

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

Perry Street Social Downtown Site Development Plan

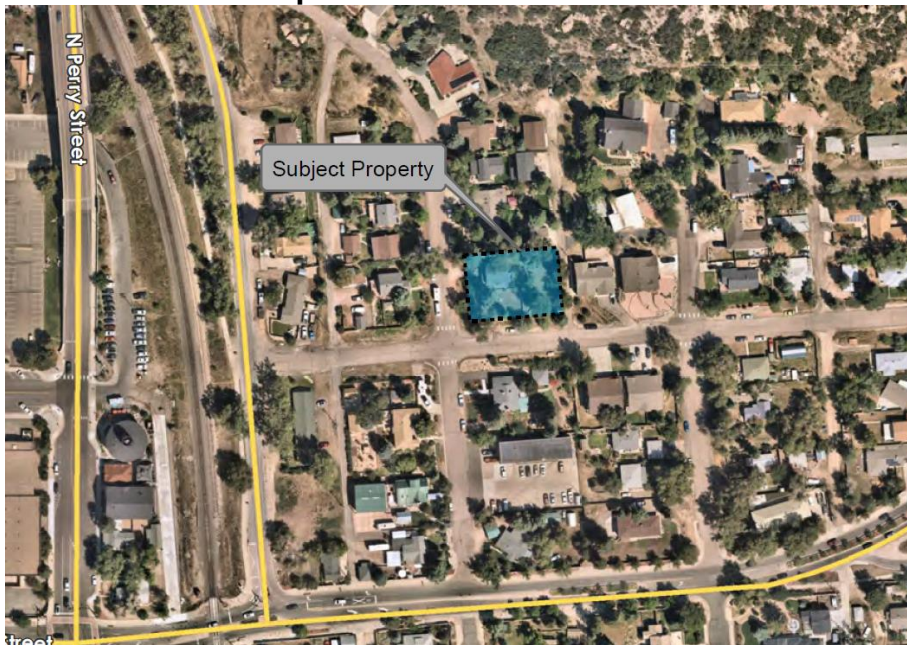


Perry Street Collective, LLC, has submitted an application for a Downtown Site Development Plan for their property at 404 N. Perry Street. The project, to be known as the Perry Street Social District, proposes to create a mini entertainment district consisting

of a craft beer taproom and three additional food and beverage concepts, anchored by the common covered area. Used as a skating rink during the winter months, the common covered area ("The Pavilion") would be used as a beer garden for most of the year. The application also proposes to demolish the residential house on the north side of the property with the new tap house constructed at the location. Because the residence was built in 1931, prior to 1945, the demolition will require public hearings for a recommendation from the Historic Preservation Board and approval from Town Council. Located at the northeast corner of N. Perry and Fourth Streets, the property measures approximately 0.399 acres or approximately 17,380 square feet. The Site Development Plan will require a public hearing before the Design Review Board. The project is located in Councilmember LaFleur's district.

New Pre-Application Meeting Requests

607 Sixth Street Replat



A pre-application meeting request was submitted seeking information on submittal requirements for changing the shape of the existing two lots at 607 Sixth Street in the Craig and Gould's neighborhood. The general location is northeast corner of Sixth Street and Cantril Street. The applicant would like to keep his single family home and deck on one lot and reconfigure the vacant second lot to allow for a future single family or duplex home. Please reference the attached vicinity map, application form, concept plan, and narrative. Timing of the project is unknown. The property is located in Councilmember LaFleur's district.

Hillside/Arbors Site Development Plan



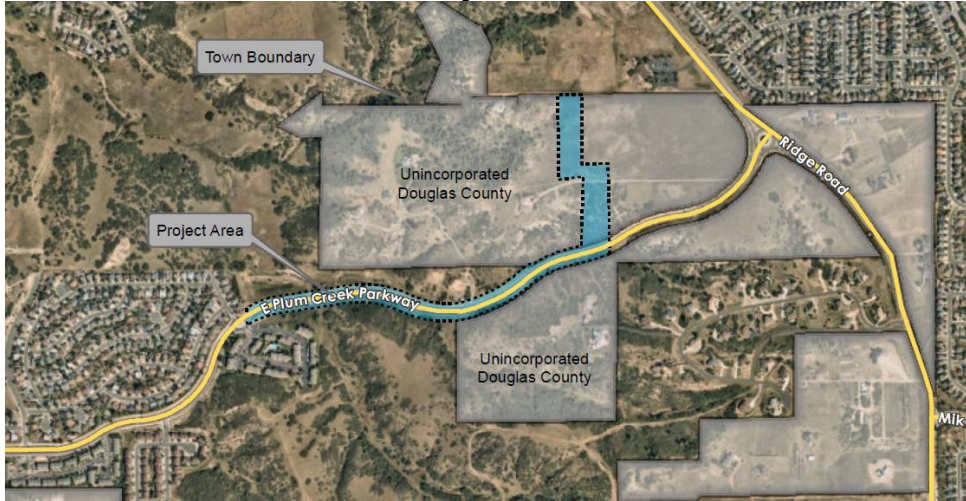
A pre-application meeting request was submitted seeking information on application and submittal requirements to amend the approved Site Development Plan for Hillside/Arbors Planned Development. The 50.5-acre property is located northeast of the intersection of Coachline Road and Wolfensberger Road. The new property owner would like to change the approved architecture of the homes and to not gate the community as previously approved. The number of residential units would remain at the approved 120 units, all age restricted. The property is located in Mayor Pro Tem Bracken's district.

