



Meeting Date: Sept. 7, 2021

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

Through: Tara Vargish, Director Development Services

From: Kevin Wrede, Planning Manager

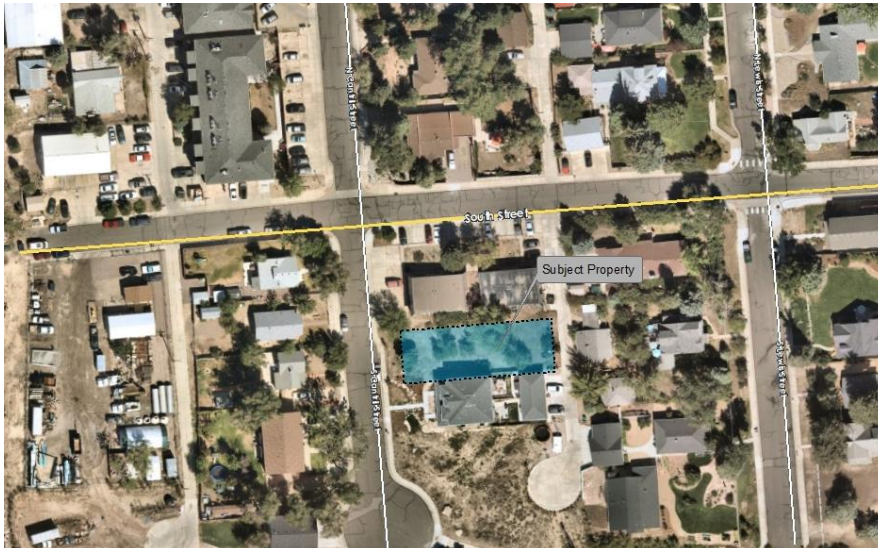
Title: **Update: Quasi-Judicial Projects**

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

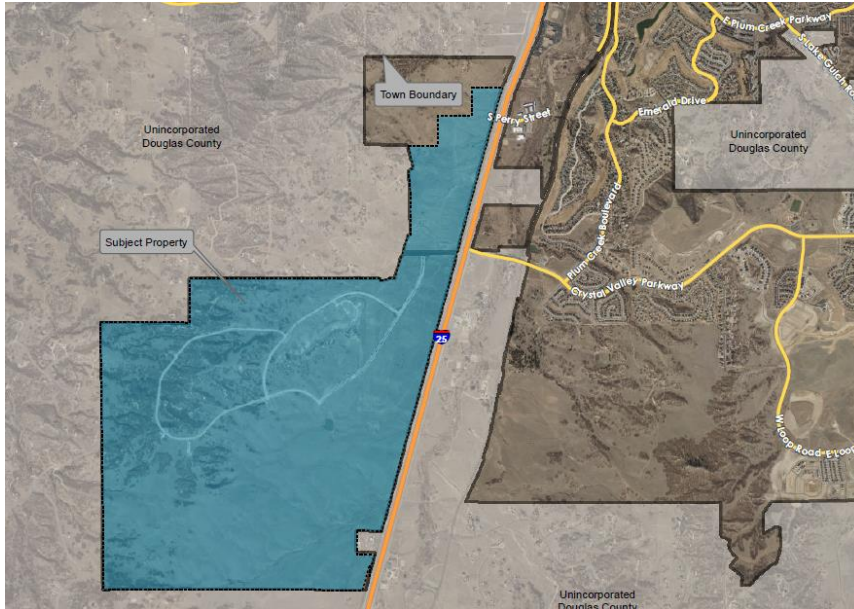
6 S. Cantril Street:



The property owner has submitted a Historic Preservation application for a proposed duplex and detached garage on the vacant lot at 6 S. Cantril Street. Located south of the South Street and S. Cantril Street intersection, the property is north of the Douglas County Fairgrounds and the Town trail and measures approximately 0.161 acres (7,013 square feet). Each, 2-storied duplex unit would include approximately 2,000 square feet with the total square footage for both, 2-storied units measuring about 4,000 square feet. The

detached garage structure would measure approximately 500 square feet with vehicular access to the garage from the rear alley. Because this new construction application is within the Craig and Gould's neighborhood, the application requires approval from the Historic Preservation Board at a public hearing. The project is within Councilmember LaFleur's district.

