

# UPDATE: QUASI-JUDICIAL PROJECTS

TOWN COUNCIL  
DECEMBER 15, 2020



# PURPOSE OF QUASI-JUDICIAL (QJ) REPORT

Development Services receives a variety of inquiries, preapplication meeting requests and various submittals each week. This report summarizes all the QJ Projects.

## Quasi-Judicial Projects

- Formal land use applications that are governed by special legal rules
- Decision makers are applying law rather than making law
- Communication between decision makers and applicant are discouraged outside of the public hearing, in order to maintain impartiality on the application

## What are QJ Applications?

- Annexations/Zoning, Planned Development Plans, Site Development Plan, Use by Special Review, Historic Preservation, Wireless Facilities

## Public Hearings are held with:

- Historic Preservation Board
- Design Review Board
- Planning Commission
- Town Council

## Recommending Body, Decision Maker or Appeal

# QJ REPORT

“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 QJ Projects
- On-going QJ Projects



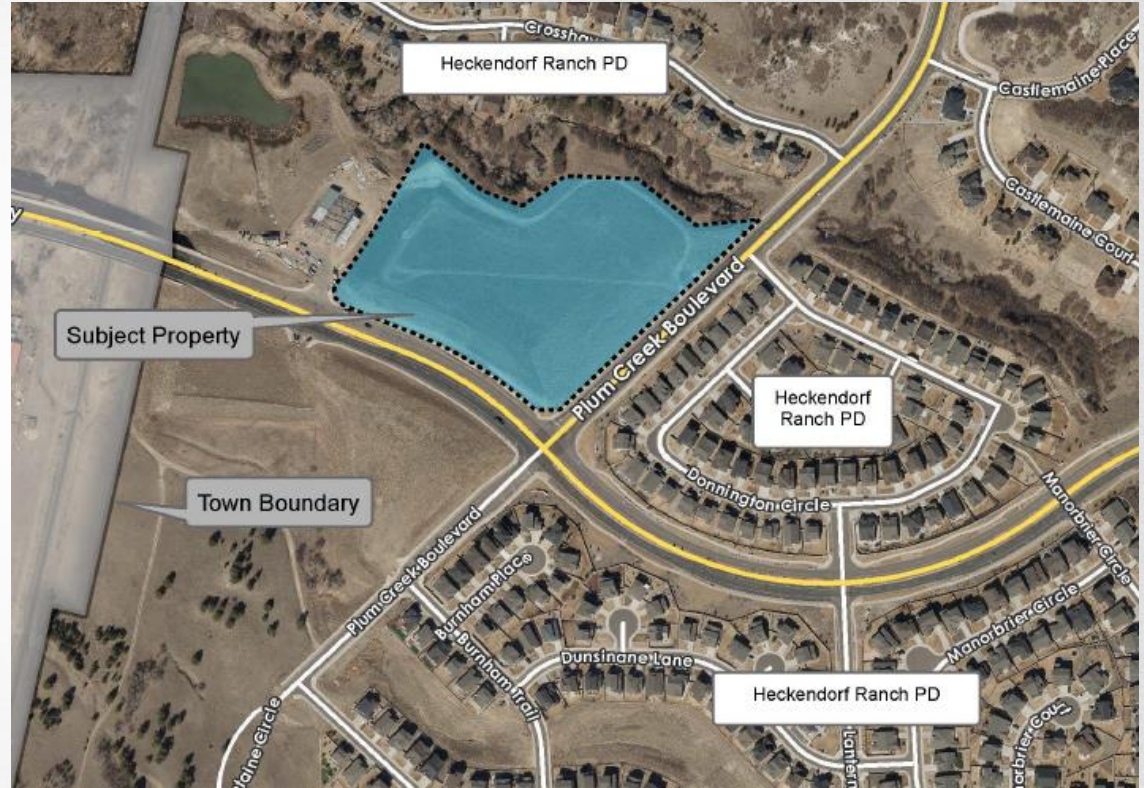
# 340 SOUTH WILCOX RETAIL CENTER

- Site Development Plan
- 3,100 sq ft retail center with a new Pizza Hut
- Design Review Board
- Councilmember LaFleur's District



# CANVAS AT CASTLE ROCK

- Site Development Plan
- 102 Residential townhome units and associated parking
- Planning Commission & Town Council
- Councilmember Dietz's District





# GT SANDERS REZONING

- Planned Development Plan (rezoning)
- Rezone from R-1 to PD with commercial and industrial uses
- Planning Commission & Town Council
- Councilmember Dietz's District



