



Meeting Date: September 7, 2021

## **AGENDA MEMORANDUM**

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

**From:** Tara Vargish, PE, Director of Development Services

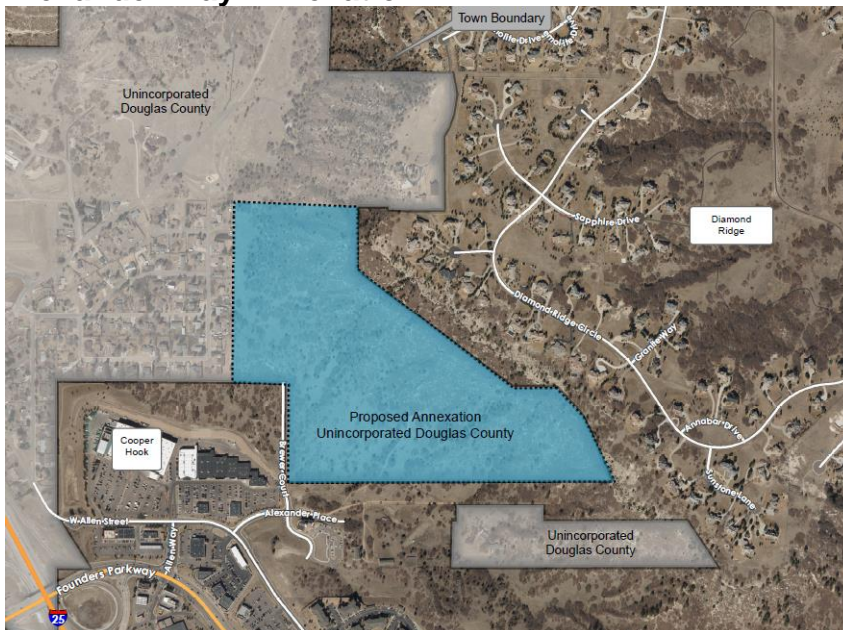
**Title:** **Town Manager Report – Development Project Updates**

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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](http://CRGov.com/DevelopmentActivityMap)

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

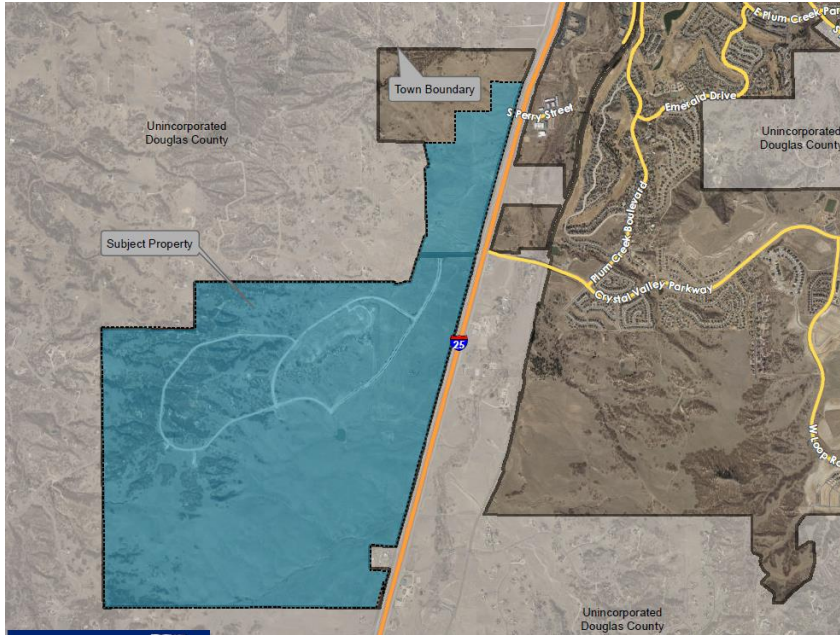
#### **Alexander Way Annexation**



An annexation petition was submitted from Lenn Haffeman to annex 73.36 acres north of the Alexander Place and Brewer Court intersection (please see attached vicinity map). The project is being referred to as Alexander Way. At a neighborhood meeting held on July 13<sup>th</sup>, 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.

## Dawson Trails



Westside Investments has submitted 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. Please see the attached Vicinity Map. 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 Councilman Dietz's District.



