applicant is proposing to demolish the current 2,400 sf convenience store and build a new 4,000 square foot store. The proposal includes a request to purchase or vacate right of way adjacent to the south property line to accommodate the larger building and additional parking spaces. Timing of the project is unknown. The property is located in Councilmember LaFleur's District.

Aspen View Academy



A pre-application meeting request was submitted from Aspen View Academy for Site Development Plan requirements for a classroom addition and new gymnasium. The subject property is located at 2131 Low Meadow Boulevard in the Meadows and is 9.9 acres in size. Aspen View Academy is a Kindergarten through 8th grade School. The existing building is three stories with a total of 78,378 square feet and they are proposing a 3-story addition to add 10 classrooms and a commons area. They are also proposing a new gymnasium and to relocate the existing playground. The classroom addition will be approximately 15,000 square feet and the gymnasium addition will be approximately 11,000 square feet. Timing of the project is unknown. The proposal is located in Mayor Pro Tem Bracken's District.

Ongoing Development Activity:

Site Development Activity/Commercial

- **Promenade:**
 - Buffalo Wild Wings, site plan and construction drawing review, located on southwest corner of Factory Shops Boulevard and New Memphis Court.
 - Block 3A, site plan and plat amendment review for proposed multi-family residential.
 - Cuba Cuba, site plan review for enclosed patio located at 6375 Promenade Parkway.
 - Shake Shack, site plan review, located west of Promenade Parkway from Whole foods.

- **Meadows:**

- Town Center:
 - Mixed-use, building and site construction for 111 multi-family residential units and an I.C. Brewhouse restaurant in a four-story building located at the northeast corner of Bilberry Street and Mercantile Street.
 - Ubergrippen, construction of 18,000 square foot indoor climbing wall facility, located on Bilberry Street south of Mercantile Street including a trail connection to the tunnel under Meadows Boulevard.
- Bridge and access road, plat and construction documents, connection of the roundabout on North Meadows Parkway south and then east crossing Plum Creek.
- Access road, construction documents review for public street construction that will support future commercial/office developments located northwesterly of the N. Meadows Drive roundabout.
- Kum and Go, site plan review for a 5,620 square foot Convenience Store and Fuel Canopy at the northwest corner of Meadows Parkway and Lombard Street. Lot grading, retaining wall and waterline construction plan review and plat, located on vacant commercial lots north of the AMC theatre.
- The Learning Experience, construction plan review for a 10,000 square foot, single-story daycare center to be located on Meadows Boulevard between Springbriar Drive and Shane Valley Trail.
- Pond Improvements, construction plan review for improvements to a large existing pond adjacent to Prairie Hawk, south of Low Meadow.

- **Downtown:**

- Encore, building and site construction, northeast corner of Wilcox and South Streets.
- Eternal Rock Church, site plan review, located at 2 Phelps Street.
- Olinger, Andrews, Caldwell Gibson Chapel Renovation, site and building construction, located at 407 Jerry St.
- Pizza Hut Retail Center, site construction for new commercial center located at 340 S. Wilcox.
- Quiet Zone (Railroad), Town project, construction plan review for improvements at 2nd Street, 3rd Street and 5th Street.
- Town of Castle Rock Police Department, construction plan review for parking lot expansion, located at Perry Street and 2nd Street.
- US Postal Facility, building and site construction for retail facility located north of Wells Fargo Bank, adjacent to ENT Credit Union.
- The View, site plan review for 6-story building with mixed-uses including 218 residential units, located at 6th Street and Jerry Street.
- Z'Abbracci's Restaurant, façade changes and new awning for restaurant front, on Wilcox Street.

- **Other Commercial Projects throughout Town:**

- 7-11 convenience store, fuel island and retail space, site construction located at the southeast corner of Plum Creek Parkway and Lake Gulch Road, adjacent to the newly constructed Town roundabout.

- Castle Rock Industrial Park, site and building construction, office, warehouse, and flex space located at the northwest intersection of State Highway 85 and Liggett Road.
- Chick-fil-A, building and site construction for a kitchen remodel and canopy addition, located on Metzler Drive.
- Founders Marketplace, Liberty Express Carwash, site construction, located northeast of Fifth Street and Founders Parkway.
- Founders Marketplace, Medical Office Building, building and site construction, located in the northeast quadrant of Founders Parkway & State Highway 86.
- Founders Marketplace, Retail building, site plan approved for mixed-use retail building located on Ridge Road between King Soopers Fueling Station and IREA substation.
- Garage Condos, site and building construction, located on Liggett Road.
- Miller's Landing, zoning amendment review, site construction plan review, phase one future commercial development site, roadway work, and channel improvement located on Plum Creek Parkway east of P.S. Miller Park.
- Montana Vista, building and site construction, 18,000 square foot building located at Alexander Place and Brewer Court.
- Outlets at Castle Rock, In-N-Out Burger, site construction on northwest side of mall on Factory Shops Boulevard.
- Outlets at Castle Rock, site plan review, two new pad site on west side of mall on Factory Shops Boulevard.
- Outlets at Castle Rock, site construction, five small cell facilities on several buildings.
- Phillip S. Miller Regional Park, construction plan review for Play Loop Trail.
- Plum Creek Golf Course, site plan review for new clubhouse located at Plum Creek Blvd. and Players Club Dr.
- Sanders Business Park, site plan in review for 2.4-acre site located south of The Plum Creek Community Church on the I-25 Frontage Road. The future use is a facility for distribution of heating and plumbing equipment.
- T-Mobile small cell sites, construction documents for 4 locations in the public right-of-way: 1) Park Street and 8th Street, 2) Factory Shops Blvd & New Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.
- Target, site plan review for electric vehicle charging stations.
- The Famous Steak House, site development plan and interior building renovation, located in former Jarre Creek Brewery building south of Chili's.
- U-Haul self-storage, site construction and buildings permitted for site located on I-25 East Frontage Road north of South Perry Street and Manatt 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, 3) Promenade Parkway, 4) Castlegate Drive West, 5) Castlegate Drive West and Castle Rock Parkway, 6) Factory Shops Boulevard and Meadows Boulevard, and 7) Mitchell Street near Mesa Middle School.
- Walmart, site plan review for new drive-through ATM at the west end of the existing parking lot.
- Wolfensberger Area, 282 Malibu, site construction for two 4000 square foot commercial buildings, uses area unknown at this time.

