



AGENDA MEMORANDUM

Date: December 17, 2020

To: David L. Corliss, Town Manager

From: Tara Vargish, Director of Development Services

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

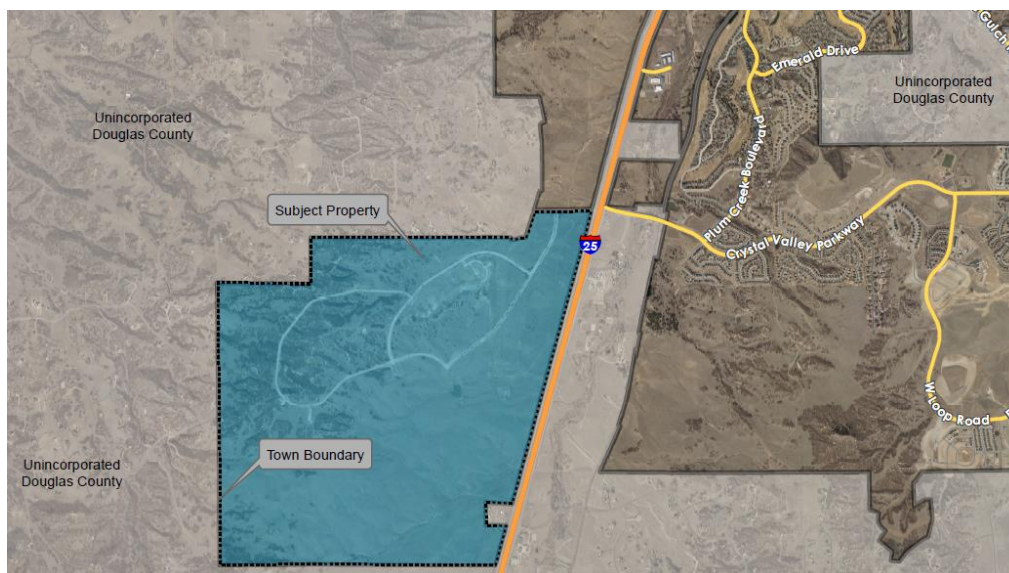
This report contains development updates and new submittals or requests that have been submitted to staff since the last update to Town Council. The high growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans, 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://www.castlerockco.gov/DevelopmentActivityMap)

1. Quasi-Judicial Applications Requiring Public Hearings:

No New Quasi-Judicial Projects

2. General Inquiries in the Town or within the County

Dawson Ridge



Staff has received a development inquiry from Westside Investments on the aprx.1,880 acre Dawson Ridge parcel, located on the west side of I-25, south of Territorial road and the future Crystal Valley Interchange. Dawson Ridge was annexed and zoned in 1986 and construction of some infrastructure was completed. However, due to an economic downtown, the parcel did not develop at the time and the Metro District entered into a Suspension Agreement with the Town in 1992. In 2008, the Town Council adopted the Southwest Quad plan as an amendment to the Comprehensive Master Plan, which lays out a development guide for this parcel, as well as land to the north of Dawson Ridge. Staff is meeting with Westside Investments to get a better understanding of their proposal. Any development of this parcel will require a rezoning per the conditions of the 1992 Suspension Agreement. The property is located in Councilmember Dietz's District.

3. Pre-Application Meeting Requests and:

Alexander Place Senior Living



A pre-application meeting request was submitted seeking information on application and submittal requirements for an age targeted independent senior living site development plan at 382 Alexander Place. This 8.36-acre site located generally east of the intersection of Allen Street and Alexander Place. The applicant is proposing a 47,000 square foot, three story building to contain 134 one-, two- and three-bedroom units. Timing of the project is unknown. The proposal is located in Councilmember Cavey's District.

Cuba Cuba Patio



A pre-application meeting request was submitted seeking information from Cuba Cuba on application and submittal requirements to enclose their 350 square foot patio located on the north side of the building. The property located at 6375 Promenade Parkway, just west of Promenade Parkway and Castle Rock Parkway. The proposal is for a removable, fire retardant material with large vinyl windows supported with 3" posts that are bolted into the patio floor. Timing of the project is unknown at this time. The proposal is located in Councilmember Cavey's District.

Promenade Multi-Family Rezoning



A pre-application meeting request was submitted seeking information on application and submittal requirements for a multifamily site development plan at Promenade Block 3A. Block 3A is a 15-acre site located generally in the center of the Promenade development at the north corner of Promenade Parkway and Castlegate Drive. The applicant is proposing approximately 300 apartment units, in 4-5 buildings that are 3-5 stories high on approximately 10 acres. This proposal is for the multifamily units and a 6,000 square foot amenity clubhouse, pool and outdoor activity space. A separate

application is currently under review for the rezoning for this parcel. Timing of the project is unknown. The proposal is located in Councilmember Cavey's District.

