



Meeting Date: October 19, 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

Perry Street Social District Site Development Plan



The property owner has submitted an application to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini “entertainment district,” which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The common covered area (“The Pavilion”) would be used as a beer garden for the majority of the year and an ice rink during the winter months. 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 for review and final decision. The project is located in Councilmember LaFleur’s district.

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

6 S. Cantril Street Historic Preservation Design Review:



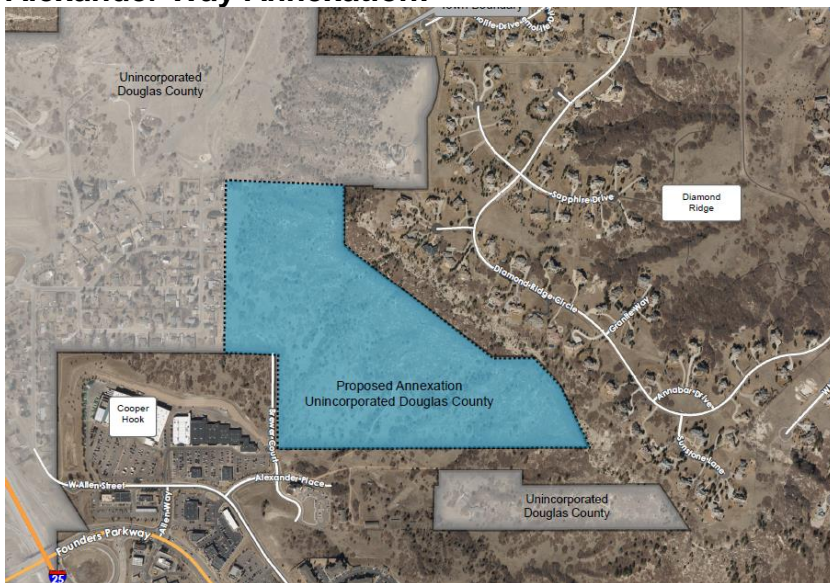
The property owner has submitted a Historic Preservation application for a proposed duplex and detached garage on the vacant lot at 6 S. Cantril Street. Located south of the South Street and S. Cantril Street intersection, the property is north of the Douglas County Fairgrounds and the Town trail and 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 will require a public hearing before the Historic Preservation Board for review and final decision. The project is within Councilmember LaFleur’s district.

221 Wilcox Street Site Development Plan:



The property owner has submitted a Site Development Plan (SDP) application for mixed use project 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 project is located within Councilmember LaFleur's district.

Alexander Way Annexation:



The property owner has submitted an annexation petition to annex 73.76 acres north of the Alexander Place and Brewer Court intersection. The project is being referred to as

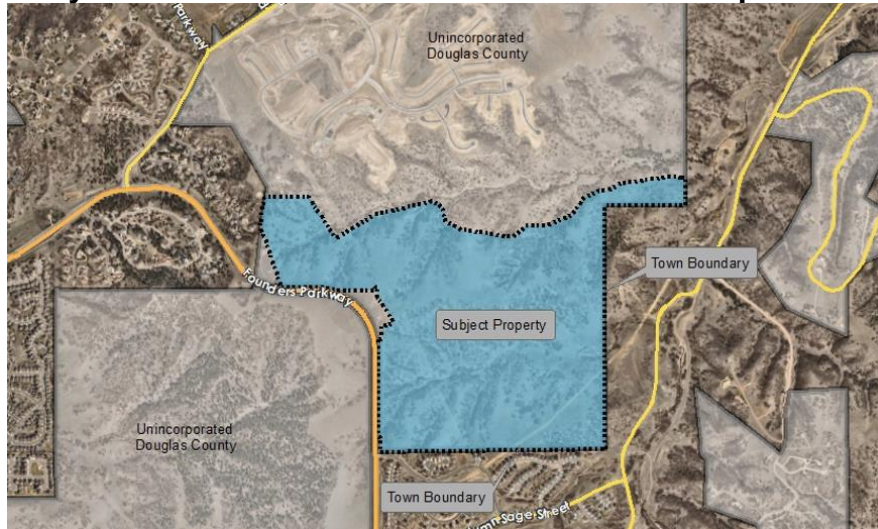
Alexander Way. The applicant presented the anticipated zoning that they would seek, which would allow 53 single family detached lots and 24 live/works units. The annexation requires public hearings before Planning Commission for review and recommendation and Town Council for final decision. The project is located adjacent to both Councilmember Cavey and Councilmember LaFleur's districts.