Dawson Trails:



Westside Investments has submitted a new quasi-judicial application for the Dawson Trails Major Planned Development amendment for approximately 2,062 acres located in the southwest quadrant of Town, west of I-25 and generally north and south of Territorial Road. The PD Plan amendment proposes a maximum of 5,850 dwelling units and a maximum of 3,200,000 square feet (sf) of commercial/non-residential uses. The proposed open space dedication is 535.8 acres or 26% of the site, and the public land dedication is 244.6 acres, 11.9% of the site. The PD Plan also reflects the proposed alignment of the west frontage road along I-25 in coordination with the Town's future Crystal Valley Interchange location. A major PD amendment requires public hearings before Planning Commission and Town Council. The property is located within Councilmember Dietz's district.

Douglas County Library:



Fransen Pitman Construction, on behalf of Douglas County Libraries, has submitted an application for a site development plan (SDP) for a new Castle Rock branch library. The SDP proposes a new two-story 62,000 sq. ft. library to replace the existing one-story 45,000 sq. ft. library. The existing library will remain open until the new building is constructed. Once the new building is constructed, the old library building will be demolished and replaced with parking. The project is 3.5 acres in size and located at the southeast corner of Wilcox and Phelps. The SDP will require a public hearing before the Design Review Board (DRB) for review and final decision. The project is located within Councilmember LaFleur's district.

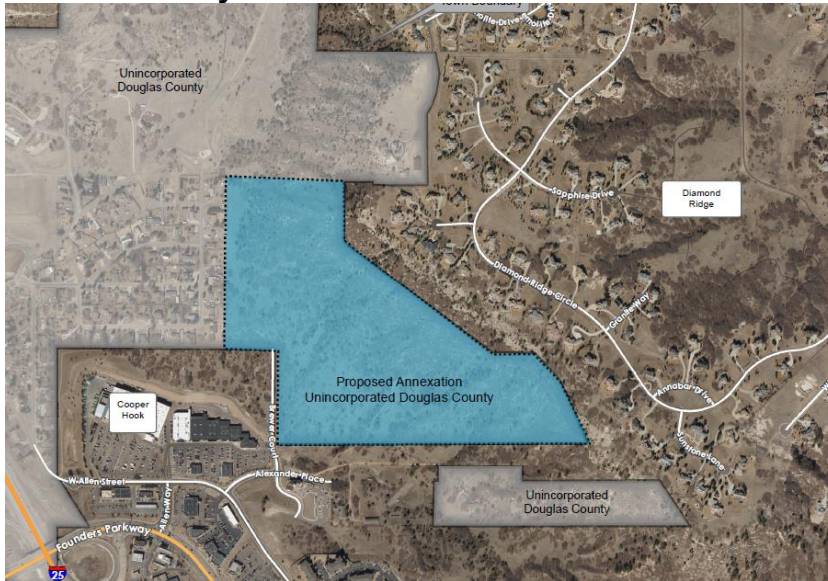
On-going Quasi-Judicial Applications (currently under review)

221 Wilcox Street:



Riverwalk II, LLC has submitted a new Quasi-Judicial application for a Site Development Plan (SDP) for a project known as, Mixed Use at 221 Wilcox. The property is 0.373 acres in size and located at the southwest corner of N. Wilcox Street and Third Street. The SDP proposes a mixed use development with a total of 38 apartment units, 8,100 sq. ft. of commercial, and 60 parking spaces. The building is proposed at five stories high. The ground floor is to contain the commercial use while the second through fourth floors are to contain the residential use. Parking will be located underground. The SDP will require a public hearing before the Design Review Board for review and final decision. The SDP proposal is located within Councilmember LaFleur's district.

Alexander Way Annexation:



Lenn Haffeman has submitted an annexation petition to annex 73.36 acres north of the Alexander Place and Brewer Court intersection. The project is being referred to as Alexander Way. At a neighborhood meeting held on July 13th, the applicant presented the anticipated zoning that they would seek, which would allow 53 single family detached lots and 24 live/works units. Once staff has determined that the petition meets requirements, the substantial compliance hearing will be scheduled and subsequently the eligibility hearing. Once the substantial compliance hearing has been held, the applicant may submit their zoning application. The proposal is located adjacent to both Councilmember Cavey and Councilmember LaFleur's districts.

Auburn Heights Apartments:



Auburn Ventures II LP has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge, which is approximately 6 acres in size and generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100-multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages and the SDP amendment seeks to rearrange the buildings on the site to reduce impacts to surrounding neighbors. The project is known as Auburn Heights Apartments and proposes a total of five apartment buildings containing a total of 104 units, a clubhouse, pool, dog run, playground, and 222 parking spaces. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located within Councilmember Bracken's district.