# MEMMEN TRAILS

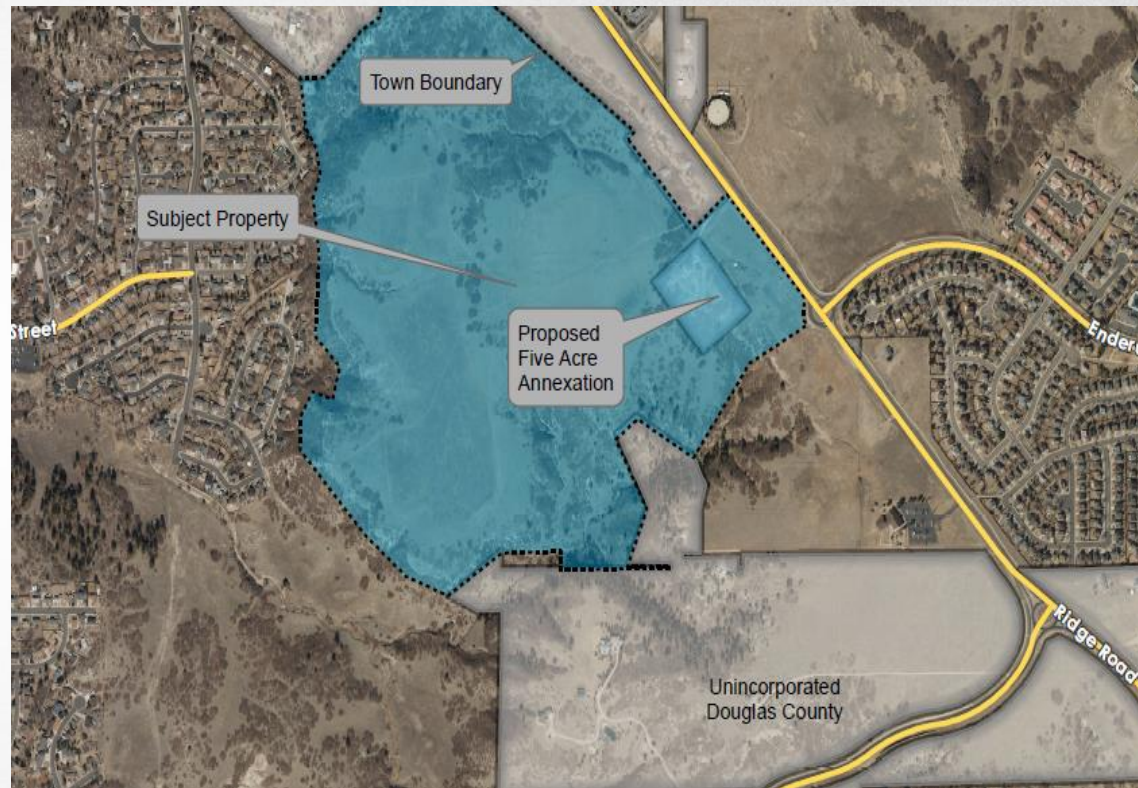
- Annexation and Planned Development Plan (zoning)
- 120 residential units, mix of townhomes and single-family homes
- Planning Commission & Town Council
- Councilmember LaFleur's District





# MEMMEN YOUNG INFILL

- Planned Development Plan (rezoning), Site Development Plan, Annexation (5 acres)
- 567 residential units, mix of single-family detached and paired
- Planning Commission & Town Council
- Councilmember Dietz's District



# MILLERS LANDING

- Planned Development Plan (rezoning)
- Modify current Interchange Overlay to allow 1,350 residential MF units
- Planning Commission & Town Council
- Councilmember LaFleur's District





