

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

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

#### **Eternal Rock Evangelical Lutheran Church SDP Amendment**



A new quasi-judicial application for a Site Development Plan known as Eternal Rock Evangelical Lutheran Church for approval of new landscaping, new signage, new storage facility, and to reconfigure the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street on the 0.63-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on May 2, 2022. The property is located in Councilmember LaFleur's district.

## Keystone Hotel



A new quasi-judicial application for a Site Development Plan was submitted by Castle Keystone, LLC for approval of a 702 square foot patio on the west side of the historic Keystone Hotel (Castle Café) building. The 0.179-acre property is located at the northwest corner of 4<sup>th</sup> and Wilcox. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on May 24, 2022. The project went before the Historic Preservation Board and received approval for a Landmark Alteration Certificate for the proposal on July 6, 2022. The property is located in Councilmember LaFleur's district.

## Scileppi Properties, LLC



Scileppi Properties, LLC has submitted an application for a Downtown Site Development Plan for an expansion to the Scileppi's/Slice Works restaurant. The expansion located on the east side of the existing building, where the existing parking lot is located, is approximately 6,000 square feet in size with 4,000 square feet of the expansion at ground level and 2,000 square

feet within the basement. Seven on-site parking spaces will be located off the rear alley of the 0.278-acre property. The Downtown Site Development Plan will require a public hearing before the Design Review Board for review and approval. An initial neighborhood meeting was held on March 31, 2022. The property is located in Councilmember LaFleur's district.

### **New Pre-Application Meeting Requests**

#### **24 S. Cantril Street**



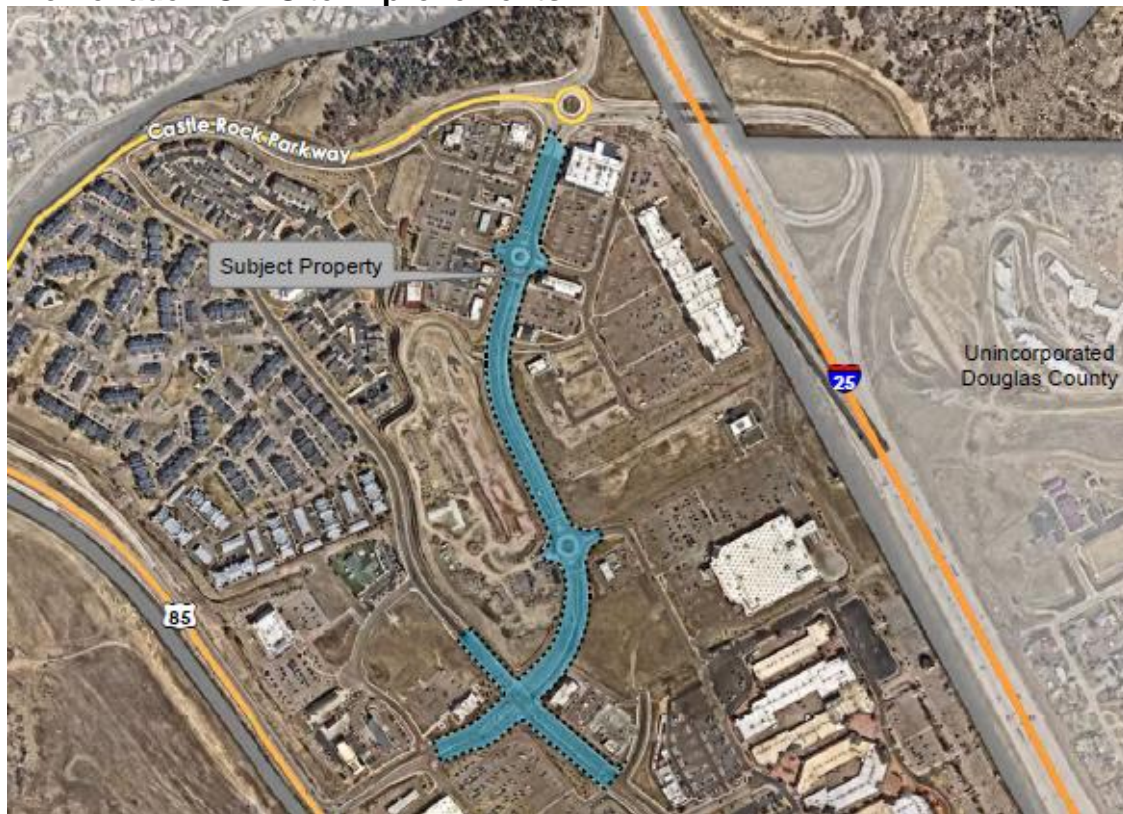
A pre-application meeting request was submitted seeking information on application and submittal requirements for a new four-plex at 24 South Cantril Street. The general location is southeast of Cantril Street and South Street. The applicant is proposing to build four, single-family attached units (approximately 1,300 square feet each) on a 0.29-acre site. Timing of the project is unknown. The proposal is located in Councilmember LaFleur's District.