StorageQuest



A pre-application meeting request was submitted seeking information on application and submittal requirements from StorageQuest Self-Storage to build two additional storage buildings (11,450 and 4,125 square feet) on the Omni Planned Development property located at 1781 Park Street. These buildings were approved on the original Planned Development Plan but never built. Timing of the project is unknown at this time. The proposal is located in Councilmember LaFleur's District.

4. Development Activity:

Site Development Activity/Commercial

- **Promenade:**

- Buffalo Wild Wings, site plan and construction drawing review, located on southwest corner of Factory Shops Boulevard and New Memphis Court.
- Block 3A, Planned Development Plan Amendment proposing to revise the zoning to include multi-family residential.
- Sleep Number, site construction for 4,000 square foot building located on east side of Promenade Parkway, just south of Verizon building.
- Shake Shack, site plan review for restaurant located on east side of Promenade Parkway, just south of Verizon building.

- **Meadows:**

- Town Center:
 - Construction for converting the right-in only to a right-in/right-out access for Ambrosia Street at the Meadows Boulevard intersection.
 - Mixed-use, building and site construction for a 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 construction, located between Viridian and Saffron Streets.

- Viridian and Saffron Streets proposed to be signed and striped for one-way traffic.
 - Ubergripen, construction of 18,000 square foot indoor climbing wall facility, located on Bilberry Street south of Mercantile Street including a trail connection to the tunnel under Meadows Boulevard.
 - Bridge and access road, plat and construction documents, connection of the roundabout on North Meadows Parkway south and then east crossing Plum Creek.
 - Access road, construction documents review for public street construction that will support future commercial/office developments located northwesterly of the N. Meadows Drive roundabout.
 - Castle View High School addition, site construction of building expansion, located at North Meadows Drive and Butterfield Crossing Drive.
 - IREA Substation, site construction, located east of Castle View High School and ACC Collaboration Campus.
 - Lot grading, retaining wall and waterline construction plan review, located on vacant commercial lot north of the AMC theatre.
 - The Leaning Experience, site 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.
 - Water line, construction adjacent to North Meadows Parkway between State Highway 85 and East Plum Creek.
 - Pond Improvements, construction plan review for improvements to a large existing pond adjacent to Prairie Hawk, south of Low Meadow.
- **Downtown:**
 - Encore, site plan review for establishing a common sign plan under review, building construction, northeast corner of Wilcox and South Streets.
 - Olinger, Andrews, Caldwell Gibson Chapel Renovation, site plan, construction plan and plat review, located at 407 Jerry St.
 - Quiet Zone (Railroad), Town project, construction plan review for improvements at 2nd Street, 3rd Street and 5th Street.
 - Pizza Hut Retail Center, site plan review for new commercial center located at 340 S. Wilcox.
 - Town of Castle Rock Police Department, construction plan review for parking lot expansion, located at Perry Street and 2nd Street.
 - Tribe Restaurant, tenant improvement construction in Riverwalk South.
 - US Postal Facility, building and site construction for retail facility located north of Wells Fargo Bank, adjacent to ENT Credit Union.
 - The View, site plan review for 6-story building with mixed-uses including 218 residential units, located at 6th Street and Jerry Street.
 - Z'Abbracci's Restaurant, façade changes and new awning for restaurant front, on Wilcox Street.
 - **Other Commercial Projects throughout Town:**
 - Acme Brick, rezoning request on hold 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 South Perry Street.

- 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.
- Chick-fil-A, site plan review for a kitchen remodel and canopy addition, located on Metzler Drive.
- Convenience Store, fuel island and retail space, site plan amendment for phasing, construction plan review, water main construction, located at the southeast corner of Plum Creek Parkway and Lake Gulch Road, adjacent to the planned Town roundabout.
- Crystal Valley Ranch, revisions to landscaping plans, located west of West Loop Road and River Oaks Street.
- Douglas County School District - Support Center Facility, site construction for drainage improvements for location at southwest corner of Wolfensberger and Prairie Hawk.
- Founders Marketplace, Liberty Express Carwash, site construction, located northeast of Fifth Street and Founders Parkway.
- Founders Marketplace, site plan and construction plan review for a 13,500 square foot medical office building, located in the northeast quadrant of Founders Parkway & State Highway 86.
- Founders Marketplace, site plan approved 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.
- Miller's Landing, zoning amendment review, 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 construction, 18,000 square foot building located at Alexander Place and Brewer Court.
- Outlets at Castle Rock, site plan and construction document review for a Columbia store addition.
- Outlets at Castle Rock, In-N-Out Burger, site plan and construction review on northwest side of mall on Factory Shops Boulevard.
- Outlets at Castle Rock, site plan, two new pad site on west side of mall on Factory Shops Boulevard.
- Outlets at Castle Rock, site plan, five small cell facilities on several buildings.
- Plum Creek Community Church, building addition and parking lot expansion located on the I-25 East Frontage Road south of World Compass Academy.
- Sanders Business Park, zoning plan in review for 2.4-acre site located south of The Plum Creek Community Church on the I-25 Frontage Road. The future use is a facility for distribution of heating and plumbing equipment.
- T-Mobile small cell sites, construction documents for 4 locations in the public right-of-way: 1) Park Street and 8th Street, 2) Factory Shops Blvd & New Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.
- Target, site plan for electric vehicle charging stations.
- 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 Water, construction plans, water plant expansion located southwest of Liggett Road and I-25.