- Wolfensberger Area, 105 West Brewery, site plan review for façade and proposed silo.
- Your Storage Center, site construction for 23,800 square foot indoor car storage building, located on the east I-25 frontage road north of Perry Street.
- **Site Development Activity/Residential:**
 - 302 N. Lewis Street Historic Preservation application, 830 square foot detached garage.
 - 306 N. Lewis Street Historic Preservation application, 400 square foot addition.
 - Bella Mesa, plat and construction document review for PLD Tract, located north of Mikelson Blvd. and Mitchell St.
 - Canvas at Castle Rock, site construction, for 102 townhome units, located at Plum Creek Boulevard and Crystal Valley Parkway.
 - Crystal Valley Ranch, site construction, single-family subdivisions located southeast and southwest of Crystal Valley Parkway and West Loop Road. Also, in southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and the Lanterns property.
 - Crystal Valley Ranch, revisions to landscaping plans, located west of West Loop Road and River Oaks Street.
 - Crystal Valley Ranch, construction plan review for a recreation facility that will serve the new single-family home project located at the southeast corner of West Loop Road and Crystal Valley Parkway.
 - Crystal Valley Ranch, site plan review for amended front setbacks to allow side loaded garages, located on the west side of West Loop Rd.
 - Diamond Ridge area, plat for single-family home and outbuilding, located west of Nova Place cul-de-sac.
 - 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, site construction, detached single-family home neighborhood located northeast of Mikelson Blvd. and Mitchell Street.
 - Founders Village the Enclave, site construction, 88 additional townhomes to complete the existing development located at Enderud and Wagonwheel.
 - Greystone Townhomes, site plan and construction plan review for one three-story building with 5 units located northwest of Plum Creek Parkway and Gilbert.
 - Hillside, construction document approved, single-family attached and detached age 55 and older at the northeast corner of Coachline Road and Wolfensberger.
 - Lanterns/Montaine, site construction, main collector loop roadway, Montaine Boulevard, and amenity center located in the south-central portion of the project.
 - Lanterns/Montaine, site construction, 107 single-family lot subdivision located in the northerly portion of the project.
 - Lanterns/Montaine, site construction, 85 single-family lot subdivision located in the south-central portion of the project.
 - Lanterns/Montaine, grading and construction document review, 133 single-family lot subdivision located in the southeasterly portion of the project.
 - Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 164 single-family residential lots located in the east interior of Montaine Circle and southeast portion of property.

- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 81 single-family residential lots located in the northerly interior of Montaine Circle.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 183 single-family residential lots located southwest of of Montaine Circle.
- Lanterns/Montaine, site plan and construction documents for monument sign located at Crystal Valley Parkway and Plum Creek Blvd.
- Liberty Village, site 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, construction plan review of 19 lot single-family project at Missoula Trail and Castle Oaks Drive and completion of Castle Oaks Drive/bridge replacement within Cobblestone Ranch property.
- Meadows, site construction, 209 single-family lot subdivision located north of Red Hawk subdivision and west of Prairie Hawk Drive.
- Meadows, site construction for 57 single-family detached homes on the east and west sides of Coachline Road north of Wolfensberger.
- Meadows South, site construction for 116 single-family attached homes on the south side of Wolfensberger Road and adjacent to PS Miller Regional Park.
- Meadows Town Center, construction, The Springs multi-family apartment complex located at the corner of Bilberry and Viridian.
- 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.
- Oakwood Apartments, site construction and building permits, for senior housing project redevelopment, located on the northeast corner of Front Street and Oakwood Drive.
- Red Hawk, site construction, 29 single-family home project located south of Melting Snow Way and east of Bent Wedge Point.
- Ridge at Castle Rock, site development plan in review for 142 single-family home project. Located southwest of the Loop Road in Crystal Valley Ranch.
- Terrain North Basin, Phase 1, site plan, plat and construction document review for approximately 96 single-family home project located along Castle Oaks Drive.
- Terrain North Basin, Phase 2, site plan review for approximately 105 single-family home project located along Castle Oaks Drive.
- Terrain Sunstone Village, site construction, 120 single-family home project located south of intersection of State Highway 86 and Autumn Sage.
- Terrain Upper Sunstone, site construction, 261 single-family home project located south of State Highway 86 and east of King Soopers/Ridge Road.
- The Oaks Filing 3, site construction, 117 single-family home project located on South Ridge Road west of Appleton Way.