



## **AGENDA MEMORANDUM**

**Date:** December 3, 2019

**To:** Dave Corliss, Town Manager

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

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

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The high growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans. All community development activity information is located on the Town website under the Development Activity link and In Your Backyard interactive map.

**1. Quasi-Judicial Applications Requiring Public Hearings:**

None

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

**Multifamily project on Front Street**



Non Nobis Investments, LLC is seeking feedback on a proposed condo project located on the southeast corner of Front and Third Streets. The project combines three properties into one, demolishes the current buildings, and constructs 4 buildings with 26 condominium units with garages. Timing of the project is unknown. If the project moves

forward it will require public hearings with the Planning Commission and Town Council. The proposal is located in Mayor Pro Tem Bower's district.

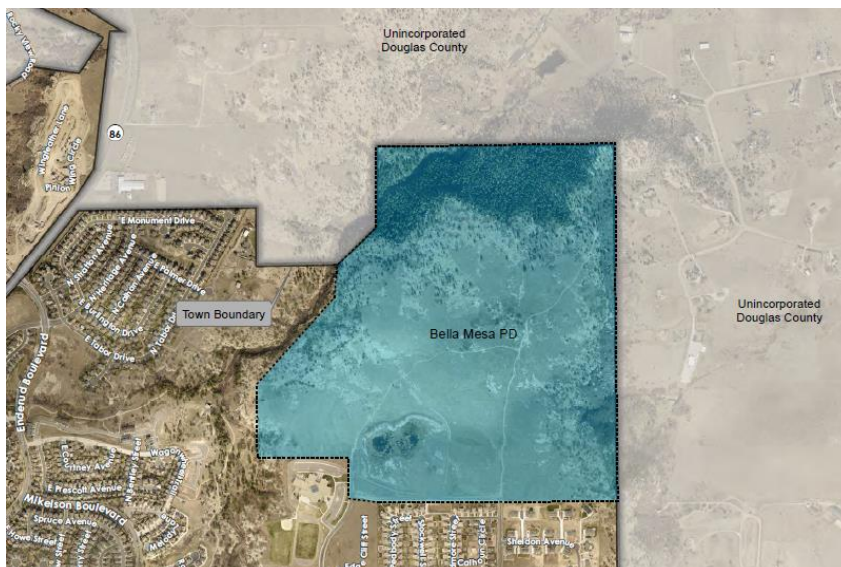
### **3. Pre-Application Meeting Requests:**

#### **Aspen View Academy Charter School Expansion**



Aspen View Academy is a Kindergarten through 8th grade School. The existing building includes three floors within 78,378 sq. ft. and they are proposing a 3-story addition to add 10 classrooms and a commons area, a new gymnasium, and to relocate the existing playground. The classroom addition will be approximately 15,000 sq. ft. and the gymnasium addition will be approximately 11,000 sq. ft. Timing of the project is unknown. The proposal is located in Councilmember Bracken's District.

#### **Bella Mesa Pond and PLD**



Fourth Investments LLC is proposing a detention pond relocation in Bella Mesa. Dedication of 12.3 acres of PLD is also under consideration. This project requires public