- Town project, demolition permitted for former Facilities building, located at 1469 S. Columbine Drive.
 - 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, 3) Promenade Parkway, 4) Castlegate Drive West, 5) Castlegate Drive West and Castle Rock Parkway, 6) Factory Shops Boulevard and Meadows Boulevard, and 7) Mitchell Street near Mesa Middle School.
 - Wolfensberger Area, 282 Malibu, site construction for two 4000 square foot commercial buildings, uses area unknown at this time.
 - Wolfensberger Area, 105 West Brewery, site plan review for façade and proposed silo.
 - Your Storage Center, site plan, plat, and construction plan review for 23,800 square foot indoor car storage building, located on the east I-25 frontage road north of Perry Street.
- **Site Development Activity/Residential:**
 - Canyons South (Douglas County project), utility easement vacations, water & sanitary system construction for 278 single-family lots. (Town will own and maintain the project's water & sanitary systems per previous agreements.)
 - Crystal Valley Ranch, site construction, single-family subdivisions located southeast and southwest of Crystal Valley Parkway and West Loop Road. Also, in 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 infrastructure 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 Blvd. and Mitchell Street.
 - Founders Village, site plan review, paired single-family home neighborhood, located north of Mikelson Blvd and west of Mitchell Street.
 - Founders Village the Enclave, site construction, 88 additional townhomes to complete the existing development located at Enderud and Wagonwheel.
 - Greystone Townhomes, site plan and construction plan review for one three-story building with 5 units located northwest of Plum Creek Parkway and Gilbert.
 - Hillside, construction document approved, single-family attached and detached age 55 and older at the northeast corner of Coachline Road and Wolfensberger.
 - Lanterns/Montaine, site construction, main collector loop roadway, Montaine Boulevard, and amenity center located in the south-central portion of the project.
 - Lanterns/Montaine, site construction, 107 single-family lot subdivision located in the northerly portion of the project.

- Lanterns/Montaine, site construction, 85 single-family lot subdivision located in the south-central portion of the project.
- Lanterns/Montaine, grading and construction document review, 133 single-family lot subdivision located in the southeasterly portion of the project.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 164 single-family residential lots located in the east interior of Montaine Circle and southeast portion of property.
- Lanterns/Montaine, subdivision plat, construction documents and erosion control plans for 81 single-family residential lots located in the northerly interior of Montaine Circle.
- Lanterns/Montaine, site plan for monument sign located at Crystal Valley Parkway and Plum Creek Blvd.
- Liberty Village, site construction of single-family lots located on the north side of Castle Oaks Drive.
- Liberty Village, construction plan review of 19 lot single-family project at Missoula Trail and Castle Oaks Drive and completion of Castle Oaks Drive/bridge replacement within 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 plan and construction documents for 57 single-family detached homes on the east and west sides of Coachline Road north of Wolfensberger.
- Meadows South, site construction for 116 single-family attached homes on the south side of Wolfensberger Road and 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, construction, The Springs multi-family apartment complex located at the corner of Bilberry and Viridian.
- 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 Plum Creek Parkway.
- Oakwood Apartments, site development plan, building permits, plat and construction document review for senior housing project redevelopment, located on the northeast corner of Front Street and Oakwood Drive.
- Plum Creek Ridge Townhomes, under construction, located at Plum Creek Parkway and Emerald.
- Red Hawk, site construction, 29 single-family home project located south of Melting Snow Way and east of Bent Wedge Point.
- Ridge at Castle Rock, site development plan in review for 142 single-family home project. Located southwest of the Loop Road in Crystal Valley Ranch.
- Terrain North Basin, Phase 1, site plan, plat and construction document review for approximately 96 single-family home project located along Castle Oaks Drive.
- Terrain North Basin, Phase 2, site plan review for approximately 105 single-family home project located along Castle Oaks Drive.
- Terrain Sunstone Village, site construction, 120 single-family home project located south of intersection of State Highway 86 and Autumn Sage.
- Terrain Upper Sunstone, site construction, 261 single-family home project located south of State Highway 86 and east of King Soopers/Ridge Road.

- The Oaks Filing 3, site construction, 117 single-family home project located on South Ridge Road west of Appleton Way.
- Woodlands, Town Project, construction plan review for sidewalk connecting Covey Ct to crosswalk/trail on Ridge Trail Drive.