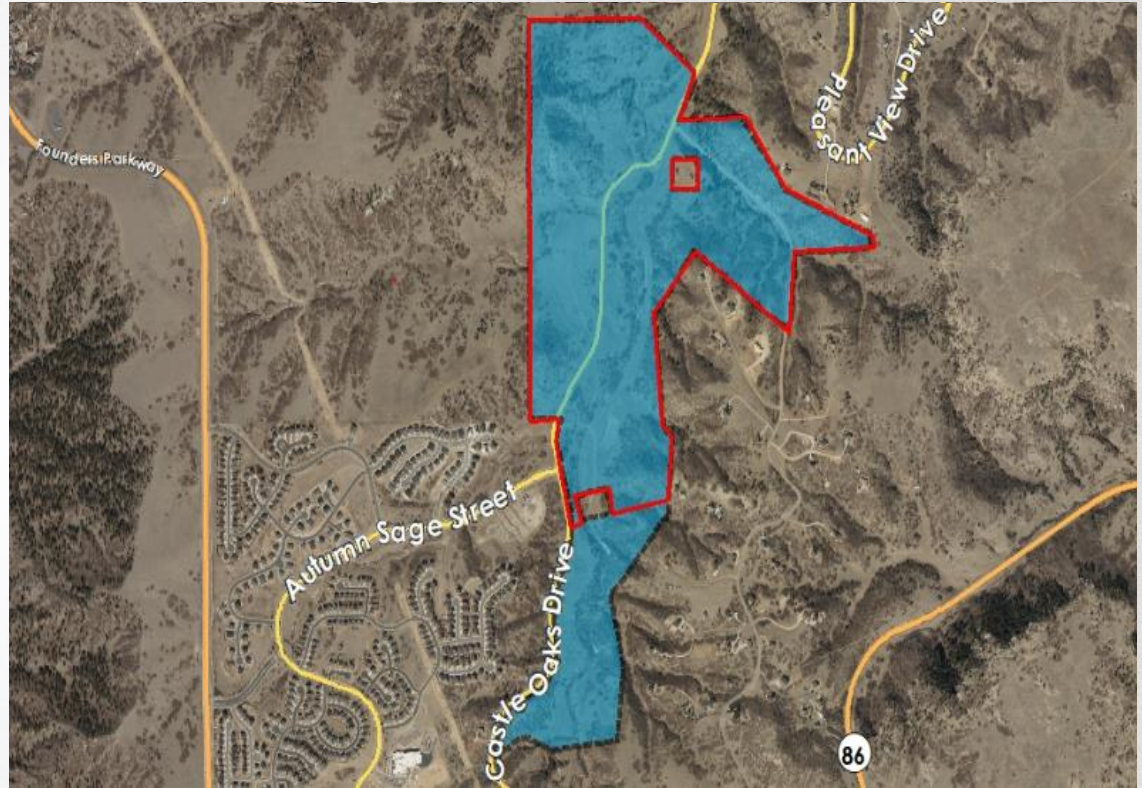
# NORTH BASIN VILLAGE AT TERRAIN PH. 1

- Site Development Plan
- 96 single-family homes, paving of Castle Oaks Drive
- Planning Commission & Town Council
- Councilmember Cavey's District



# NORTH BASIN VILLAGE AT TERRAIN PH. 2

- Site Development Plan
- 105 single-family homes, realignment of Castle Oaks Drive
- Planning Commission & Town Council
- Councilmember Cavey's District





# PINON MANOR APARTMENT

- Planned Development Plan (rezoning)
- 3 new MF buildings, 20 residential units
- Planning Commission & Town Council
- Councilmember LaFleur's District



# PROMENADE BLOCK 3

- Planned Development Plan (rezoning)
- Add 300 MF units in addition to the current commercial allowed uses
- Planning Commission & Town Council
- Councilmember Cavey's District





# RESORT LIFESTYLE COMMUNITIES

- Site Development Plan
- Senior Living Apartment Building with 130 units and associated parking
- Planning Commission & Town Council
- Mayor Pro Tem Bracken's District



# RIDGE AT CRYSTAL VALLEY

- Site Development Plan
- 142 single-family detached homes
- Planning Commission & Town Council
- Councilmember Dietz's District





# THE VIEW MIXED USE BUILDING

- Site Development Plan
- 218 residential MF units, with retail, restaurant, and office uses with associated parking including dedicated public parking spaces
- Design Review Board
- Councilmember LaFleur's District



# DEVELOPMENT SERVICES PROJECT UPDATES

This report highlights development updates and new submittals or requests that have been submitted to staff since the last update to Town Council.

