



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director Development Services
Kevin Wrede, Planning Manager

Title: **Update: Quasi-Judicial Projects**

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Quasi-Judicial Applications

340 South Wilcox Retail Center (Pizza Hut):



A Downtown Site Development Plan application for a new retail center, to be located at 340 S. Wilcox Street. The 0.86-acre site currently includes the Pizza Hut dine-in restaurant. The owner and developer would like to build an approximately 3,100 square-foot retail center that is anchored by a new delivery/carry-out Pizza Hut store. They are currently proposing to construct the new building in phases, so they can keep the Pizza Hut open in its existing space until the new space is opened, then demolish the existing structure. This application

will be reviewed at a future public hearing before the Design Review Board. The project is located within Mayor Pro Tem Bower's District.

On-going Quasi-Judicial Applications (currently under review)

Canvas at Castle Rock (SDP20-0041):

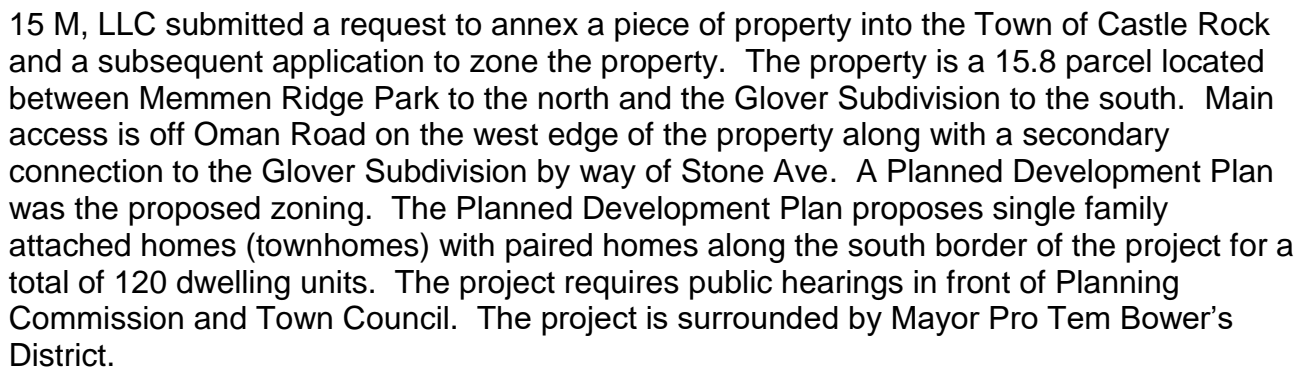


Watermark Properties has submitted an application for a Site Development Plan (SDP) for a townhome complex known as Canvas at Castle Rock, located at the northerly intersection of Crystal Valley Parkway and Plum Creek Blvd. The SDP proposes 26 two-story townhome buildings containing a total of 102 units and a club house. Parking is provided via 180 attached garage spaces and 68 surface parking spaces. The SDP proposal will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located in Councilmember Teal's District.

GT Sanders Rezoning (PDP20-0001):



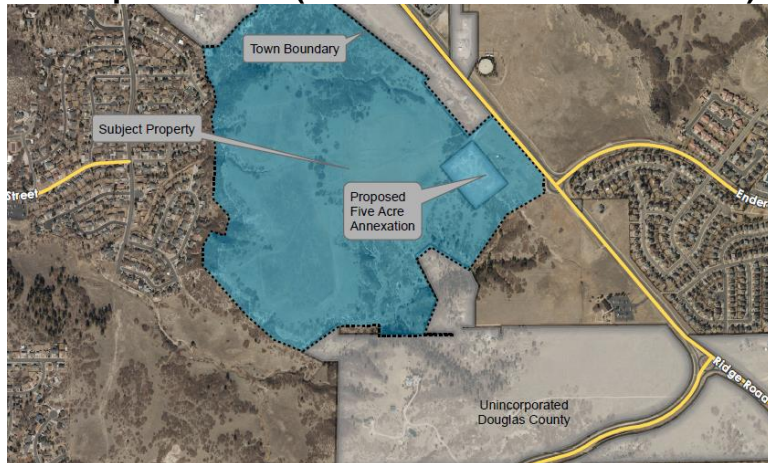
Memmen Trails Annexation and Planned Development (ANX19-0001 and PDP19-0001):



This aerial map illustrates the proposed annexation of a 5-acre infill area in Unincorporated Douglas County. The map features a yellow line representing the 'Town Boundary'. A blue-shaded area, outlined with a dashed black border, is labeled 'Memmen Young 5 Acre Infill Proposed Annexation Unincorporated Douglas County'. The map also shows 'Fifth Street' and '84' (Highway 84). The surrounding area includes residential developments and undeveloped land.