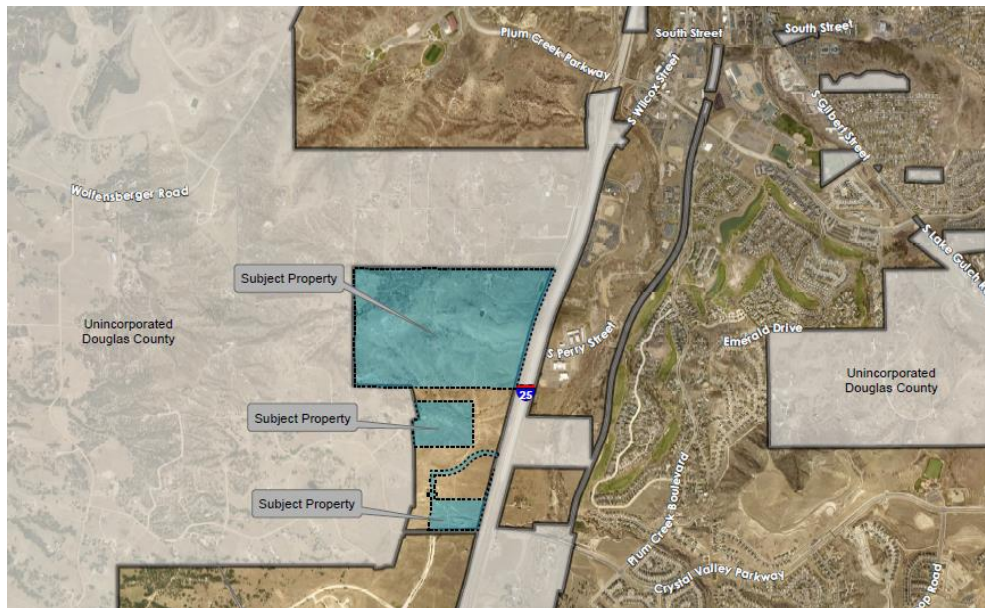
hearings through the Planning Commission and Town Council. Timing of the project is unknown. The proposal is located in Councilmember Johnson's district.

### **Castle Rock Industrial Park SDP Amendment**



EO Investments LLC is proposing a modification on the north, south and east building elevations on lot 3 to add roll up doors and additional parking spaces. This parcel is located on the northwest corner of Liggett Road and State Highway 85. Timing of the project is unknown. The proposal is located in Councilmember Townsend's district.

### **Castle Rock Trade Center Zoning**



SWQ, LLC is seeking information on application and submittal requirements to create an Interchange Overlay Zone for Castle Rock Trade Center, a 300 acre development proposed on the west side of I-25 and north of Territorial Road adjacent to Dawson



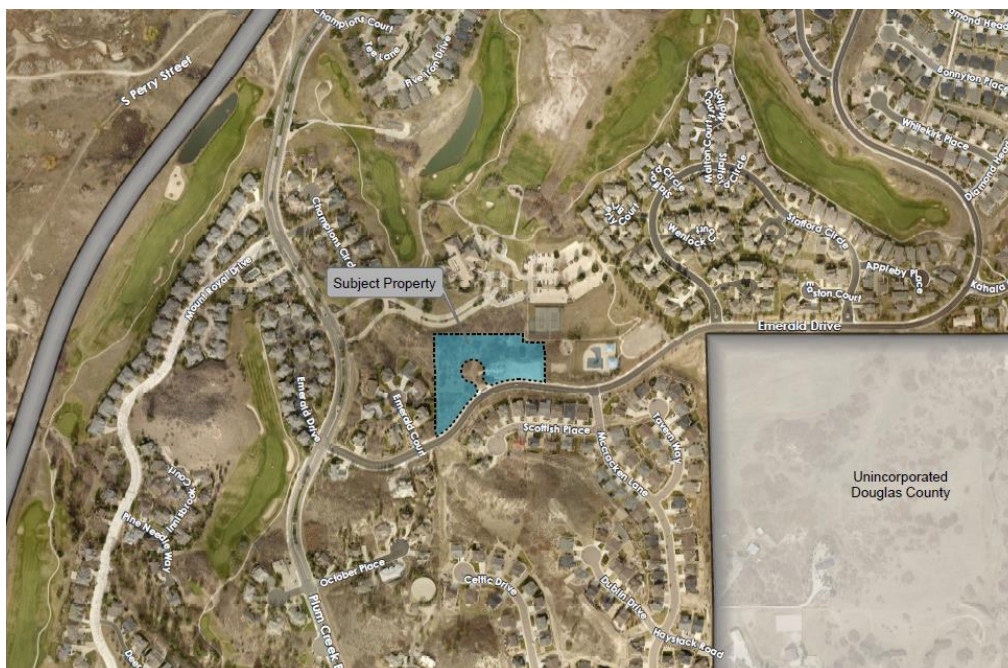
Ridge. Timing of the project is unknown. The proposal is located in Councilmember Teal's district.