Section 1: New Quasi-Judicial Applications

Section 2: General Inquiries

Section 3: Pre-Application Meeting Requests

Section 4: Development Activity



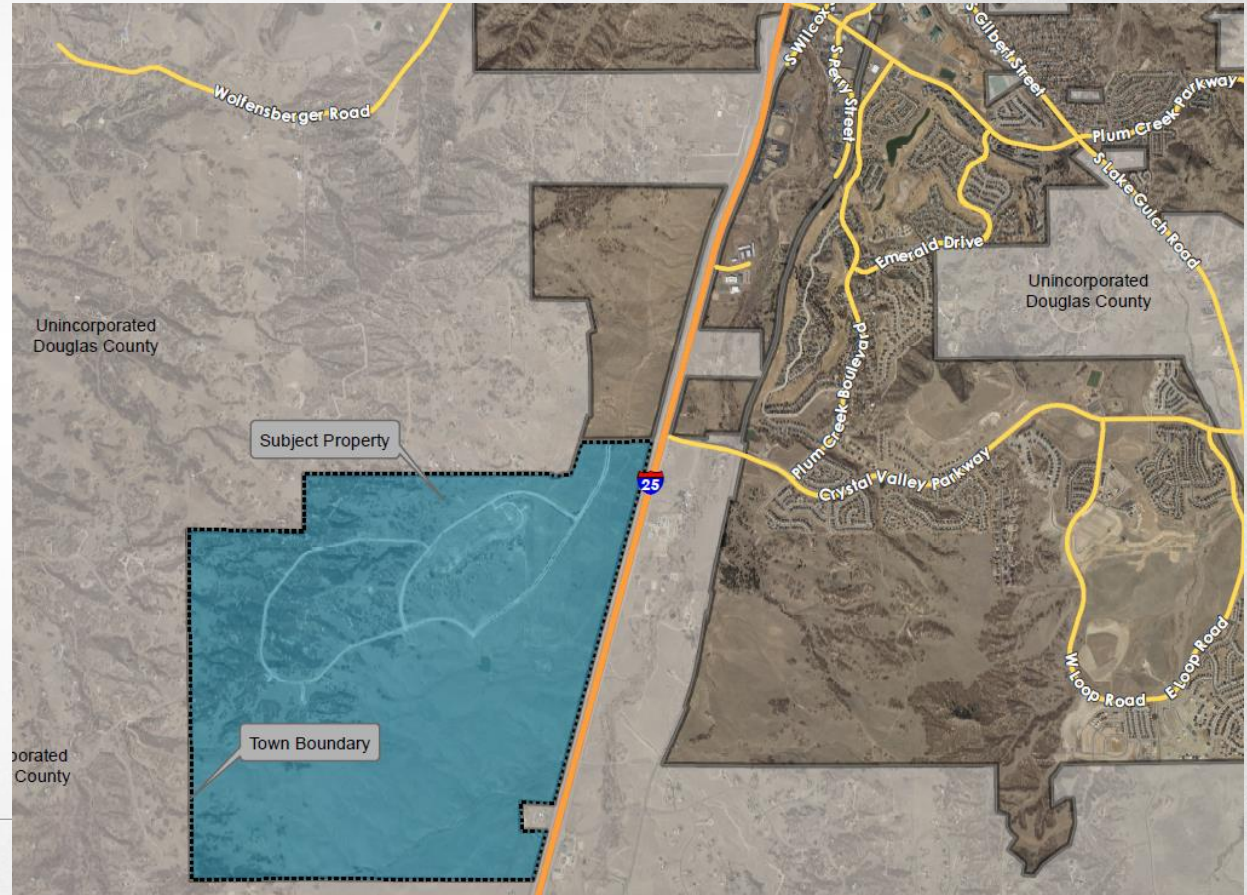
# NEW QUASI-JUDICIAL APPLICATIONS

- No New QJ Projects for this report
- Would also be listed in QJ Projects Update

# GENERAL INQUIRIES IN TOWN OR COUNTY

## Dawson Ridge

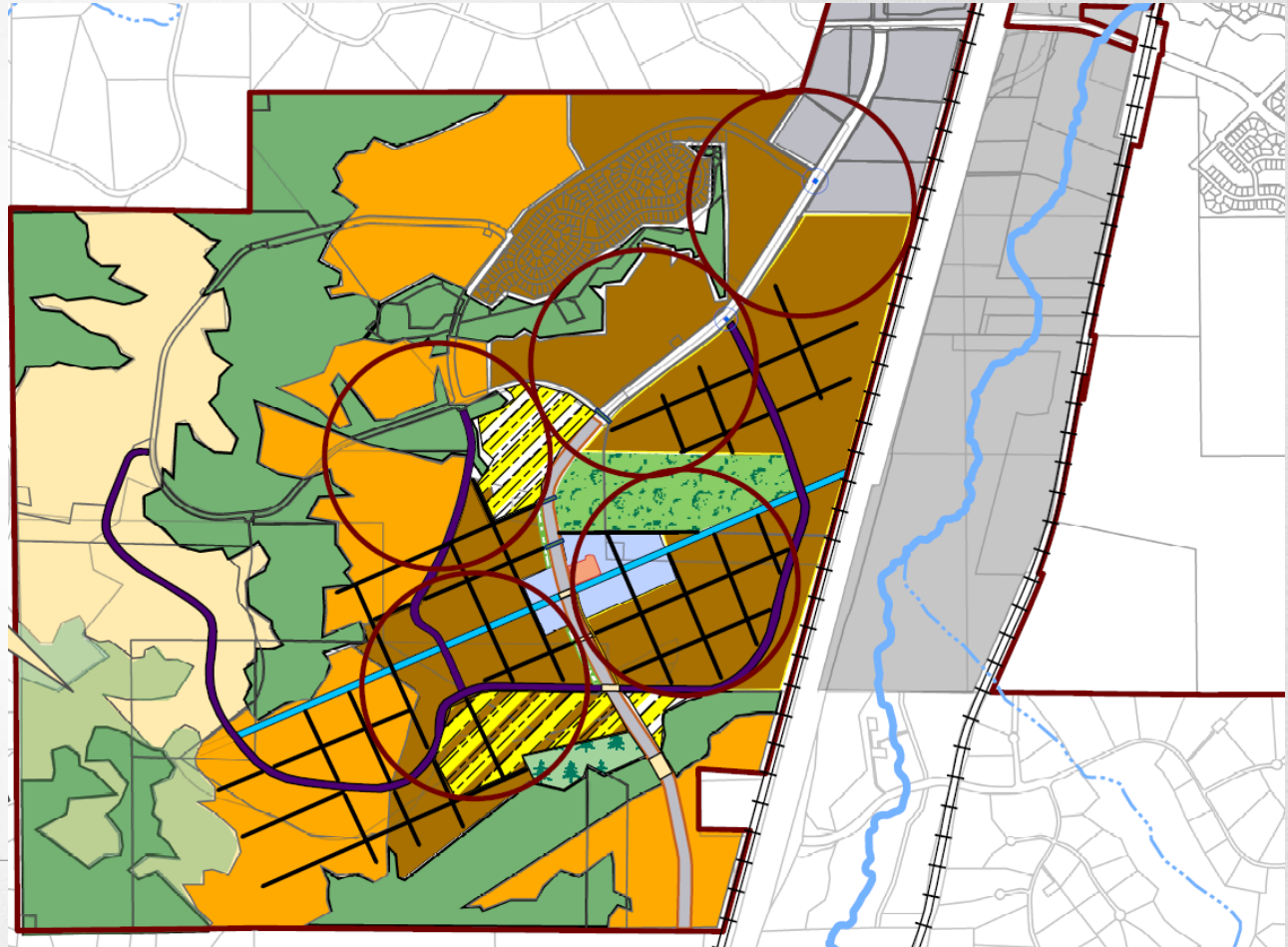
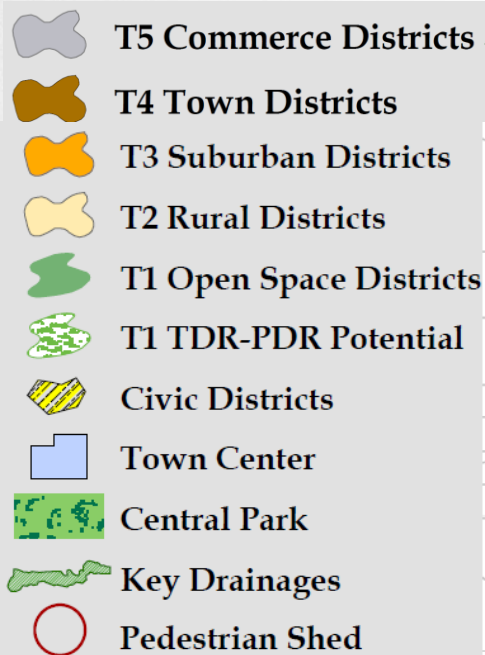
- 1,880 acres
- 1986 Zoned
- 1992 Suspension Agreement
- 2008 Southwest Quad Plan