Highline Engineering, on behalf of Barbara Lincoln, has submitted a Petition for Annexation for a five-acre parcel. The parcel is located south of Fifth Street, north of East Plum Creek Parkway, and west of Ridge Road. The parcel is completely surrounded by the existing Memmen Young Infill Planned Development. A single family residence is currently on the property. The Annexation Petition must be first found to be in substantial compliance with state statutes by Town Council at a public hearing. If the Annexation Petition is found to be substantially complete, the parcel then must be found to be eligible by state statutes to be annexed by Town Council at a subsequent public hearing. If the Annexation Petition is found to be substantially complete and the parcel to be eligible for annexation, only then can the parcel be considered for annexation. The applicant will propose to incorporate the parcel into the Memmen Young Infill PD through the Major Amendment under review. The annexation of the parcel and the Memmen Young Infill PD Major Amendment would be considered concurrently during required public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The site is surrounded by Councilmember Teal's District.

Memmen Young Infill (A.K.A. Founders Vista) Planned Development and Site Development Plan (PDP19-0002 and PDP20-0026):



Barbara Lincoln and 176 M LLC submitted a Planned Development Plan (PDP) and a Site Development Plan (SDP) for a 567-unit residential development within the Memmen Young Planned Development. The Site Development Plan proposes 353 single-family homes and 214 paired homes. The proposed development is 170.1 acres in size of which 87.2 acres is proposed to be open space. The proposed Site Development Plan is contingent on the approval of the Memmen Young Infill Planned Development Major Amendment (currently in process) and the annexation of a 5-acre parcel. The PDP Major Amendment and SDP proposal will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located within Councilmember Teal's District.

Millers Landing IO/PD Amendment:



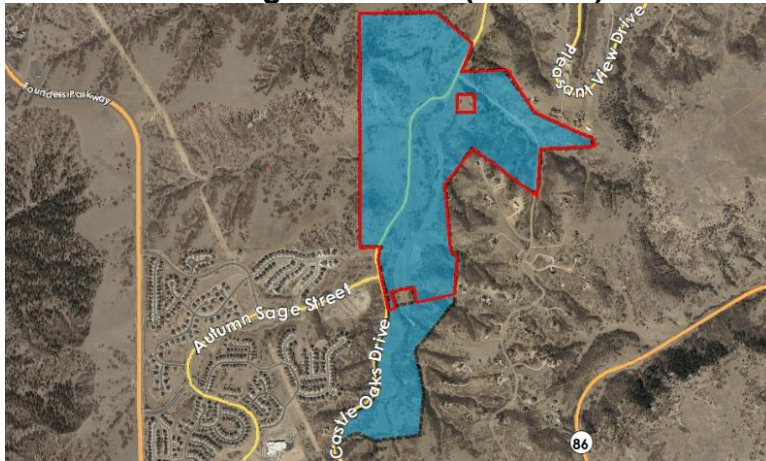
P3 Advisors submitted a Major PD Amendment application seeking to remove the prohibition on residential development placed on the Miller's Landing IO PD when approved by Town Council in 2016. The PD Plan proposes a maximum of 1,350 residential dwelling units (excluding single-family detached units), 855,000 GFA of Office/Commercial, 243,000 GFA of Retail and 478,000 GFA of Lodging/Event. The PD Plan reflects the extension of Atchison Drive to become the new Prairie Hawk Drive, and three intersections along Plum Creek Parkway. This PD Amendment will require public hearings with the Planning Commission and Town Council. The project is located in Mayor Pro Tem Bower's District.

North Basin Village at Terrain (Phase 1) Site Development Plan (SDP20-0019):



Core Consultants, on behalf of Status Terrain, has submitted an application for a Site Development Plan that proposes 96 single-family attached homes situated in four planning areas along Castle Oaks Drive. The SDP proposal will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located within Councilmember Townsend's District.

