



Meeting Date: May 4, 2021

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

Through: Tara Vargish, Director Development Services

From: 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

Bom Jitsu (USR21-0002) Use by Special Review-Tennant Finish:



Michael Bowen submitted an application for a Use by Special Review – Tennant Finish for a gym located at 680 Atchison Way #500. Bom Jitsu will provide gym memberships and training classes to individuals and families. A Use by Special Review is required for gyms in the General Industrial (I-2) Zone District. 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 (SDP21-0018):



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.

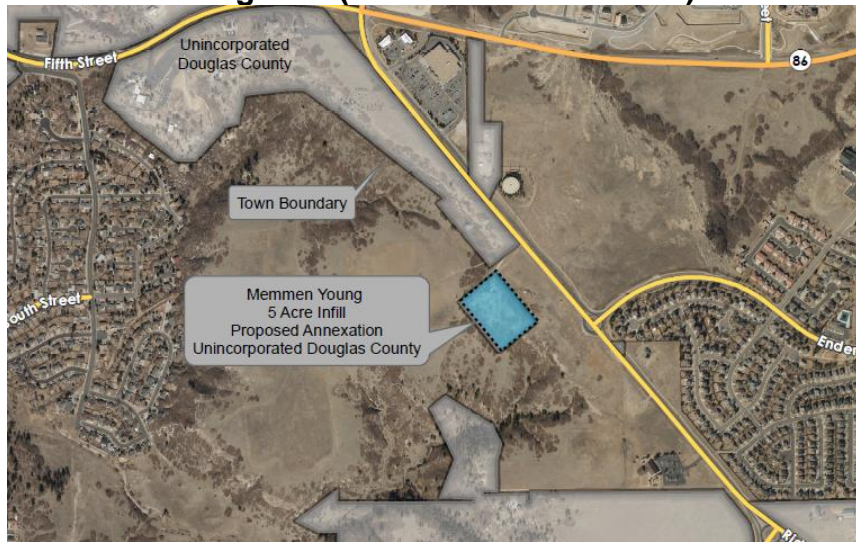
On-going Quasi-Judicial Applications (currently under review)

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



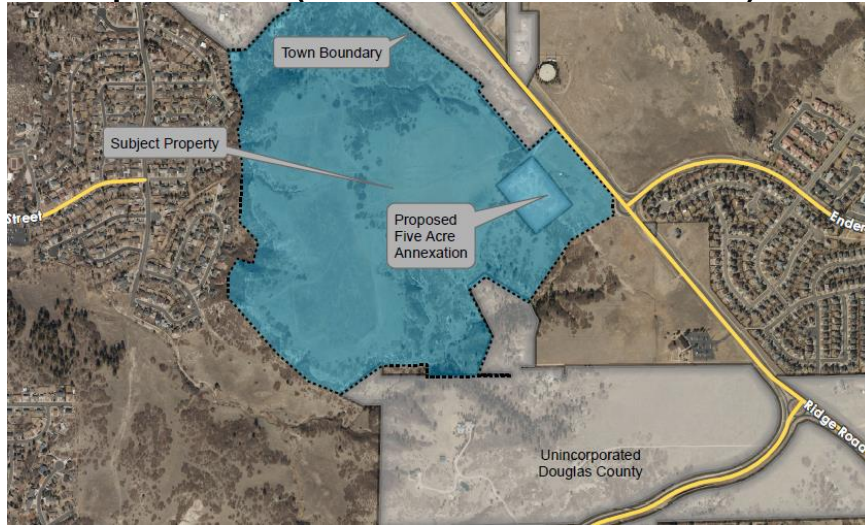
15 M, LLC submitted a request to annex a piece of property into the Town of Castle Rock and a subsequent application to zone the property. The property is a 15.8 parcel located between Memmen Ridge Park to the north and the Glover Subdivision to the south. Main access is off Oman Road on the west edge of the property along with a secondary connection to the Glover Subdivision by way of Stone Ave. A Planned Development Plan was the proposed zoning. The Planned Development Plan proposes single family attached homes (townhomes) with paired homes along the south border of the project for a total of 120 dwelling units. The project requires public hearings in front of Planning Commission and Town Council. The project is surrounded by Councilmember Dietz's District.