# SOUTHWEST QUAD PLAN

## 2008 Southwest Quad Plan:



# DAWSON RIDGE INQUIRY

## Potential Issues to Consider:

- Density for Residential and Non-Residential Areas
- Mix of Uses
- Open Space and Park dedications
- Water Requirements for Development
- Development Contribution for Crystal Valley Interchange
- Development Capacity for Interchange
- Whether to allow development before completion of interchange
- North & South Frontage road connections

Staff to meet with Councilmembers in coming weeks to discuss these and other related issues



# PRE-APPLICATION MEETING REQUESTS

Allows the applicant to present their project and get preliminary feedback from Town Staff. Town Staff also provides detailed submittal checklists. Projects at this stage are subject to change. Not a formal submittal at this point.

- Promenade  
Site Development Plan for new multi-family development
- Storage Quest  
Addition of new storage buildings to existing storage facility
- Alexander Place Senior Living  
Rezoning for new age-targeted independent senior living
- Cuba Cuba  
New removable patio cover for the restaurant

# DEVELOPMENT ACTIVITY

Ongoing list of Commercial and Residential activity:

## Promenade

- Buffalo Wild Wings – site plan and construction documents review
- Shake Shack – site plan review

## Meadows

- Mixed-Use building restaurant and 111 units—construction
- Ubergrippen – under construction

## Downtown

- The View— site plan review
- US Postal Facility – building and site construction

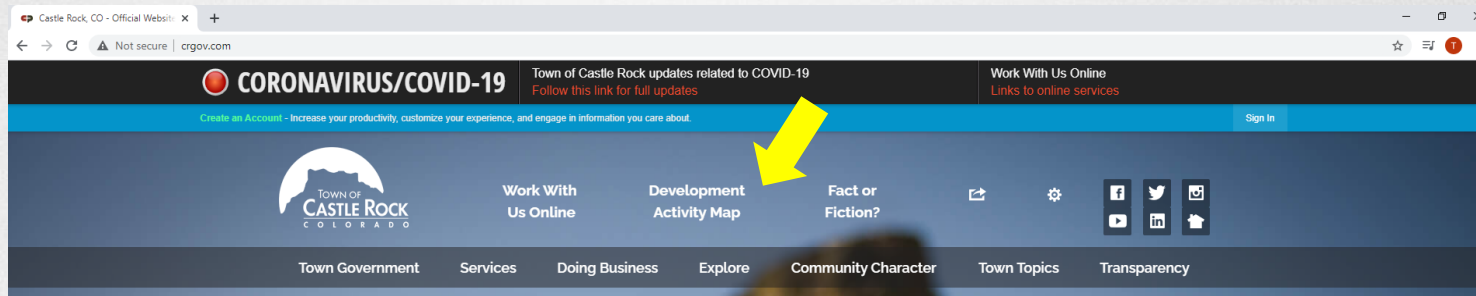


# DEVELOPMENT ACTIVITY

## Other areas of Town

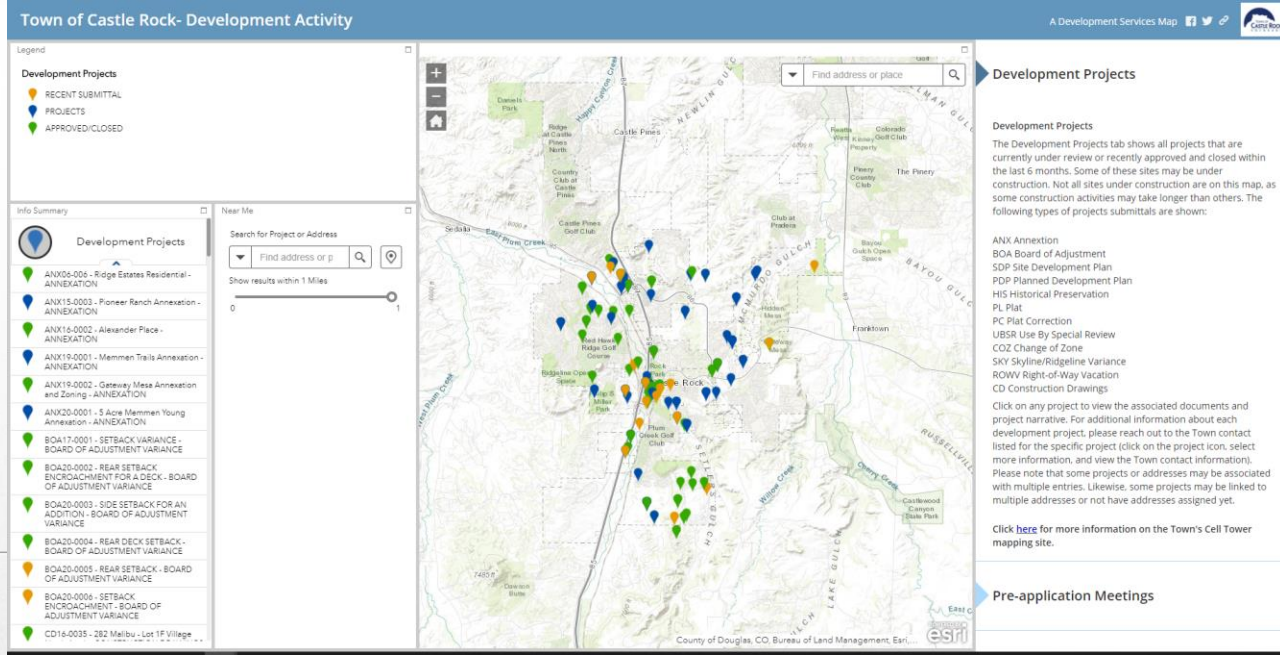
- Brookside – site and building construction for new skilled nursing facility
- Echelon – site infrastructure construction for new multi-family development
- Liberty Express Carwash – site construction
- Meadows South – site construction for 116 single-family attached homes
- Outlets, In-N-Out Burger – site plan and construction review