### **Dutch Brothers Coffee**



Staff received plans to change the existing Good Times on Founders Parkway to build a Dutch Brothers Coffee Shop. Changes to the building façade and site layout will allow drive thru and walk thru access. Timing of the project is unknown. The proposal is located in Councilmember Townsend's district.

### **Emerald Hills Residential Development**





WSB Engineering is proposing a plat change to reconfigure seven residential lots located in Plum Creek north of Emerald Drive. Timing of the project is unknown. The proposal is located in Councilmember Teal's district.

### **Factory Shops Outlet Mall Pad Site**



Staff received a restaurant proposal at the Factory Shops Outlet Mall. No tenant was identified with the submittal. The project includes a drive-through and parking for 43 cars. Timing of the project is unknown. The proposal is located in Councilmember Townsend's District.

### **The Springs at Castle Rock Carports**

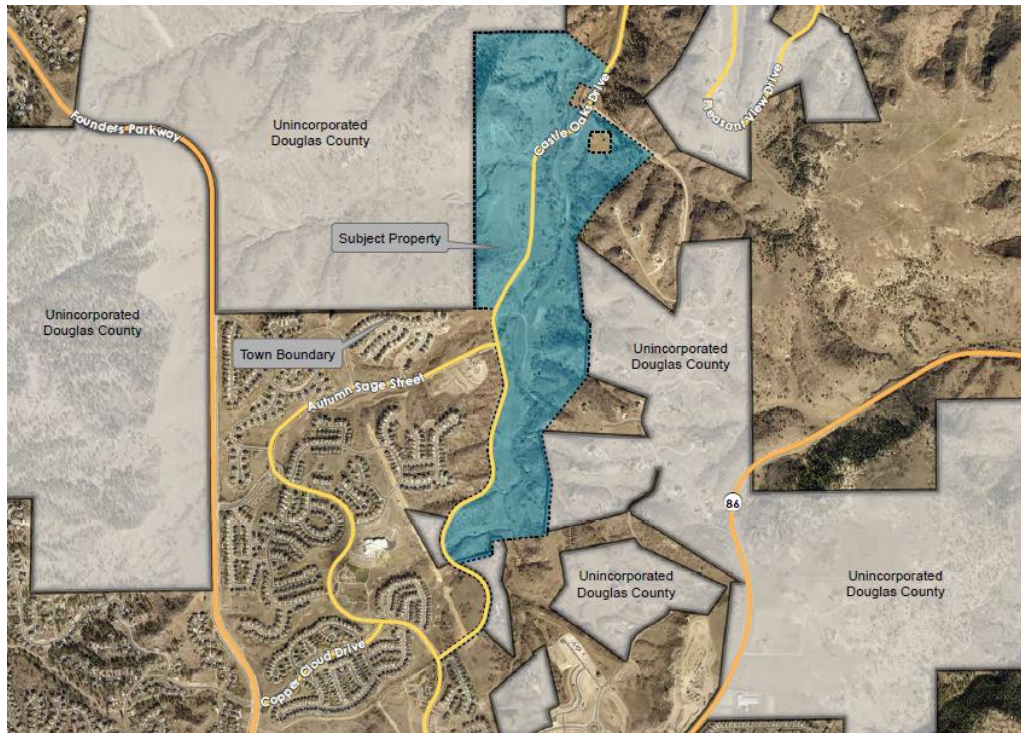


The Springs at Castle Rock is seeking information on adding 80 carports. The project is currently under construction and future residents expressed a desire for additional



covered parking. Construction of the carports does not reduce the number of proposed parking spaces. Timing of the project is unknown. The proposal is located in Councilmember Bracken's District.

### **Terrain North Basin Residential Development**



SLV Castle Oaks, LLC is proposing changes to the Terrain North Basin PD. The proposal includes constructing approximately two miles of Castle Oaks Drive and limiting residential development to less than 200 residential units. Timing of the project is unknown. The proposal is located in Councilmember Townsend's District.

