



## **AGENDA MEMORANDUM**

**Date:** March 6, 2018

**To:** Dave Corliss, Town Manager

**From:** Bill Detweiler, Director of Development Services

**Title:** **Town Manager Report – Development Project Updates**

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Staff receives inquiries and land use and building permit applications on a daily basis. The high growth nature of our community leads to many questions and individuals seeking information. All land use activity information is located on the Town website under the Development Activity link. Please contact me if any questions arise.

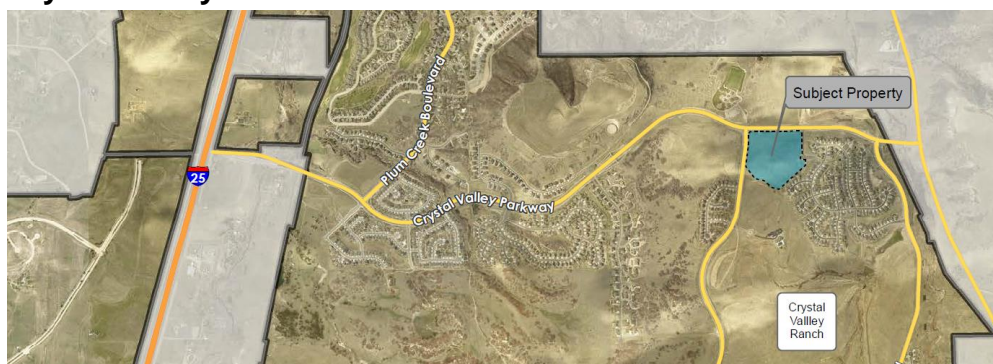
### **1. New Quasi-Judicial Applications:**

#### **Lanterns PD Amendment**

The Lanterns PD allows 1,200 single-family lots with approximately 660 lots restricted to 55+ Active Adult housing and 57 acres of public land dedication. The owner submitted a PD Amendment that maintains existing entitlements and adds a new Planning Area for a church use. The amendment incorporates a 5.2 acre parcel for commercial use at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard. The open space acreage would be reduced from 379.7 acres to 375.2 acres, but maintains the original 44% open space in the PD. This project is under staff review and will be scheduled for future public hearings at Planning Commission and Town Council.

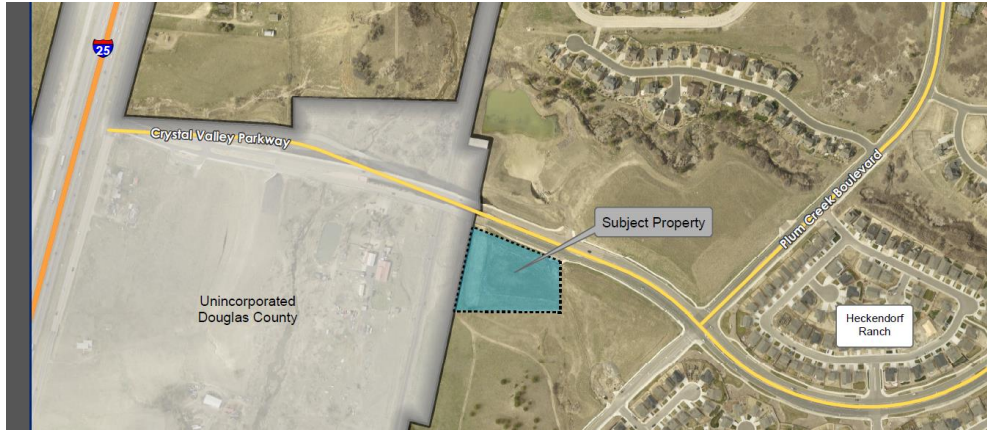
### **2. General Inquiries in the Town or within the County:**

#### **Crystal Valley Ranch**



Staff received a PPA to reduce the amount of commercial zoned area from 10.7 to 4 acres while increasing residential from 10.7 acres to 16 acres with approximately 1.4 acres of open space. The proposal maintains the entitled 172 units along with 22,000 sq. ft. of commercial with a mixture of office, retail, restaurants, gas station, and institutional. Staff will update Council when a formal land use application is submitted.

### **Heckendorf Ranch Liquor Store**



Staff receive a PPA proposing an 8,000 sq. ft. liquor store with 52 parking spaces. The property is zoned commercial and is located at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard. Staff will update Council when a formal land use application is received.

### **Meadows Town Center Condos/Mixed Use**



Staff received a PPA proposing a mixed use condo project in the Meadows Town Center. The proposal includes 189 condos with 9,000 sq. ft. of retail space. The project includes a pool with community garden and lawn areas. A parking garage will occupy

the first floor of each building along with a separate parking structure and associated surface parking. Staff will update Council if a formal land use application is received.