# DEVELOPMENT ACTIVITY MAP



[www.crgov.com](http://www.crgov.com)

Access map with  
up to date  
information on  
land use projects





# PENDING DEVELOPMENT PROPERTY OVERVIEW

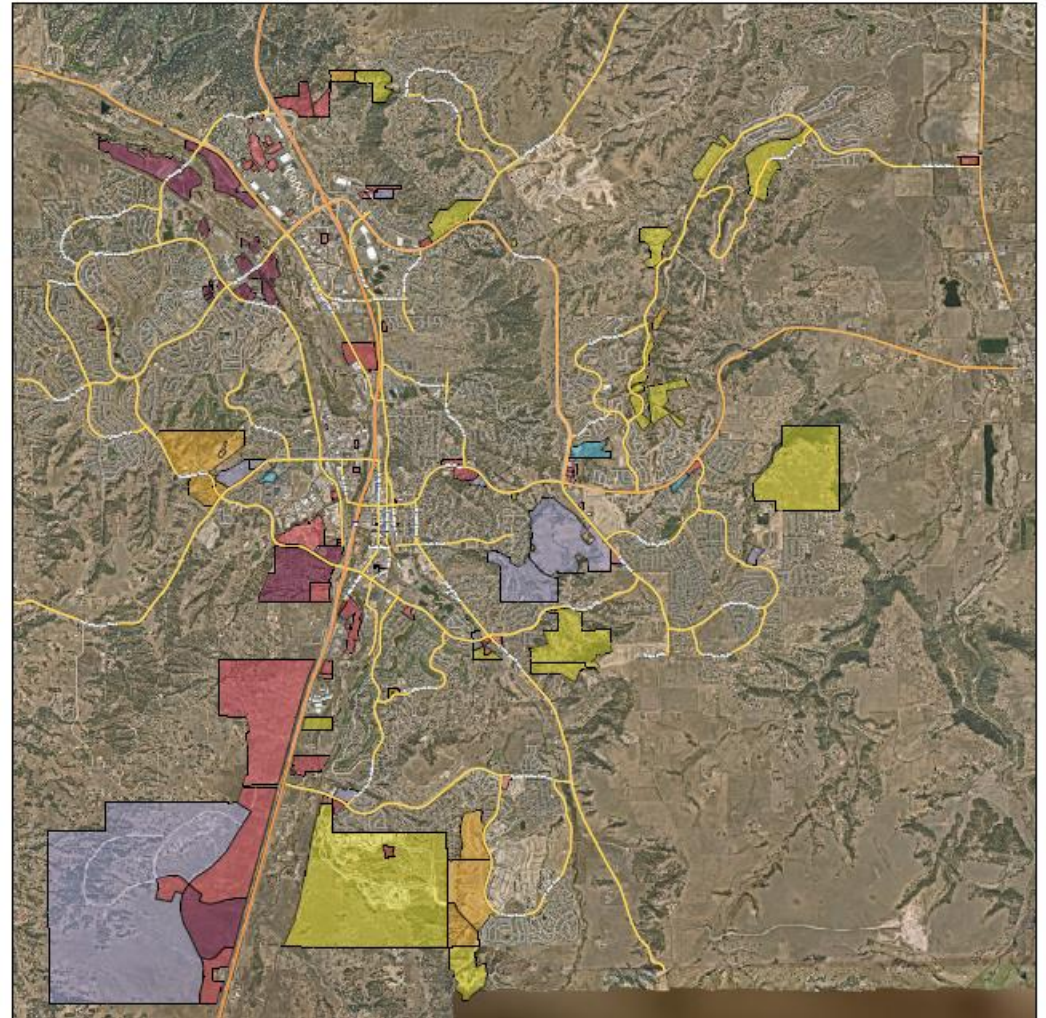
This report highlights development entitlements on areas of Town that have not yet developed.

