

## AGENDA MEMORANDUM

**To:** David L. Corliss, Town Manager

**From:** Tara Vargish, PE, 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://CRGov.com/DevelopmentActivityMap)

## **1. New Quasi-Judicial Applications Requiring Public Hearings**

## Bom Jitsu –Use by Special Review –Tenant Finish



Michael Bowen has submitted an application for a Use by Special Review – Tenant Finish for a gym located at 680 Atchison Way #500. Bom Jitsu, will provide gym memberships to individuals and families. Individual and small group fitness classes will focus on various fitness disciplines, including but not limited to weight training, functional movements, running, tension bands, medicine balls and other fitness disciplines for improved health, weight loss and increased physical performance. A Use by Special Review is required for gyms in the General Industrial (I-2) Zone District. As

Bom Jitsu is proposed to go into an existing building, it is a Use by Special Review – Tenant Finish. Use by Special Review – Tennant Finish applications require a hearing before Planning Commission, which makes the final decision. The applicant held their pre-submittal neighborhood meeting on April 12, 2021. The proposal is located in Mayor Pro Tem Bracken's District.

### **Plum Creek Golf Course Clubhouse – Site Development**



Dave Hieronymus, on behalf of SW Greens, has submitted a Site Development Plan (SDP) application for a new 3,920 square foot clubhouse at the Plum Creek Golf Course. The old clubhouse was previously sold and converted into a wedding venue. In the interim, the golf course has been operating out of a temporary trailer. The SDP is subject to the residential/non-residential interface and is therefore quasi-judicial requiring public hearings before Planning Commission and Town Council. The applicant held their pre-submittal neighborhood meeting on March 29, 2021. The proposal is located in Councilmember Dietz's District.

## **2. New Pre-Application Meeting Requests**

### **Castle Rock Adventist Hospital New Medical Office Building**



A pre-application meeting request was submitted seeking information on application and submittal requirements for a Site Development Plan for a new medical office building. The 4-story, 70,000 square foot building (with 270 new parking spaces) is associated with a proposed expansion of the Castle Rock Adventist Hospital complex that will include an ambulatory surgery center and a future radiation oncology vault. Timing of the project is unknown at this time. The proposal is located in Councilmember Hollingshead's District.

### **Kohl's Charging Station**



A pre-application meeting request was submitted to add an electrical charging station to the west side of Kohl's parking lot at 4800 Milestone Lane. The proposal would require transitioning eight parking spaces into eight electric vehicle charging stations. The proposal is to build four spaces initially and then an additional 4 charging stations to be constructed in the future. The transformer would be located in an existing utility easement to the west of Milestone Lane. Timing of the project is unknown at this time. The proposal is located in Councilmember LaFluer's District.

### **Landscape Material Supply**



A pre-application meeting request was submitted seeking information on application and submittal requirements for a Site Development Plan for a retail landscaping material business. The vacant property is located just northeast of South Wilcox Street and Brookside Circle in the Brookside Business Center Planned Development. Timing of the project is unknown at this time. The proposal is located in Councilmember Dietz's District.

### **North Meadows Dr. (Island Landscaping)**



A pre-application meeting request was submitted from Castle Rock Development Company for Site Development Plan requirements for landscaping and signage at an existing roundabout at North Meadows Drive and Timber Mill Parkway. The proposal is located in Councilmember Hollingshead's District.

### **StorQuest**



A pre-application meeting request was submitted from StorQuest seeking information on application and submittal requirements for a Site Development Plan to redevelop

Castle RV and Mini Storage, located at 2633 Liggett Road. The applicant is proposing an 87,647 square foot, four-story self-storage building along with 23,000 square feet of drive-up storage buildings and RV storage parking spaces (both covered and uncovered). Timing of the project is unknown at this time. The proposal is located adjacent to Councilmember LaFluer's District.

### **Ongoing 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, site plan and plat amendment review for proposed multi-family residential.
- Cuba Cuba, site plan review for enclosed patio located at 6375 Promenade Parkway.
- Shake Shack, site plan review, located west of Promenade Parkway from Whole foods.