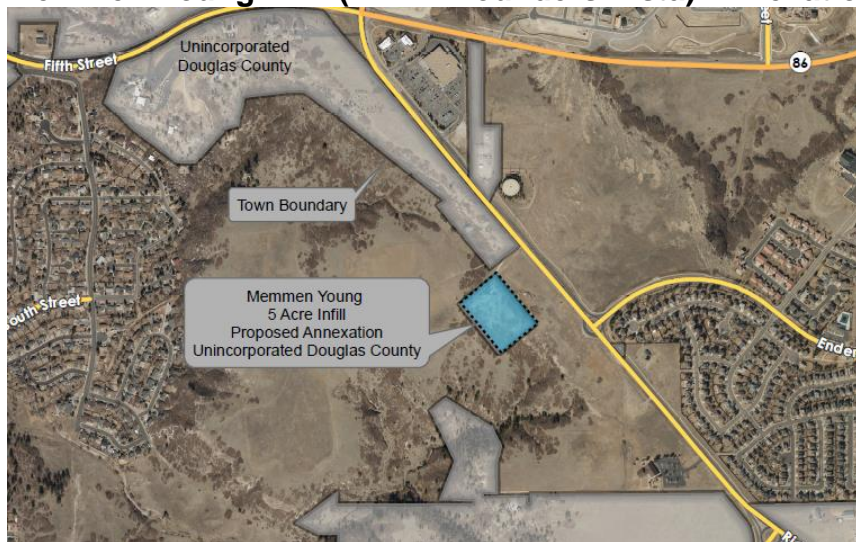
Davey Daycare (HIS21-001):



Development Services received an Historic Preservation application for a new, approximately 300 square foot sunroom addition to the building at 399 N. Gilbert Street, also known as Davey Daycare. The property measures approximately 0.360 acres, or approximately 15,682 square feet. Please see the attached vicinity map and plans for more information. The sunroom addition would be on the east, front side of the building,

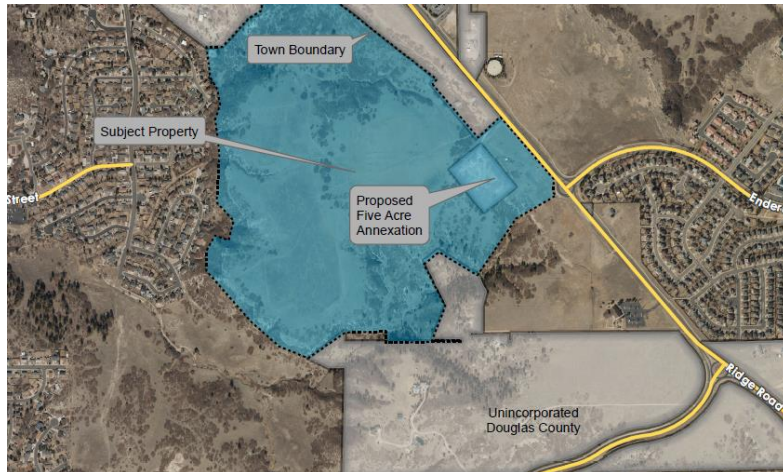
attached to their infant classroom, and would serve as a year-round outdoor space for infants ranging in age from six weeks to 18 months. The property does not have an historic landmark designation, and the building was constructed around 1965. However, since this new construction project is within the Craig and Gould neighborhood, the application requires approval from the Historic Preservation Board at a public hearing. The project is within Councilmember LaFleur'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 5-acre 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 180.5 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 rezone the property and remove the prohibition on residential development placed on the Miller's Landing IO PD when approved by Town Council in 2016. The current PD plan proposes 900 single family attached and multifamily units, 460,000 sq. ft. of retail, and 125,000 sq. ft. of office/commercial. The project site is 48.2 acres. The project is located in Mayor Pro Tem Bracken'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 totally 3.25 acres 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.

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, on a 3.7-acre site, 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.

The Ridge at Crystal Valley (SDP20-0038):



Crystal Valley Ranch Development Corporation has submitted a Site Development Plan for a residential neighborhood approximately 116 acres in size 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.

StorQuest Storage Annexation and Zoning:



An application for annexation and zoning has been submitted for four parcels totaling approximately 5.24 acres, located on Liggett Road, south of the State Highway 85

intersection. The applicant is proposing to zone the property as General Industrial (I-2), a straight zone district. The permitted uses and development standards for the I-2 zone district are established by the Municipal Code. Self-Storage and RV/Boat storage are uses by right in the I-2 zone district and the maximum height allowance is 50 feet. The proposal will require public hearings with the Planning Commission and Town Council. This property will be in Councilmember LaFleur'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.