Intent to provide summary information and update report and mapping quarterly.

# Pending/Not Yet Developed Parcels

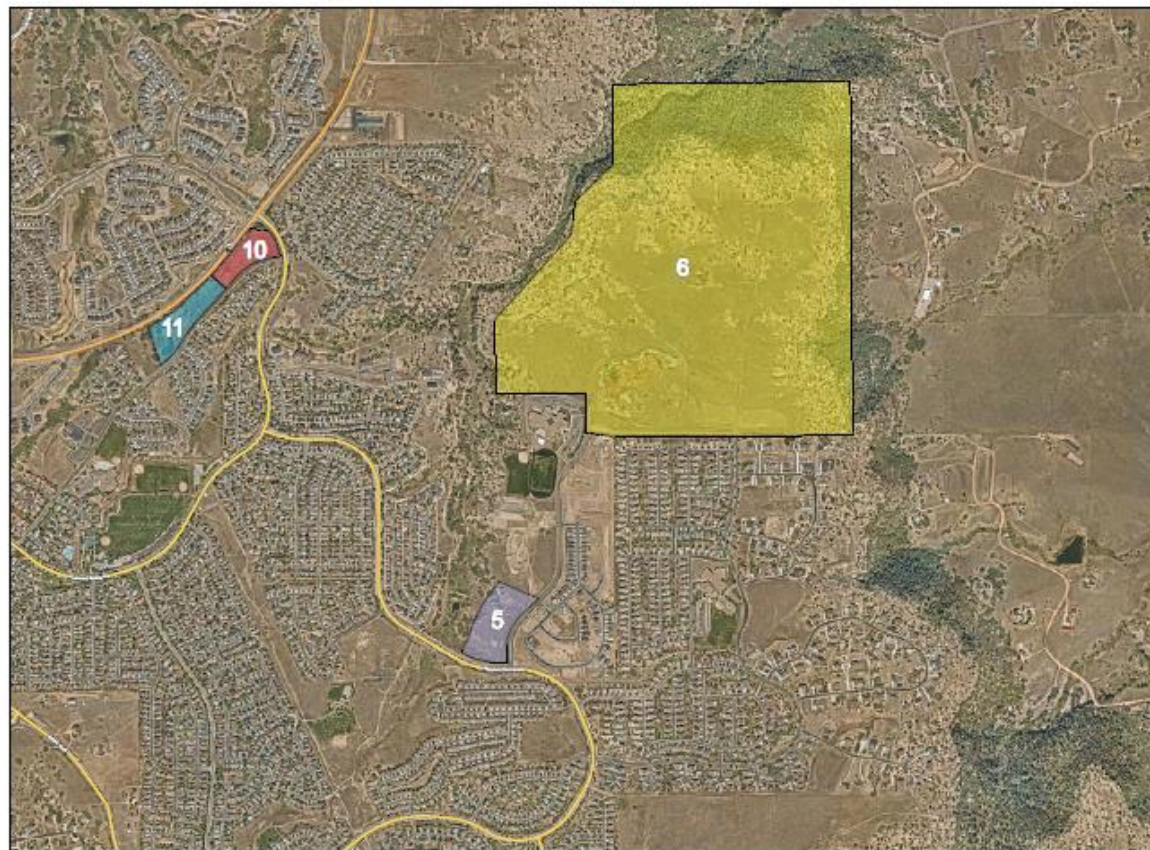
- Key Map
  - Close-up maps of each area
  - Identification numbers for each parcel
  - General zoning information
- 

Castle Rock Pending/Not Yet Developed Parcels





## Castle Rock Pending/Not Yet Developed Parcels - Map 3



ID Number	Zone Name	Year Zoned	Number of Units Zoned	SDP Approval	Notes (Commercial uses listed here are general summaries of uses, the specific uses are listed in the zoning documents)
5	Bella Mesa PD	2015	186		SDP under review for 106 single family attached
6	Bella Mesa PD	2015	525		
10	Cambridge Heights PD	2003			Commercial uses including banks, restaurants, retail, office, and automotive (including gas station)
11	Cambridge Heights PD	2003	100		



# Cambridge Heights

Zoned 2003

## #10 – Neighborhood

### Commercial uses:

- Banks, restaurants and drive thrus, convenience stores with gas and car washes, day care, general office, retail, light automotive services, religious institutions. Automotive repair, bars and taverns are not allowed.