- **Meadows:**

- Town Center:
  - Mixed-use, building and site construction for 111 multi-family residential units and an I.C. Brewhouse restaurant in a four-story building located at the northeast corner of Bilberry Street and Mercantile Street.
  - Ubergrippen, 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.
- Kum and Go, site plan review for a 5,620 square foot Convenience Store and Fuel Canopy at the northwest corner of Meadows Parkway and Lombard Street. Lot grading, retaining wall and waterline construction plan review and plat, located on vacant commercial lots north of the AMC theatre.
- The Leaning Experience, 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.
- Pond Improvements, construction plan review for improvements to a large existing pond adjacent to Prairie Hawk, south of Low Meadow.

- **Downtown:**

- Encore, building and site construction, northeast corner of Wilcox and South Streets.
- Eternal Rock Church, site plan review, located at 2 Phelps Street.

- Olinger, Andrews, Caldwell Gibson Chapel Renovation, site and building construction, located at 407 Jerry St.
  - Pizza Hut Retail Center, site plan and construction documents review for new commercial center located at 340 S. Wilcox.
  - Quiet Zone (Railroad), Town project, construction plan review for improvements at 2<sup>nd</sup> Street, 3<sup>rd</sup> Street and 5<sup>th</sup> Street.
  - Town of Castle Rock Police Department, construction plan review for parking lot expansion, located at Perry Street and 2<sup>nd</sup> Street.
  - 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 6<sup>th</sup> Street and Jerry Street.
  - Z'Abbracci's Restaurant, façade changes and new awning for restaurant front, on Wilcox Street.
- **Other Commercial Projects throughout Town:**
    - 7-11 convenience store, fuel island and retail space, site construction located at the southeast corner of Plum Creek Parkway and Lake Gulch Road, adjacent to the newly constructed Town roundabout.
    - 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, building and site construction for a kitchen remodel and canopy addition, located on Metzler Drive.
    - Founders Marketplace, Liberty Express Carwash, site construction, located northeast of Fifth Street and Founders Parkway.
    - Founders Marketplace, Medical Office Building, building and site construction, located in the northeast quadrant of Founders Parkway & State Highway 86.
    - Founders Marketplace, Retail building, site plan approved for 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, building and site construction, 18,000 square foot building located at Alexander Place and Brewer Court.
    - Outlets at Castle Rock, In-N-Out Burger, site construction on northwest side of mall on Factory Shops Boulevard.
    - Outlets at Castle Rock, site plan review, two new pad site on west side of mall on Factory Shops Boulevard.
    - Outlets at Castle Rock, site construction, five small cell facilities on several buildings.
    - Phillip S. Miller Regional Park, construction plan review for Play Loop Trail.
    - Sanders Business Park, site 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 8<sup>th</sup> Street, 2) Factory Shops Blvd & New

Memphis, 3) Factory Shops and Outlet Entrance, 4) Limelight near Hospital ER Entrance.

- Target, site plan review 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.
- 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 construction 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:**

- 302 N. Lewis Street Historic Preservation application, 830 square foot detached garage.
- 306 N. Lewis Street Historic Preservation application, 400 square foot addition.
- Canvas at Castle Rock, site construction, for 102 townhome units, located at Plum Creek Boulevard and Crystal Valley Parkway.
- 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, revisions to landscaping plans, located west of West Loop Road and River Oaks Street.
- 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.
- Crystal Valley Ranch, site plan review for amended front setbacks to allow side loaded garages, located on the west side of West Loop Rd.
- Diamond Ridge area, plat for single-family home and outbuilding, located west of Nova Place cul-de-sac.
- Echelon (formerly Caliber at Terrain), site and building 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 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 and construction documents 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 construction 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, 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 construction and building permits, for senior housing project redevelopment, located on the northeast corner of Front Street and Oakwood Drive.
- 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.