M. Vince Nail Spa



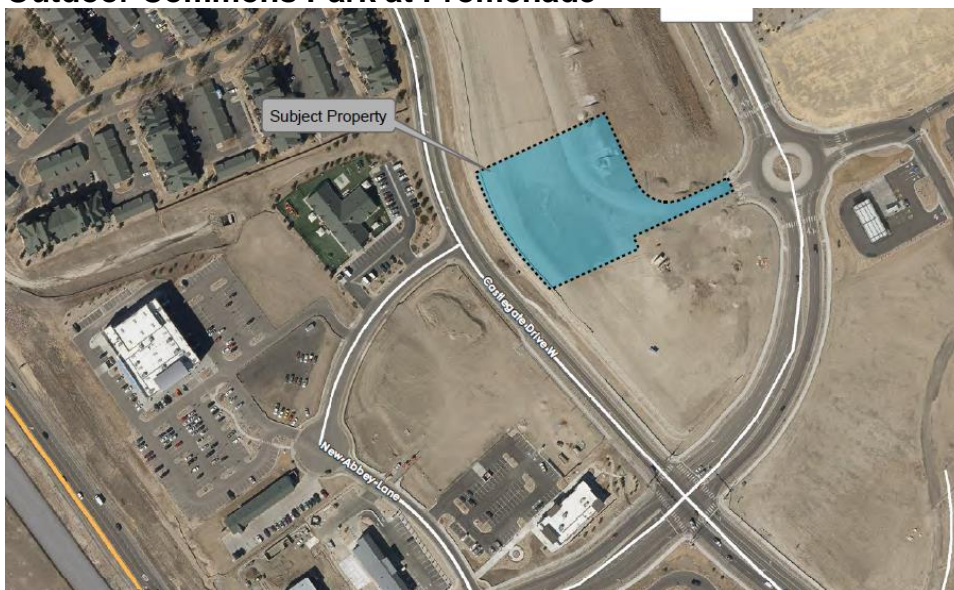
A pre-application meeting request was submitted seeking information on application and submittal requirements to amend the approved Site Development Plan for the multi-tenant building at 6376 Promenade Parkway located southeast of Whole Foods. The new tenant would like to use white marble on the exterior of the unit which is a trade mark for M. Vince's Nail Spa. The property is located in Councilmember LaFleur's district.

The Memmen Sewer Feasibility



A pre-application meeting request was submitted from Villages at Castle Rock Metropolitan District #4 seeking information on a wastewater system study for a new sewer line. The general location is northwest of Ridge Road and E. Plum Creek Parkway. The proposed 8" gravity sewer would originate in Memmen Young Planned Development, travel south through unincorporated properties to the south side of East Plum Creek Parkway and outfall just southwest of E. Plum Creek Parkway and Eaton Circle. Timing of the project is unknown. The property is located in Councilmember Johnson's district.

Outdoor Commons Park at Promenade



A pre-application meeting request was submitted seeking information on submittal requirements for a Site Development Plan for The Outdoor Commons Park at Promenade Apartments. The general location is northeast of Promenade Parkway and Castlegate Drive West. The intention for this .5-acre park is to connect Promenade Apartments to the commercial area to the south by providing sidewalks and walking paths. Other amenities being proposed is a lawn and gathering area, a small pavilion, a fire feature and planting and landscaped areas. The property is located in Councilmember LaFleur's district.

Ongoing Development Activity:

Commercial Development Activity

- **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 approved 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 withdrawn for new 7,800 square foot restaurant, located at Promenade Parkway north of Sam's Club.

- **Meadows:**

- Town Center:
 - Ubergrippen, TCO for 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, approved 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 Medical Office Building, 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, revised 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 for improvements to existing storm water facility adjacent to Prairie Hawk, south of Low Meadow.
- **Downtown:**
 - 221 Wilcox Street, site plan review for 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.
 - Douglas County Libraries, site plan review for 62,000 square foot library building and demolition of the existing building, located at 100 South Wilcox Street.
 - Encore, building Temporary Certificate of Occupancy and site construction, northeast corner of Wilcox and South Streets.
 - 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.
 - Railroad 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 for parking lot expansion, located at Perry Street and 2nd Street.
 - US Postal Facility, TCO for building 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 6th Street and Jerry Street.
- **Dawson Trails Residential/Commercial:**
 - Dawson Trails, Planned Development amendment for 2,062 acres with 5,850 residential dwelling units and a maximum of 3,200,000 square feet (sf) of commercial/non-residential uses, located to the west of I-25 and generally south and north of Territorial Road.
- **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 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, TCO for building 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 Temporary Certificate of Occupancy for 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.
- Phillip S. Miller Regional Park, construction plan approved 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, site plan review for new 98,000 square foot self-storage and RV parking located off Liggett Road west of Kellogg Court.
- 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 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.

- **Residential Development Activity:**

- 302 North Lewis Street Historic Preservation application, 830 square foot detached garage.
- 306 North Lewis Street Historic Preservation application, 400 square foot addition.
- Alexander Way, annexation petition for 73.36 acres of land located north of Alexander Place and Brewer Court.
- 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, 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.
- Lanterns/Montaine, site plan review for family amenity center, located on the northeast corner of E Montaine Circle.
- 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, 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.