## #11 – Multifamily

Residential, 100 units



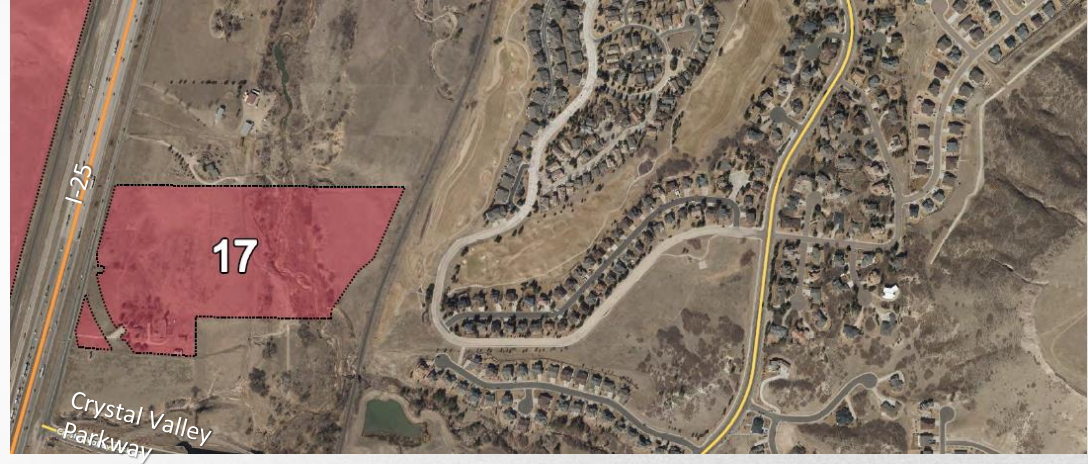


# Creekside

Zoned 1984

## #17 –Commercial uses:

- General commercial, financial, research lab, offices, retail including gas station, automotive sales and service, restaurants, fast food, veterinary office and boarding kennels



# Crystal Valley Ranch Commercial

Zoned 2019



## #21 –Neighborhood Commercial uses:

Community centers, convenience stores with gasoline and car washes, financial institutions, laundries and dry-cleaning services, liquor stores, offices, health clubs, restaurants, drive-thrus, retail stores, day care centers, single family, multi-family residential, small animal clinic, religious facilities.



# Heckendorf Planned Development / Lanterns

## 4<sup>th</sup> Amendment

Zoned 2004/2019

### #33 –Neighborhood

#### Commercial uses:

Retails, restaurants, copy service,,  
personal service, office



### #43 –Neighborhood Commercial uses:

Retail sales and service, grocery, drug store, convenience goods,  
personal service shops, restaurants, banks, offices, medical and  
dental offices.

# Plum Creek Amended

## Zoned 1985

### #63 –Neighborhood

#### Commercial uses:

Retail, financial services, restaurants and lounges, places of assembly, offices, community centers, transit hubs, automotive services, car wash, warehouse, mortuaries and light industrial uses.

Zoning specifically prohibits outdoor storage of junked/wrecked vehicles.





# Stanbro

Zoned 1987

## #81 and 84 –Residential:

92 units, single family, apartments or condominiums

## #83–Residential:

32 single family units

## #82 – Neighborhood Commercial:

Personal services, financial, retail stores to include liquor stores, restaurants to include drive-through, gas station, automotive uses and child care centers.



# Woodlands Crossing

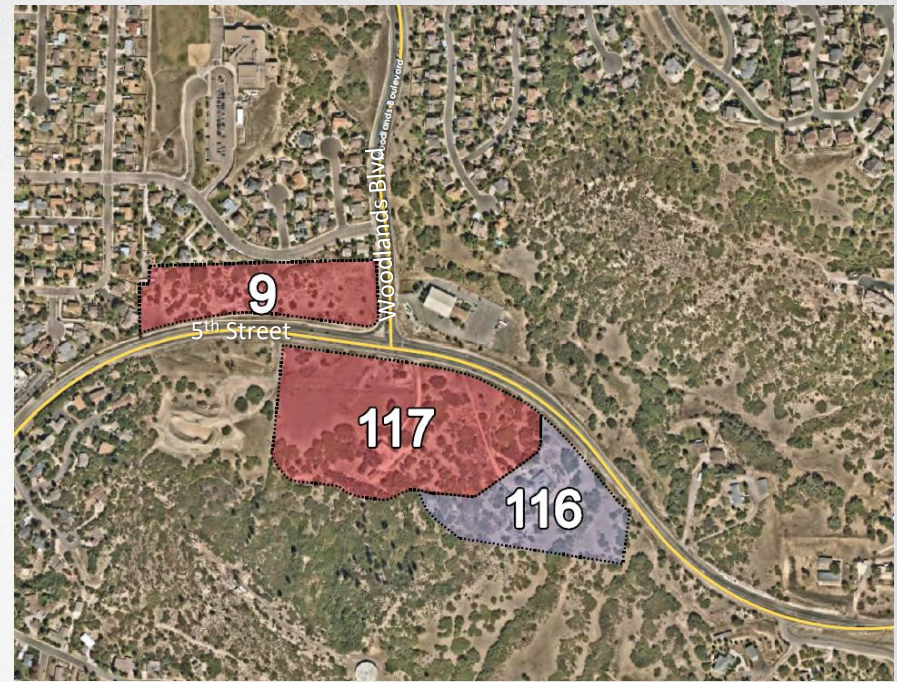
Zoned 1987

## #116—Residential:

Townhomes, apartments, condominiums, attached and detached dwellings. 10 DU/acre for MF, and 6 DU/acre for single family (4.9 acres = 49 MF to 29 SF)

## #117 – Neighborhood Commercial:

Retail, personal services, financial, indoor places of public assembly, automotive repair, general office, churches, restaurants, lounges and public buildings.





# PENDING DEVELOPMENT PROPERTY SUMMARY

- Overall Town wide map
  - Some areas well known for pending development, some not as much or don't receive inquiries often
  - This memo highlights development entitlements on areas of Town that have not yet developed.
  - Intent to provide summary information and update report and mapping quarterly
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# COMMENTS/QUESTIONS?