### **Terrain Swim Club Replat**



SLV Castle Oaks, LLC is proposing a replat in Castle Oaks Estates. The Terrain Dog Park and the Terrain Swim Club have separate ownerships and the request is to divide one lot into two lots to separate the two facilities. Timing of the project is unknown. The proposal is located in Councilmember Townsend's District.

### **Terrain Trail Realignment**



Core Consulting is proposing an SDP amendment to relocate a trail. The proposed trail is located on the recently constructed Happy Hollow Drive. Timing of the project is unknown. The proposal is located in Councilmember Johnson's district.

### **4. Development Activity:**

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

##### **• Promenade:**

- Whole Foods, site and building construction, located southeast of Promenade Parkway and Castle Rock Parkway.
- La Loma Restaurant, site and building construction, located southwest of Promenade Parkway and Castle Rock Parkway.
- Panda Express, site plan, construction documents, and building plan review, located west of Sam's Club on the east corner of Promenade Parkway and Factory Shops Blvd. intersection.
- Retail building, site construction, located west of Sam's Club on the east corner of Promenade Parkway and Factory Shops Blvd. intersection.

##### **• Meadows:**

- Town Center:
  - Mixed-use 17,000 sq. ft., building and site construction, located on Ambrosia St.
  - Mixed-use, building and site construction plan review, restaurant and 111 multi-family residential units in a four-story building located at the northeast corner of Bilberry Street and Mercantile Street.



- Park area site plan, located between Viridian and Saffron Streets.
    - Ubergripen, site plan for 18,000 sq. ft. indoor climbing wall facility, located on Bilberry Street south of Mercantile Street.
  - North Meadows Parkway, roundabout construction for future intersection located north of Castle View High School between the two bridges, providing access to the future commercial-office-industrial parcels on each side of North Meadows Pkwy.
  - Bridge and access road, construction documents, connection of the roundabout on North Meadows parkway south and then east crossing Plum Creek.
  - IREA Substation, construction documents, located east of Castle View High School and ACC Collaboration Campus.
  - Jiffy Lube, site and building construction, located north of Meadows Parkway and Lombard Street intersection.
  - Medical office building, site development plan, located at Prairie Hawk and Dacoro Lane.
  - Tommy Carwash, site and building construction, located north of Meadows Parkway and Lombard Street intersection.
  - Water line, construction adjacent to North Meadows Parkway between State Highway 85 and East Plum Creek.
- **Downtown:**
    - Encore, construction plan review and demolition of existing buildings, northeast corner of Wilcox and South Streets.
    - Great Divide, building permit for tenant improvement under review located in Riverwalk North.
- **Other Commercial Projects throughout Town:**
    - Acme Brick, rezoning request under review for Interchange Overlay, located at 401 and 661 Prairie Hawk Drive.
    - Brookside Skilled Nursing/Castle Rock Health Campus, site and building construction, new 32-bed skilled nursing facility located on S. Perry Street.
    - Calvary Chapel, construction and soil erosion control documents for approximately 23,000 sq. ft. church building, located at Fifth Street and Woodlands Boulevard.
    - Castle Rock Automotive, site construction, automotive service building and flex use building on the northeast corner of South Perry Street and I-25 frontage road.
    - 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.
    - Convenience Store and retail space, site plan review, 7,200 sq. ft. building and Fuel Island located at southeast corner of Plum Creek Parkway and Lake Gulch Road.
    - Crystal Valley Ranch, revisions to landscaping plans, located west of West Loop Road and River Oaks Street.
    - Founders Marketplace, Canvas Credit Union, and Liberty Express Carwash, site construction located northeast of Fifth Street and Founders Parkway.