Memmen Young Infill (A.K.A. Founders Vista) Annexation (ANX20-0001):



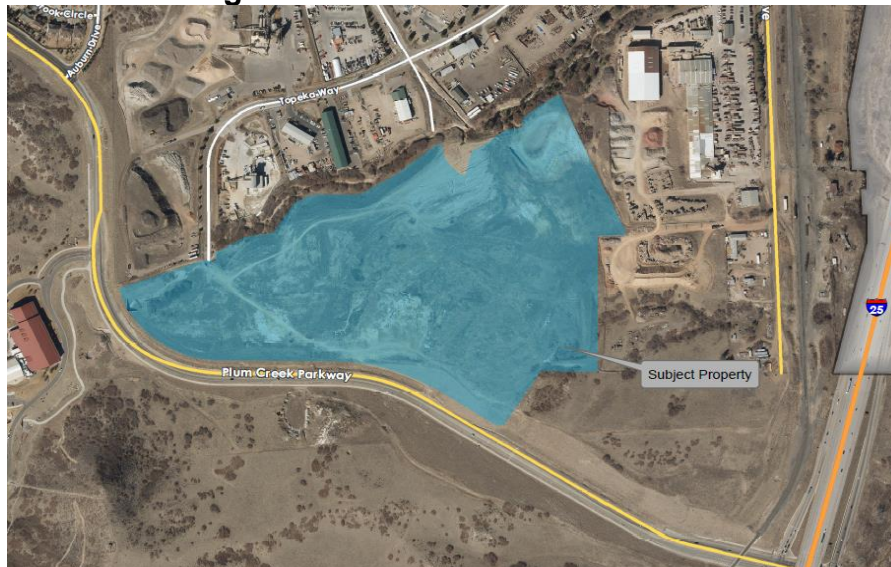
Highline Engineering, on behalf of Barbara Lincoln, has submitted a Petition for Annexation for a five-acre parcel. The parcel is located south of Fifth Street, north of East Plum Creek Parkway, and west of Ridge Road. The parcel is completely surrounded by the existing Memmen Young Infill Planned Development. 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 Johnson'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 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 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 Johnson's District.

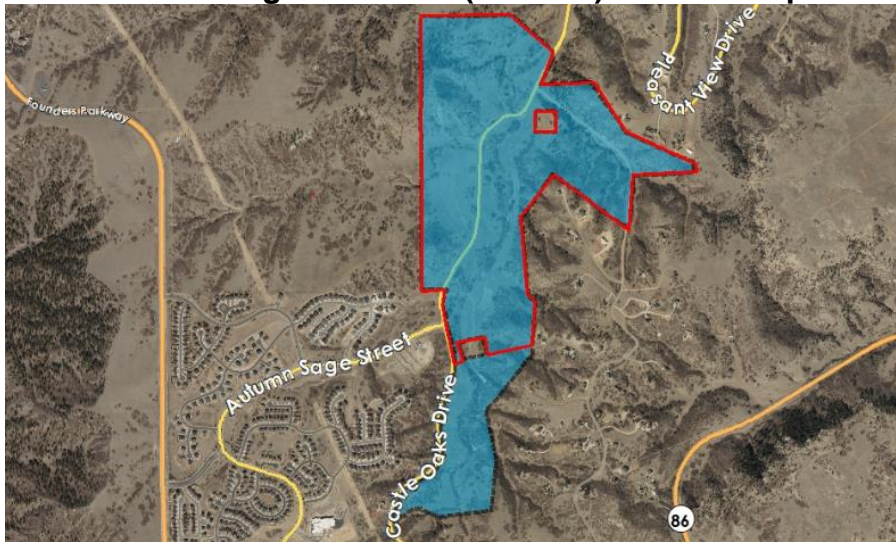
Millers Landing IO/PD Amendment:



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 Bracken's District.

