

DEVELOPMENT ACTIVITY HIGHLIGHTS

TOWN COUNCIL
NOVEMBER 1, 2022



NEIGHBORHOOD MEETINGS

Scheduled on Town Calendar:

2 NOV	Avilla at Founders Village Site Development Plan, 6:00 p.m., Virtual, 3rd Meeting Proposing a Site Development Plan for 105 for-rent single-family/paired homes on 9 acres. Located at the northwest corner of Mikelson Blvd and N. Mitchell St.
3 NOV	Perry St. Social Downtown Site Development Plan, 6:00 p.m., Virtual, 3rd Meeting Proposed “entertainment district”, including a craft beer taproom and multiple additional food & beverage concepts anchored by a common covered area. Located at the northeast corner of N. Perry St. and Fourth St.
14 NOV	544 Senter Dr. ADU, 6:00 p.m., Virtual, 2nd Meeting Proposing a two-story, 1,112 sq. ft. garage with ADU on a 0.477-acre residential lot.

* These items are tentative:

28 NOV	*Meadows Town Center Mixed-Use SDP, 6:00 p.m., Virtual, 3rd Meeting Proposing 85 multi-family dwelling units and approximately 6,200 square feet of retail/restaurant space on 4 acres in the Meadows Town Center. The site consists of 3 lots located NE, SE, and SW of Mercantile St. and Future St.
29 NOV	*Meadows Filing 16, Parcel 6 Site Development Plan, 6:00 p.m., Hybrid, Location TBD, 3rd Meeting Proposing 77 single-family detached dwelling units on approximately 136 acres. Approximately 114 acres, 87% of the site, will be dedicated as open space. The property is located east of Coachline Road, north of Wolfensberger Road, and south of the Red Hawk Golf Course.
30 NOV	*Dunkin Donuts Site Development Plan, 6:00 p.m., Virtual, 2nd Meeting Proposing a 2,340 square foot single-story building for a Dunkin Donuts restaurant with a drive-thru and a parking lot, located on Aloha St. in Founder's Marketplace.