Auburn Heights Apartments Planned Development Plan Major Amendment and Site Development Plan Major Amendment:



The property owner 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 project is located within Councilmember Bracken's district.

Canyons South Annexation and Planned Development Plan:



The property owner has submitted an annexation petition to annex a 415-acre site located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive into the Town of Castle Rock. The owner has also submitted a Planned Development Plan for zoning of the property for a new neighborhood consisting of 474 single-family homes and 50,000 sq. ft. of neighborhood commercial. The annexation and zoning will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is adjacent to Councilmember Cavey's district.

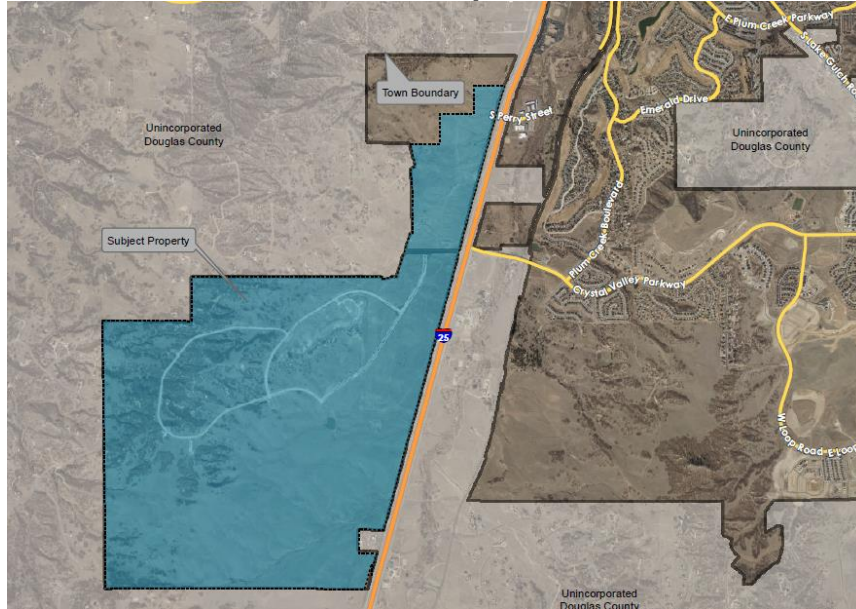
Davey Daycare Historic Preservation Design Review:



The property owner has submitted a Historic Preservation application for a proposed 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. The sunroom addition would be on the west, rear side of the building, 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 will require a public hearing before the Historic Preservation Board for review and final decision. The project is within Councilmember LaFleur's district.

Dawson Trails Planned Development Plan:



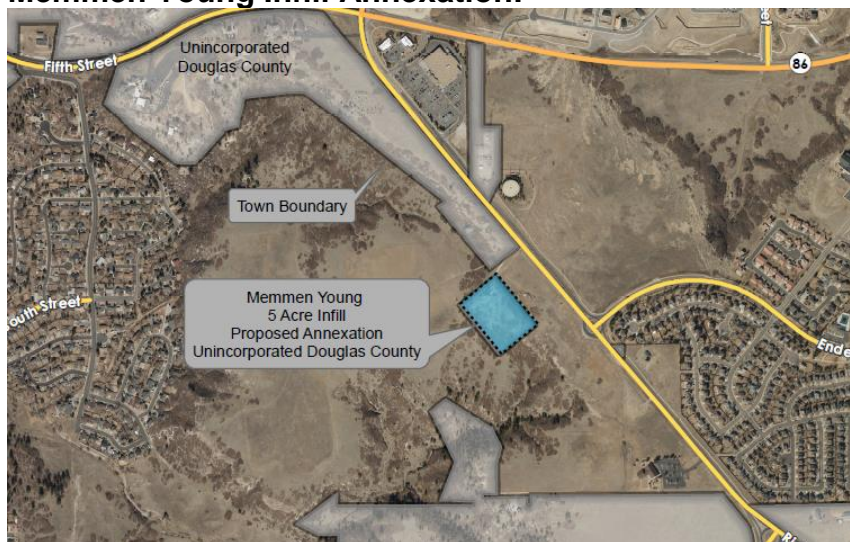
The property owner has submitted an application for the Dawson Trails Planned Development Plan for approximately 2,062 acres located in the southwest quadrant of Town, west of I-25 and generally north and south of Territorial Road. The PD Plan proposes a maximum of 5,850 dwelling units and a maximum 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. The Planned Development Plan 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 Dietz's district.

Douglas County Library Site Development Plan:



The property owner has submitted an application for a site development plan 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.

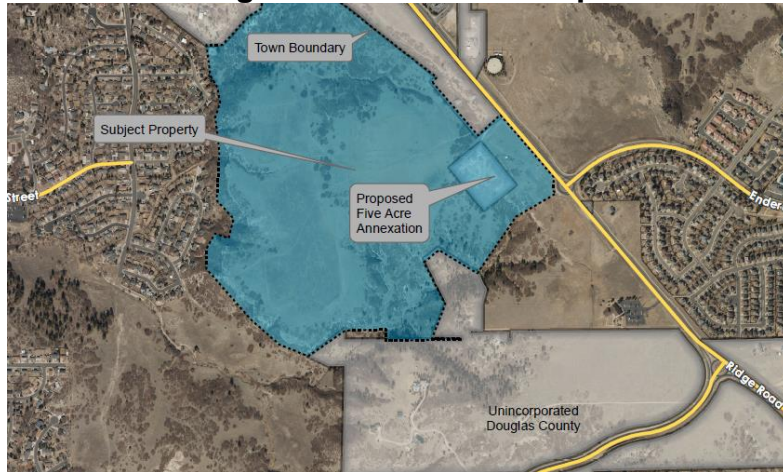
Memmen Young Infill Annexation:



The property owner 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 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 project is surrounded by Councilmember Johnson's district.

Memmen Young Infill Planned Development Plan and Site Development Plan:



The property owner has 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 and the annexation of a 5-acre parcel. The Planned Development Plan and the SDP 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 Planned Development Plan:



The property owner has submitted a Planned Development 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 Planned Development Plan will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located in Mayor Pro Tem Bracken's district.

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



The property owner has submitted a Site Development Plan (SDP) for 105 single family homes on approximately 1,180 acres 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. The SDP 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 Cavey's district.

Pioneer Ranch Annexation and Planned Development Plan:



The property owner has submitted an annexation petition to annex a 388-acre site located west of Founders Parkway and east of Front Street into the Town of Castle Rock. The applicant is proposing the Pioneer Ranch Planned Development Plan zoning to allow 1,123 dwelling units (a mix of single-family and multi-family), 78 acres of open space, and 39 acres dedicated for public uses, such as schools and parks. The annexation requires public hearings before Planning Commission for review and recommendation and Town Council for final decision. The project is adjacent to Councilmember Cavey's district and Councilmember LaFleur's district.

Pinon Manor Apartment Planned Development Plan:



The property owner 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 PDP will require public hearings with the Planning Commission for review and recommendation, and Town Council for final decision. The project is located within Councilmember Dietz's district.

Plum Creek Golf Course Site Development Plan:



The property owner 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 the Planning Commission for review and recommendation, and Town Council for final decision. The 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.