North Basin Village at Terrain (Phase 2) Site Development Plan (SDP20-033):



Core Consultants submitted a Site Development Plan for 105 single family homes within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 150 acres of Open Space dedication. The project is located along Castle Oaks Drive and will require Planning Commission and Town Council hearings. The project is located within Councilmember Townsend's District.

Pinon Manor Apartment PD Rezoning (PDP19-0004):



Oakridge Properties has submitted a rezoning application for 472, 481 and 498 S. Gilbert Street. The application proposes to consolidate three properties into one zoning classification known as Pinon Manor Planned Development (PD). The rezoning would allow for the existing developed apartments to remain and to provide for the development of an adjacent parcel to contain 3 new apartment buildings with a total of 20 new dwellings. The rezoning request will require public hearings with the Planning Commission and Town Council. The site is located within Councilmember Bower's District.

Promenade Block 3 Planned Development Amendment (PDP20-0002):



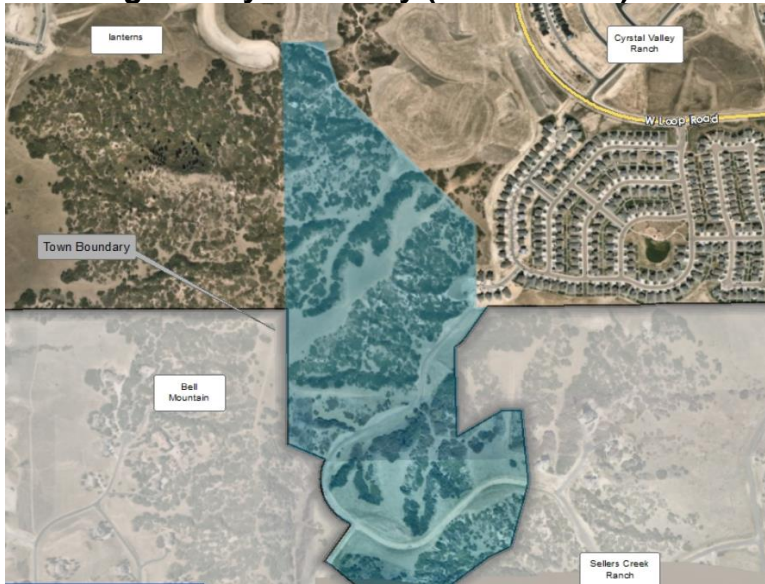
Alberta Development Partners has submitted a Planned Development Amendment Application for Block 3 within the Promenade at Castle Rock Planned Development. The request is to add a multi-family use to the planning area that would add up to 300 multifamily units to the current list of approved uses. Also included in this request is dedication of 43 acres of land on the east side of I-25 for open space. The request will require public hearings with the Planning Commission and Town Council. The project is located within Councilmember Bracken's District.

Resort Lifestyle Communities (SDP20-0044):



Cameron General Contractors submitted an Application for a Site Development Plan for a senior living apartment building located northwest of the traffic circle on N. Meadows Parkway. The proposal contains a single 50-foot high building that will contain 130 residential units and 162 parking spaces. The proposal will require public hearings with the Planning Commission and Town Council. The project is located in Council District 1, previously Councilmember Loban's District.

The Ridge at Crystal Valley (SDP20-0038):



Crystal Valley Ranch Development Corporation has submitted a Site Development Plan for a residential neighborhood located in the southwest section of Crystal Valley Ranch Planned Development. The proposal contains 142 new single family homes and 34 acres of dedicated open space. The proposal will require public hearings with the Planning Commission and Town Council. This project is located in Councilmember Teal's District.

The View Mixed Use Building (SDP20-0038):



Castle Rock LLC, owner of 610 Jerry/205 6th Street is proposing a new mixed-use building on the northeast corner. The existing storage units on the site would be demolished to make room for a proposed development that includes 218 residential units contained within 4 levels and built over a 2 level podium that will contain retail, restaurant and office uses as well an estimated 400 parking spaces. The building will be a total of 6 stories tall and have public use parking spaces. The proposal will require a public hearing with the Design Review Board. The site is located within Mayor Pro Tem Bower's District.

The Town's Development Activity map provides additional information on these quasi-judicial applications, as well as projects that are under administrative (non quasi-judicial) review. This map is available at: CRgov.com/developmentactivity.