- Founders Marketplace, site plan review, mixed-use retail building of 6,975 sq. ft. located on Ridge Road between King Soopers Fueling Station and IREA substation.
  - Garage Condos, site construction, located on Liggett Road.
  - Heckendorf Ranch, site plan review, 10,000 sq. ft. retail building located southwest of Crystal Valley Parkway and Plum Creek Boulevard and south of Fire Station No. 152.
  - Miller's Landing, 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, site plan review, 18,000 sq. ft. building located at Alexander Place and Brewer Court.
  - Outlets at Castle Rock, site plan, Columbia store 1,993 sq. ft. addition located at southwest end of Outlet Mall.
  - Outlets at Castle Rock, site plan, new pad site on northwest side of mall on Factory Shops Boulevard.
  - Plum Creek Community Church, building and site plan, building addition and parking lot expansion located on the I-25 East Frontage Road south of Medved.
  - Target, site plan review, exterior signage and lighting changes located at 5010 Founders Parkway.
  - The Famous Steak House, site development plan and interior building renovation, located in former Jarre Creek Brewery building south of Chili's.
  - Town of Castle Rock Public Safety Training Facility, site and building construction, located at 301 Malibu Street.
  - Town of Castle Rock Public Works Service Center expansion, site construction located at 4175 S. Castleton Court.
  - Town of Castle Rock Water, construction plans, water plant expansion located southwest of Liggett Road and I-25.
  - U-Haul self-storage, site construction, located on I-25 East Frontage Road north of South Perry Street and Manatt Court.
- **Site Development Activity/Residential:**
    - Caliber at Terrain, site plan review for a 226 unit multifamily development, located in the northeast quadrant of Founders Parkway and State Highway 86.
    - Crystal Valley Ranch, site construction, single-family subdivisions located in southern interior portion of Loop Road, south of Loop Road, and between West Loop Road and the Lanterns property.
    - Founders Village, construction plan review, attached single-family home neighborhood site grading underway located northeast of Mikelson Blvd. and Mitchell Street, southeasterly of Mesa Middle School.
    - Founders Village the Enclave, site construction, 88 additional townhomes to complete the existing development located at Enderud and Wagonwheel.
    - Hillside, construction document review, single family attached and detached age 55 and older residential community located at the northeast corner of Coachline Road and Wolfensberger.
    - Lanterns/Montaine, site construction, main collector loop roadway Montaine Boulevard and construction documents for Amenity Center and two neighborhoods located south of Montaine Boulevard (south of King's Ridge subdivision).

- Liberty Village, construction documents, single-family lots located on the north side of Castle Oaks Drive.
- Liberty Village, bridge crossing, Castle Oaks Drive and McMurdo Gulch channel improvements.
- Meadows, site construction, 209 single-family lot subdivision located just north of Red Hawk subdivision, west of Prairie Hawk Drive.
- Meadows, Town Stormwater Project, construction of underdrains adjacent to Starry Night Loop and Hourglass Ave.
- Meadows, site plan and construction documents for 57 single family detached neighborhood located on east and west sides of Coachline Road north of intersection with Wolfensberger Road, adjacent to Ridgeline Open Space.
- Meadows South, site plan and construction documents for 116 single family attached neighborhood located on south side of Wolfensberger Road, adjacent to PS Miller Regional Park.
- Meadows Town Center, construction documents, single-family subdivision located north of Meadows Blvd. between Low Meadow and Trail Blazer.
- Meadows Town Center, site plan, Springs multi-family apartment complex located at corner of Bilberry and Viridian.
- Memmen Young Infill, rezoning under review for 377 single family units and 260 duplex units, located west of Ridge Road, south of Fifth Street, and north of Plum Creek Parkway.
- Plum Creek Ridge Townhomes, under construction, located at Plum Creek Parkway and Emerald.
- Red Hawk, construction document review, single-family subdivision located south of Melting Snow Way and east of Bent Wedge Point.
- Terrain Sunstone Village, construction, single-family home development located south of intersection of State Highway 86 and Autumn Sage.
- Terrain Upper Sunstone, construction documents, single-family home development located south of State Highway 86 and just east of King Soopers/Ridge Road.
- The Oaks Filing 3, site construction, 117 single-family lots located on South Ridge Road directly west of Appleton Way.