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



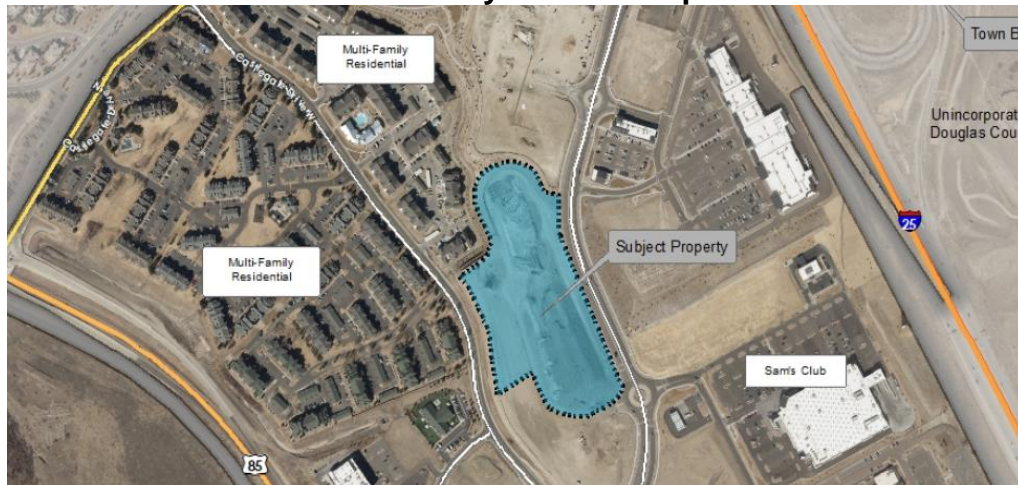
Core Consultants submitted a Site Development Plan for 105 single family homes within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 150 acres of Open Space dedication. The project is located along Castle Oaks Drive and will require Planning Commission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

Pinon Manor Apartment PD Rezoning (PDP19-0004):



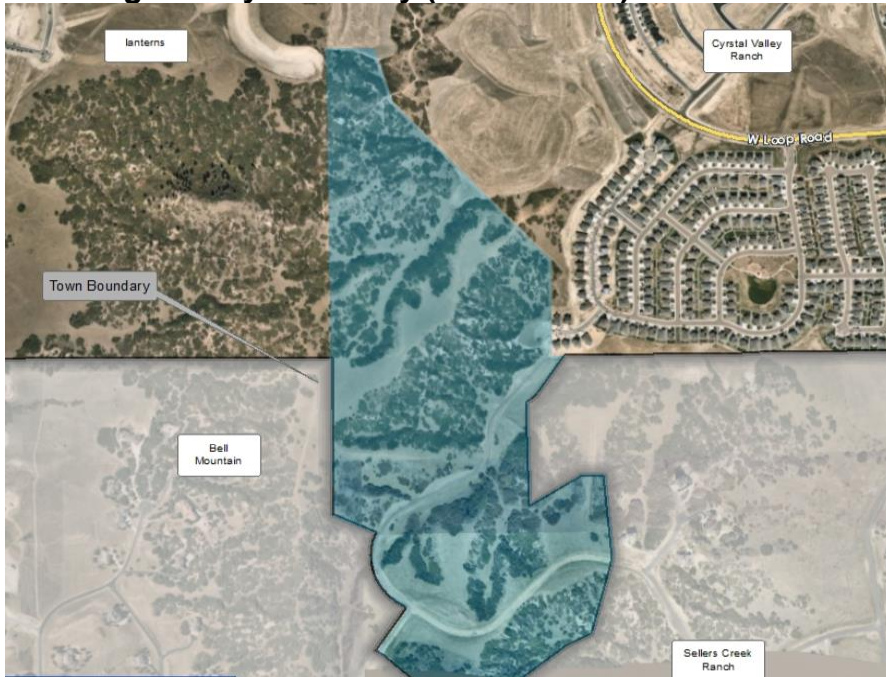
Oakridge Properties has submitted a rezoning application for 472, 481 and 498 S. Gilbert Street. The application proposes to consolidate three properties into one zoning classification known as Pinon Manor Planned Development (PD). The rezoning would allow for the existing developed apartments to remain 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 Dietz's District.

Promenade Block 3 Multi-Family Site Development Plan:



Forum Investment Group has submitted an application for a Site Development Plan (SDP) for block 3 of the Promenade at Castle Rock, generally located in the center of the Promenade between Castlegate Drive West and Promenade Parkway. The SDP proposes an apartment complex with a total of four apartment buildings containing a total of 300 units, a club house, pool, dog park and 540 total parking spaces. Two of the apartment buildings are proposed to have 60 units each and be four stories high and the other two apartment buildings are proposed to have 90 units each and be four stories high on one side and five stories high on the other side. The proposed parking is a combination of attached and detached garages, carports and surface parking. The SDP will require public hearing before the Planning Commission for review and recommendation and the Town Council for review and final decision. The SDP proposal is located within Councilmember LaFleur'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 Dietz'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.