



Meeting Date: June 1, 2021

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

1. New Quasi-Judicial Applications Requiring Public Hearings

High 5 Preschool (USR21-003)



An application was submitted for a Use by Special Review for an in-home, large day care, High Five Preschool. High Five Preschool currently operates out of 978 McMurdo Cir., a single family home on a 0.15-acre lot, under an in-home, small daycare license. High Five Preschool currently operates Tuesday through Thursday from 9:30 am to 12:30 pm and follows the Douglas County School District calendar. High Five Preschool wishes to obtain

an in-home, large daycare license from the state which allows between seven and twelve children at a time, with the intention of increasing the current enrollment from 6 students to 8 students. In order to obtain the in-home, large day care license a Use by Special Review must be approved by the Town of Castle Rock which requires public hearings before Planning Commission and Town Council. The applicant held their pre-submittal neighborhood meeting on April 19, 2021. The proposal is located in Councilmember Cavey's District.

Storquest Storage Initial Zoning



StorQuest has submitted a zoning application to rezone a 5.24-acre area to General Industrial (I-2) zoning, located on Liggett Road, south of the State Highway 85 intersection. This proposal is related to the separate Annexation request that is currently in process. The applicant is proposing to redevelop the property with modern indoor self-storage and outdoor RV/boat storage facilities, which are allowed uses in the proposed I-2 zoning. This property is adjacent to Councilmember LaFleur's District.

New Pre-Application Meeting Requests

Cooper Hook Planned Development



A pre-application meeting request was submitted seeking information on application and submittal requirements for a site development plan for garage condos and flex industrial buildings. The parcel is located directly northeast of the intersection of Brewer Court and Alexander Place, in Cooper Hook Planned Development. The parcel size is 7.1472 acres. The applicant is proposing to build six, one story flex industrial buildings (~37,000 square feet each) and five, two story garage condo buildings (~39,000 square feet each) and associated parking. Timing of the project is unknown. The property is located in Councilmember LaFleur's District.

Hillside/Arbors Planned Development



Staff received a pre-application meeting request seeking information on application and submittal requirements for Construction Documents for Hillside/Arbors Planned Development. The 50.5-acre property is located northeast of the intersection of Coachline Road and Wolfensberger Road. The previous property owner had received Town approval on Construction Documents but allowed them to expire. Please reference the attached vicinity map, application form, scope of work, and narrative.

Timing of the project is unknown. The property is located in Mayor Pro Tem Bracken's District. Please let me know if you have any questions

Meadows Filing 16



A pre-application meeting request was submitted seeking information on application and submittal requirements to amend the approved site development plan for a portion of Meadows Filing 16, Parcel 6. The 137+ acre property is located northeast of the intersection of Coachline Road and Wolfensberger Road (just north of Hillside/Arbors Planned Development). The applicant is proposing to reconfigure 59 (0.5 to 2 acre) lots to 80 (8,400 square foot) lots. Timing of the project is unknown. The property is located in Mayor Pro Tem Bracken's District.

Plum Creek Planned Development (Mount Royal)



A pre-application meeting request was submitted from The Douglas Group, seeking information on application and submittal requirements to create 3 single family lots from a tract in Plum Creek Planned Development. The general location of the tract is directly west of the intersection of West Prestwick Way and Mount Royal Drive, in the southwest

portion of Plum Creek Planned Development. The parcel size of Tract B is 1.5 acres. The applicant is proposing to create three lots ranging in size from 20,271 to 22,581 square feet. Timing of the project is unknown. The property is located in Councilmember Dietz's District.

Texas Roadhouse (Promenade)



A pre-application meeting request was submitted seeking information on application and submittal requirements for a site development plan for a Texas Roadhouse restaurant. The 1.5-acre parcel is located directly north of Sam's Club and directly west of ENT Credit Union in the Promenade. The applicant is proposing to build a 7,648 square foot restaurant with an outdoor patio. Timing of the project is unknown. The property is located in Councilmember LaFleur'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, construction documents 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.

- 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.
 - 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 Learning 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 construction for new commercial center located at 340 S. Wilcox.
 - Quiet Zone (Railroad), Town project, construction plan review for improvements at 2nd Street, 3rd Street and 5th Street.
 - Town of Castle Rock Police Department, construction plan review for parking lot expansion, located at Perry Street and 2nd 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 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:**
 - 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 plan amendment and 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.
- Plum Creek Golf Course, site plan review for new clubhouse located at Plum Creek Blvd. and Players Club Dr.
- Sanders Business Park, site plan and plat 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.
- StorQuest, site plan review for new 98,000 square foot self-storage and RV parking located off Liggett Road west of Kellogg Court. Pending approval of annexation and zoning.
- 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 construction 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.
- Walmart, site plan review for new drive-through ATM at the west end of the existing parking lot.
- 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.
- Bella Mesa, plat and construction document review for PLD Tract, located north of Mikelson Blvd. and Mitchell St.
- 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, subdivision plat, construction documents and erosion control plans for 183 single-family residential lots located southwest of 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 plan review, for amended lot layout due to floodplain for 42 single-family lots located on the south side of Castle Oaks Drive and Pleasant View 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.