## La Quinta Convert to Residential Facility



A pre-application meeting request was submitted seeking information on application and submittal requirements for converting the La Quinta Inn to a community housing and residential facility at 884 Park Street. Wellspring Communities is proposing to convert the existing 63-unit, 3-story hotel into 5 staff suites, 5 studio apartments, and 25 one-bedroom units on the 1.49-acre site. This residential facility would become a housing option for adults with Intellectual and Development Disabilities as well as neuro-typical individuals. The applicant is also proposing to convert 10 of the existing 75 parking spaces into an outdoor space for the residents. Timing of the project is unknown. The proposal is located in Councilmember LaFleur's District.

## Promenade ROW Site Improvements



A pre-application meeting request was submitted seeking information on application and submittal requirements for site improvements in the Right of Way on Promenade Parkway between I-25 and Castlegate Drive West. Superbloom, on behalf of Alberta Development Group, is proposing to lower microclimate temperatures by reducing the amount of rock mulch and adding more trees for shade, enhancing the plantings that are doing well, and removing plants that have declined. The rock mulch will be re-used for long ribbons of gabion walls, creating visual interest in the back of the walk landscape. Timing of the project is unknown. The proposal is located in Councilmember LaFleur's District.

### **Ongoing Development Activity:**

#### **Commercial Development Activity**

- **Promenade:**

- Alana at Promenade Apartments, building and site construction for 300 unit multi-family residential development, located on Alpine Vista Circle, west of Promenade Parkway.
- Buffalo Wild Wings, building and site construction, located on the southwest corner of Factory Shops Boulevard and New Memphis Court.
- Cuba Cuba, site plan approved for enclosed patio, located at 6375 Promenade Parkway.
- Los Dos Portrillos, pad site plan, construction documents, and restaurant site plan review for new 7,400 square foot restaurant, located west of TJ Maxx off Promenade Parkway.
- Chipotle pad site, site plan and construction documents review, to realign infrastructure for a future Chipotle, located off Promenade Parkway north of Sam's Club.
- Promenade Commons Park, site plan, plat and construction document review for 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.