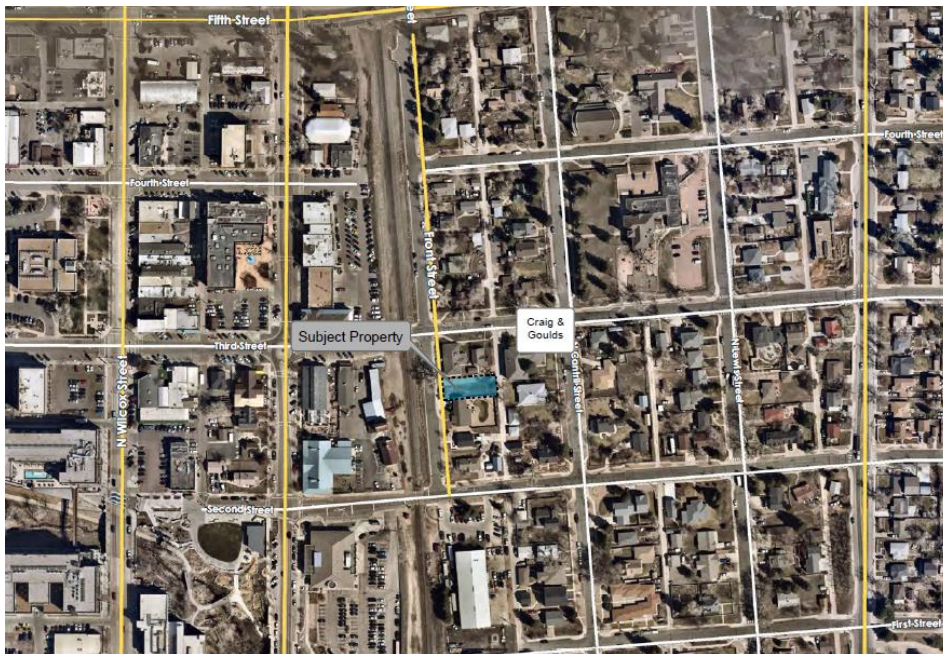
## **New Pre-Application Meeting Requests**

### **107 S. Ridge Road**



A pre-application meeting request was submitted seeking information on application and submittal requirements for annexation and development of 107 S. Ridge Rd. The approximately 6-acre property is located west of S Ridge Rd, south of Plum Creek Pkwy and is adjacent to the Castle Ridge East subdivision. The proposal calls for the property to be subdivided into three single family detached residential lots. Timing of the project is unknown at this time. The proposal is located adjacent to Councilmember Johnson's District.

### **218 Front Street**

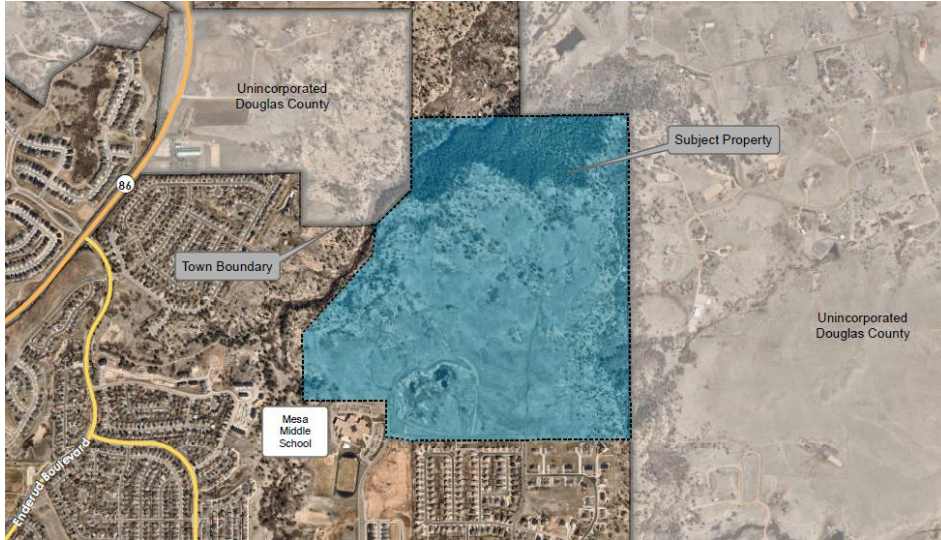


A pre-application meeting request was submitted seeking information on application and submittal



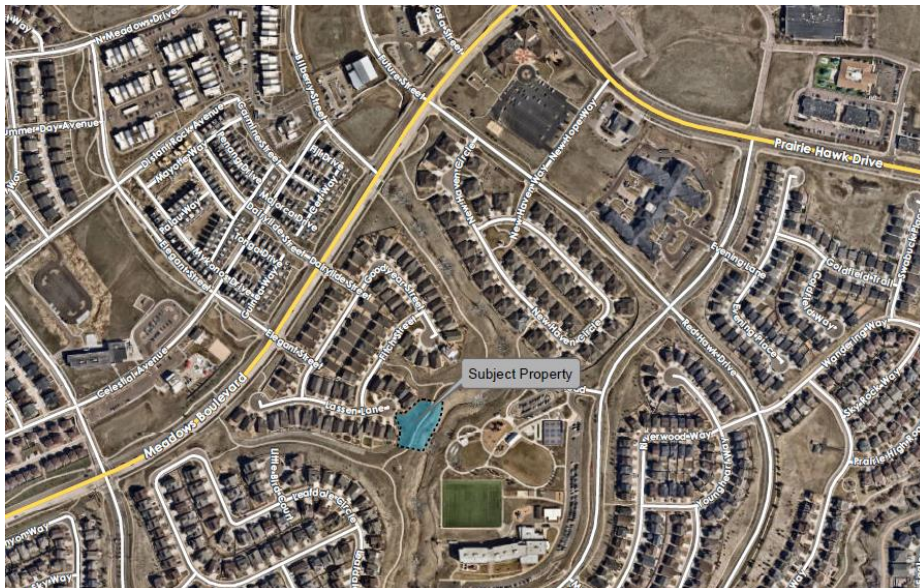
requirements to build a six-unit apartment complex at 218 Front Street in the Craig and Gould's neighborhood. The applicant is proposing to build a two-story building comprised of studio, 1, 1.5 and 2 bedroom units. Timing of the project is unknown at this time. The proposal is located in Councilmember LeFleur's District.