### **3. Development Activity:**

#### **Annexations**

- **Pine Canyon:** The applicant hosted an open house on Monday, February 12 to provide an update and receive feedback. More than 75 residents were in attendance.
- **Ridge Estates:** The proposal includes annexation and zoning for residential development. Staff is working with the applicant on density, buffering, water use, and traffic prior to scheduling public hearings. The applicant submitted a new zoning proposal that is now under quasi-judicial review for a density of 52 single family residences. The project is located in Douglas County on the south boundary of Crystal Valley Ranch.

#### **Pending Code Amendments**

- **Assisted Living / Group Home:** Based upon Council direction, staff is preparing a code amendment to define location and development standards for Assisted Living and Group Home Facilities. We expect this item to be before Council soon.
- **Parking Requirement Downtown:** Based upon Council direction staff is preparing a code amendment to define parking standards in the Downtown Overlay District. The Town and Downtown Alliance staff scheduled an open house for March 1.

#### **Site Development Activity/Commercial**

- **Promenade:**
  - 7-Eleven site plan and construction document under review, located southwest of Promenade Parkway and Castle Rock Parkway.
  - Chick-fil-A site plan, construction documents, and erosion control plan under review, located in the north/central part of the site.
  - Culver's early grading permit was issued. The project is located on Genoa Street between Arby's and Holiday Inn Express.
  - La Loma Restaurant site plan, construction documents, and erosion control plan review, located in the north end of the site.
  - Les Schwab Tire Center infrastructure, located north of Promenade Parkway near 24 Hour Fitness.
  - Midici Restaurant building permit, located on the north end of the site.
  - Premier Members Credit Union, site development plan, located southwest of Promenade Parkway and Castle Rock Parkway.
  - Retail building with up to 7 tenants, site development plan, located northwest of Promenade Parkway and Castlegate Drive West.
  - Retail building with 3 units, construction documents for 6,000 sf retail building adjacent to Meadows Parkway in southwest corner of the block south of Lowes.
  - Starbucks and unnamed commercial unit site plan submittal, located in the north/central part of the site.

- **Meadows:**
  - Collaboration Campus plans and plats, located north of the hospital and south of the high school.
  - Self-Storage site and building construction, located on the north side of Meadows Parkway and east of the railroad tracks.
  - Town Center:
    - Apex charter school site construction.
    - CVS Pharmacy site plans.
    - Sherwin Williams Retail Store site construction and building permit.
    - South Denver Gastroenterology Ambulatory Surgery Center tenant finish at 3911 Ambrosia Street.
    - Trail improvements in open space areas.
    - Touchstone Imaging tenant improvement at 3911 Ambrosia Street.
- **Downtown:**
  - Riverwalk South and North – mixed use building under construction at Wilcox Street and First, and Wilcox and Second Street.
  - Wild Blue Yonder: Lot line vacation and erosion control plans under review for property at Wilcox and 6<sup>th</sup>.
- **Other Commercial Projects throughout Town:**
  - Castle Locks II, site construction for an 8 building self-storage facility on Liggett Road.
  - Castle Rock Industrial Park, site plan for two buildings, totaling 25,800 sq. ft. of office, warehouse and flex space, located northwest of intersection of Hwy 85 and Liggett Road.
  - Fire Station #152 on Crystal Valley Parkway.
  - Founders Marketplace, construction drawings for commercial retail development, northeast of 5th Street and Founders Parkway.
  - Garage Condos, construction and soil erosion plan, located on Liggett Road.
  - Starbucks, site development plan and plat, located on southeast corner of Wolfensberger Road and Kinner Street.
  - Town of Castle Rock, Parks Department Operations & Maintenance Facility, construction and erosion control plans, located on the north end of Caprice Street on the former Town waste water facility.
  - Veterinarian clinic, 9,700 square feet, proposed in the old Fowl Line building, located near Founders Parkway and Allen Street (east of Target).
  - World Compass Academy building expansion located on I-25 frontage road and South Perry Street.

### **Site Development Activity/Residential**

- Founders Village - sign monument, landscape, fence, and trail improvement plans adjacent to Mikelson Blvd between Mitchell Street and Sovereign.
- Lanterns - construction documents for loop road, through future single-family home development located south of Crystal Valley Parkway and east of Plum Creek Blvd.
- Liberty Village – construction documents for previously platted 159 single family lots located on the north side of Castle Oaks Drive and west of existing construction.

- Meadows Springs at Castle Rock multifamily apartment complex site plan and construction documents, located at corner of Bilberry and Viridian.
- Plum Creek Fairway 9, construction documents for seven lot single-family subdivision, located on Emerald Drive south of the Plum Creek Golf Course clubhouse.
- Plum Creek Ridge Townhomes - Plum Creek Parkway and Emerald.
- Sunstone Village in Terrain - 120 single family units located south of SH86 and east of Ridge Road. The application has not been scheduled yet for public hearings.
- Terrain - Ravenwood Pool construction and erosion control plans near High Point Road and Rocky View Road.
- Terrain, Sunstone Village, 120 single-family home development, site development plan located south of intersection of State Highway 86 and Autumn Sage.
- Liberty Village - staff is working with Richmond Homes to complete a bridge crossing on Castle Oaks Drive, planned to be completed in the next 180 days.