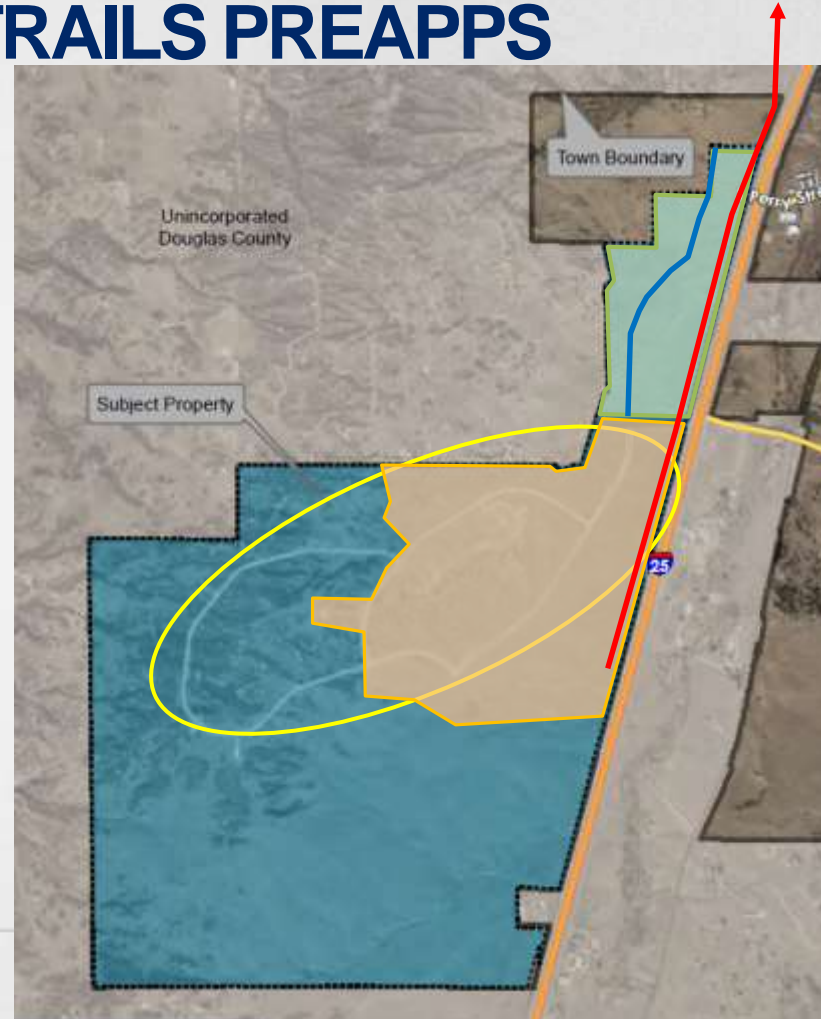
PROPOSED CORE UNDERGROUNDING LINES FOR CRYSTAL VALLEY INTERCHANGE

- Pre-application - No formal submittal at this time
- Rerouting and conversion of overhead electric distribution facilities to underground to support the CDOT Crystal Valley, I-25 Interchange
- Proposing to place the electric lines underground in Town Right of Way
- Located in Councilmember Dietz's district



PROPOSED DAWSON TRAILS PREAPPS

- 5 Pre-applications - No formal submittals at this time
- Located west of I-25, generally north and south of Territorial Road
 1. Remove existing infrastructure
 2. Early Grading north of Territorial – for roadway and development pads (Costco), 134 acres
 3. Early Grading south of Territorial – for roadway and several development areas, 365 acres
 4. Dawson Trails Blvd north Phase 1 plat, construction of roadway, and infrastructure to pad sites
 5. Construction of over 3.3 miles of Sanitary Sewer line, extending north of Plum Creek Parkway
- Located in Councilmember Dietz's district



PROPOSED DOUGLAS COUNTY FAIRGROUNDS REZONE

- Pre-application - No formal submittal at this time
- Located at 500 Fairground Drive
- Proposing a zoning change to the Douglas County Fairgrounds,
- Currently zoned for single-family, proposing to change zoning to align with their existing facilities and uses
- Located in Councilmember Dietz's district



PROPOSED DRY STORAGE U-HAUL BUILDING

- Pre-application - No formal submittal at this time
- Located south of 523 South Gilbert Street
- Proposing to build a 1,500-square-foot dry storage building on a 0.71-acre vacant parcel. It would be used to store equipment and paperwork for a U-Haul rental and a landscaping and snow removal company. Not accessible to the general public
- Located in Councilmember Dietz's district



PROPOSED FORD DEALERSHIP ADDITION

- Pre-application - No formal submittal at this time
- Located at 1404 S. Wilcox Street, Castle Rock Autoplex
- Proposing to 8,600 square foot building addition to the existing Ford dealership and service center, add 12 new service bays and drive-thru car wash
- Located in Councilmember Dietz's district



PROPOSED GRANDMERE PLAZA RE-PLAT

- Pre-application - No formal submittal at this time
- Located on a 0.86-acre property at 340 South Wilcox Street
- Proposing to divide the parcel into two properties. Lot 1 is the existing Pizza Hut, Lot 2 would become a 4,359-square-foot retail building
- Located in Councilmember LaFleur's district



PROPOSED HAMPTON INN SDP AMENDMENT

- Pre-application - No formal submittal at this time
- Located at 4830 Castleton Way
- Proposing to amend building materials on approved Site Development Plan by replacing wood cladding accent with copper/orange stucco
- Located in Councilmember LaFleur's district



PROPOSED VERIZON WIRELESS FACILITY

- Pre-application - No formal submittal at this time
- Located in Tract H in Sapphire Point
- Proposing an installation of a wireless facility and cabinet base to an existing Xcel transmission tower
- Located in Councilmember Cavey's district



NEW QUASI-JUDICIAL APPLICATIONS

WELLSPRING AND CASTLE OAKS CHURCH ANNEXATION

- Annexation petition submitted
- 498 E. Wolfensberger Road
- Requesting to annex 2.07 acre parcel for proposed Wellspring facility and Castle Oaks Covenant Church uses
- Located adjacent to Mayor Pro Tem Bracken's district



THANK YOU

QUESTIONS?