## Bella Mesa



A pre-application meeting request was submitted seeking information on application and submittal requirements for a site development plan for Bella Mesa. Bella Mesa, which is 197 acres in size, is located at the northern terminus of Mitchell Street, just northeast of Mesa Middle School. The applicant is proposing 459 single family detached homes and 59 paired homes (118 residential units) for a total of 577 residential units. The proposed plan includes 95.9 acres of Open Space. Timing of the project is unknown at this time. The proposal is located in Councilmember Johnson's District.

## New Haven HOA



A pre-application meeting request was submitted seeking information on application and submittal requirements from the New Haven HOA to create a sitting area on HOA property. The area, located within a larger 2.8-acre tract, is located within the New Haven neighborhood in the Meadows at the end of Lassen Court. The proposed plans include grading to create an area to place tables and chairs and add additional landscaping features. Timing of the project is unknown at this time. The proposal is located in Mayor Pro Tem Bracken's District.

### **Sky Cliff Center**



A pre-application meeting request was submitted, seeking information, from Sky Cliff Center on application and submittal requirements to annex a 71-acre property at 4600 East State Highway 86 into the Town of Castle Rock. Sky Cliff Center has been offering stroke and caregiver support since the 1980's. The applicant is proposing to develop a multi-use campus, addressing stroke and senior living support. Timing of the project is unknown at this time. The proposal is located adjacent to Councilmember Johnson's District.



Unincorporated Douglas County

Alchison Way

1400 W. Alchison Way

Subject Property

Citadel Station

Hawk Drive

A pre-application meeting request was submitted seeking information on application and submittal requirements to add a standalone freezer at the Wendy's located at 875 Kinner St. The freezer would be located in the parking lot and would require the removal of an existing parking space. Timing of the project is unknown at this time. The proposal is located in Councilmember Le Fleur's District.

### **Ongoing Development Activity:**

#### **Site Development Activity/Commercial**

- **Promenade:**

- Buffalo Wild Wings, site plan and construction drawings approved, located on southwest corner of Factory Shops Boulevard and New Memphis Court.
- Alana at Promenade Apartments, 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, building and site construction, located west of Promenade Parkway from Whole Foods.
- Texas Roadhouse, site plan and plat review for new 7,800 square foot restaurant, located at Promenade Parkway north of Sam's Club.

- **Meadows:**

- Town Center:
  - Talus Flats mixed-use, TCO for building and site construction for 111 multi-family residential units and an I.C. Brew House 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.
- Aspen View Academy, site plan amendment and construction document review for an addition, located at 2131 Low Meadow 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.
- Castle Rock Adventist Hospital MOB #3, site plan amendment review for a new 70,000 SF medical office building, located at 2350 Meadows Boulevard.
- 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:**
  - 221 Wilcox Street, site plan review for new mixed use building with 38 residential units and 8,100 square foot of retail space, located on the southwest corner of Wilcox and Third Streets.
  - 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 Street.
  - Pizza Hut Retail Center, building and site construction 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 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 approved for 6-story building with mixed-uses including 218 residential units, located at 6<sup>th</sup> Street and Jerry 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 Auto Dealerships, site plan review for service center expansion, located at 1100 South Wilcox Street.
  - 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.
  - Davey Daycare, site plan review (historic preservation) for a new 300 square foot sunroom, located at 399 North Gilbert Street.
  - 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.
  - Heckendorf Ranch Retail, site plan review for a new 8,100 SF retail building, located on Crystal Valley Parkway east of Plum Creek Boulevard.
  - 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, building and 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 Boulevard and Players Club Drive.
  - Sanders Business Park, site plan approved 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, annexation, zoning, and 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 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 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 4,000 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 North Lewis Street Historic Preservation application, 830 square foot detached garage.
    - 306 North Lewis Street Historic Preservation application, 400 square foot addition.
    - Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge.
    - Bella Mesa, plat and construction document review for PLD Tract, located north of Mikelson Boulevard and Mitchell Street.

- Canvas at Castle Rock, site construction, for 102 townhome units, located at Plum Creek Boulevard and Crystal Valley Parkway.
- Canyons South Longstory Avenue, construction plan review for water and sanitary mains for future development, located in Douglas County on the east side of Crowfoot Road.
- 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.
- 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 Boulevard 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 re-approval, 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 review for 68 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 Montaine Circle.
- Lanterns/Montaine, site plan and construction documents for monument sign located at Crystal Valley Parkway and Plum Creek Boulevard.



- 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, site construction for 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 Crystal Valley, site development plan, plat, and construction documents 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.