- Lazy Dog Restaurant site plan review for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway.
- Whole Foods, site plan amendment to add EV charging stations in the existing parking lot, located at 6384 Promenade Parkway.
- **Meadows:**
  - Access road, construction documents approved for public street construction that will support future commercial/office developments, located northwesterly of the North Meadows Drive roundabout.
  - Aspen View Academy, building and site construction for an addition, located at 2131 Low Meadow Boulevard.
  - Bridge and access road, site construction, connection of the roundabout on North Meadows Parkway south, and then east crossing Plum Creek.
  - Castle Rock Adventist Hospital Medical Office Building and site construction for a new 70,000 square foot medical office building, located at 2350 Meadows Boulevard.
  - Castle Rock Industrial at the Meadows Lot 1, site and building construction for 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 new 80,000+/- square foot warehouse space, located on the future Timber Mill Parkway north of North Meadows Drive.
  - Kum and Go, site plan review for elevation changes and site construction for a 5,620 square foot Convenience Store and Fuel Canopy, located 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, revised site development plan and 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.
  - Meadows Parkway Intersection improvements, construction document review for improvements to the intersections of Meadows Parkway at Regent Street and Lombard Street.
  - Meadows Senior Multi-Family, site plan review for a new 4-story senior housing apartment development with 200 units, located near North Meadows Drive and Timber Mill Parkway.
  - Meadows Town Center Townhomes/Mixed-use, site plan review for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
  - Moore Lumber at the Meadows, site construction for a new 16,880 square foot retail, warehouse, and office building, located at the north end of Regent Street.
  - Prairie Hawk Dental, site plan review for 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 plan review for new 4,600 square foot automotive service center, located near the intersection of Prairie Hawk Drive and Sol Danza Drive.
- **Downtown:**
  - 221 Wilcox Street, construction document review for demolition of an existing parking lot and excavation for future mixed-use building with 38 residential units and 8,100 square foot retail space, located on the southwest corner of Wilcox and Third Streets.
  - Circle K, site plan review for new 3,700 square foot convenience store to replace the

- existing building on the site. Located at 310 South Wilcox Street.
  - Douglas County Libraries, building and site construction for 62,000 square foot library building and demolition of the existing building, located at 100 South Wilcox Street.
  - Perry Street Social, site development plan review to create a mini entertainment district, located at 404 North Perry Street.
  - Pizza Hut Retail Center, building and site construction for a new commercial center located at 340 South Wilcox Street.
  - Railroad Quiet Zone, Town project, construction plan review for improvements at 2<sup>nd</sup> Street, 3<sup>rd</sup> Street, and 5<sup>th</sup> Street.
  - The View, site and building construction for a 6-story building with mixed-uses including 218 residential units, located at 6<sup>th</sup> Street and Jerry Street.
- **Dawson Trails Residential/Commercial:**
    - Dawson Trails, Planned Development Plan amendment under review for 2,064 acres with 5,850 residential dwelling units and a maximum of 3,200,000 square feet of commercial/non-residential uses, located to the west of I-25 and generally south and north of Territorial Road.
- **Other Commercial Projects throughout Town:**
    - 282 Malibu Commercial buildings, site development plan amendment review for a new patio and site construction for two 4,000 square foot commercial buildings, uses are unknown at this time, located at 282 Malibu Street.
    - Castle Inn, site development plan approved for façade changes, located at 200 Wolfensberger Road.
    - Castle Rock Auto Dealerships, site development plan approved for service center expansion, located at 1100 South Wilcox Street.
    - Castle Rock Auto Dealerships, site plan amendment approved for façade changes to the Ford Dealership, located at 1404 South Wilcox Street.
    - Castle View Baptist Church, Construction plan review for water main extension per IGA, located north of Macanta on Crowfoot Valley Road in unincorporated Douglas County
    - Founders Marketplace, Liberty Express Carwash, building TCO and site construction, located northeast of 5<sup>th</sup> Street and Founders Parkway.
    - Founders Marketplace, Retail building, site development 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.
    - Heckendorf Ranch Retail, site construction for a new 8,100 square foot retail building located on Crystal Valley Parkway west of Plum Creek Boulevard.
    - Outlets at Castle Rock, site development plan review, two new pad sites on westside of the mall on Factory Shops Boulevard.
    - Phillip S. Miller Regional Park, construction plan approved for Play Loop Trail.
    - Plum Creek Golf Course, building and site construction for a new clubhouse, located at Plum Creek Boulevard and Players Club Drive.
    - Sanders Business Park, site development plan, plat and construction documents approved for 2.4-acre site, located south of The Plum Creek Community Church. The future use is a facility for distribution of heating and plumbing equipment.
    - Sanders Business Park, site plan and construction documents approved for approximately 51,000 square feet of industrial flex space, located south of The Plum

Creek Community Church.

- StorQuest, building and site construction for new 98,000 square foot self-storage and RV parking, located off Liggett Road west of Kellogg Court.
- T-Mobile small cell sites, construction documents for 4 locations in the public right-of-way: 1) Park Street and 8<sup>th</sup> Street, 2) Factory Shops Blvd & New Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.
- The Brickyard, erosion control and demolition plan review for demolition of existing building on 4.5 acres, located on the south end of Prairie Hawk Drive.
- 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 (approved plans), 3) Promenade Parkway (approved plans), 4) Castlegate Drive West (approved plans), 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) South Valley Drive north of Plum Creek Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) South Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, 11) Foothills Drive and Soaring Eagle Lane, 12) Foothills Drive and Morning View Drive.
- Walmart, site development plan approved for new drive-through ATM at the west end of the existing parking lot.
- Woodlands Medical Office Building site plan review for new 14,336 square foot medical office building located near Woodlands Blvd and Barranca Drive.
- Your Storage Center, building TCO for 23,800 square foot indoor car storage building, located on the east I-25 Frontage Road north of Perry Street.
- 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:**

- 302 North Lewis Street Historic Preservation application, 830 square foot detached garage.
- 306 North Lewis Street Historic Preservation application, 400 square foot addition.
- Alexander Way, annexation petition for 73.76 acres of land, located north of Alexander Place and Brewer Court.
- Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for Lot 2 of Auburn Ridge.
- Bella Mesa, 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 Longstory Avenue, under construction for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Canyons South Filing No. 3, construction plan review for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- Crystal Valley Ranch, site construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and West Loop Road. Also, in the southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and

- the Lanterns property.
- 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.
  - 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 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.
  - Greystone Townhomes, construction plan and plat approved for one three-story building with 5 units, located northwest of Plum Creek Parkway and Gilbert Street.
  - Hillside, site plan and construction document re-approval, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
  - Lanterns/Montaine, home construction, 107 single-family lot subdivision, located in the northerly portion of the project.
  - Lanterns/Montaine, home construction, 85 single-family lot subdivision, located in the south-central portion of the project.
  - Lanterns/Montaine, grading and construction documents approved, 133 single-family lot subdivisions, located in the southeasterly portion of the project.
  - Lanterns/Montaine, site construction for 165 single-family residential lots, located in the east interior of Montaine Circle and southeast portion of the property.
  - Lanterns/Montaine, site construction for 82 single-family residential lots, located in the northerly interior of Montaine Circle.
  - Lanterns/Montaine, site construction for 68 single-family residential lots, located in the northerly interior of Montaine Circle.
  - Lanterns/Montaine, subdivision plat, construction documents and erosion control plans approved for 183 single-family residential lots, located southwest of Montaine Circle.
  - Lanterns/Montaine, construction documents approved for 117 single-family residential lots, located at the northeast corner of the Lanterns development.
  - Lanterns/Montaine, site construction for family amenity center, located on the northeast corner of East Montaine Circle.
  - Lanterns/Montaine, subdivision plat and construction documents for 182 single-family residential lots, located southwest of 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, site construction for 19 lot single-family project at Missoula Trail and Castle Oaks Drive and completion of Castle Oaks Drive/bridge replacement within the 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 Road.

- Meadows, site plan, plat and construction documents 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 PlumCreek Parkway.
- Plum Creek Residential Planned Development plan amendment for single-family lots, located near the intersection of Mount Royal Drive and Prestwick Way.
- The Oaks Filing 2A, site development plan review for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- 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, home construction, 29 single-family home project, located south of Melting Snow Way and east of Bent Wedge Point.
- Ridge at Crystal Valley, site construction for 142 single-family home project, located southwest of the Loop Road in Crystal Valley Ranch.
- 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 review for approximately 105 single-family home project, located along Castle Oaks Drive.
- Terrain Sunstone Village, home construction, 120 single-family home project, located south of intersection of State Highway 86 and Autumn Sage Street.
- Terrain Upper Sunstone, home construction, 261 single-family home project, located south of State Highway 86 and east of King Soopers/Ridge Road.
- The Oaks Filing 3, home construction, 117 single-family home project, located on South Ridge Road west of Appleton Way.