



Meeting Date: November 2, 2021

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Planner II

Title: **Update: Undeveloped Property Inquiries (through October 21, 2021)**

Executive Summary

The purpose of this update is to provide a quarterly update on information related to potential development on entitled properties in Town that are undeveloped. In 2020, Town staff conducted a comprehensive review of existing zoning entitlements of land that has not yet been developed in Town. To better enable and graphically show this research, staff has generated a map identifying the remaining areas of land within the Town of Castle Rock that are currently entitled to development. The existing zoning entitlements have also been identified for each parcel. This update includes inquiries through October 21, 2021. Previous updates provided a series of maps. These maps have been migrated online as a single map and can be found as a tab on the Town's Development Activity Map and is available to the general public. The map can be accessed by going to CRgov.com/DevelopmentActivityMap and selecting the Undeveloped Property tab on the top of the page. The map will be updated regularly to remove any parcels that are now under construction and also provide new information with respect to pending or approved land use approvals.

Discussion

The intent of the review was to provide Town Council with up to date information about land uses which are allowed by right under the current zoning entitlements, and which could potentially be proposed for development at any time by a developer within the Town. Staff believes that by providing this information, we can better assist Town Council with questions and concerns from the residents of the Town when development is proposed for these sites.

Staff identified some of these existing entitlements that could lead to neighborhood concern regarding the types of uses that are allowed by right, as well as the proximity of these potential uses to existing neighborhoods. These properties were identified in the original staff memo and can be found below.

The full Town-wide "Undeveloped Property Map" is now online through the Development Activity Map and generally shows all of the areas in Town that have not been developed or are not currently under construction. By selecting a parcel on the map, information regarding the

entitlements and any current land use applications is provided in a pop up window. The map is updated regularly to remove any of the identified areas/parcels that are now under construction and also provide new information with respect to pending or approved land use approvals and significant inquiries. The map can be accessed by going to CRgov.com/DevelopmentActivityMap and selecting the Undeveloped Property tab on the top of the page.

Reported Parcels of Interest – New Inquiries

Crystal Valley Ranch Commercial



The Crystal Valley Ranch Planned Development Plan was approved originally in 2007 with a 10.4-acre parcel zoned for neighborhood commercial. A 2019 rezoning reduced this commercial land area to 4 acres. The property, shown above, is generally located at the southeast corner of West Loop Road and Crystal Valley Parkway with the following allowed uses:

Neighborhood Commercial: 10.4 acres, allowed uses are community centers, convenience stores with gasoline and car washes, financial institutions, laundries and dry-cleaning services, liquor stores, offices, places of public assembly, recreation center, membership clubs, health clubs, restaurants, lounges and fast food

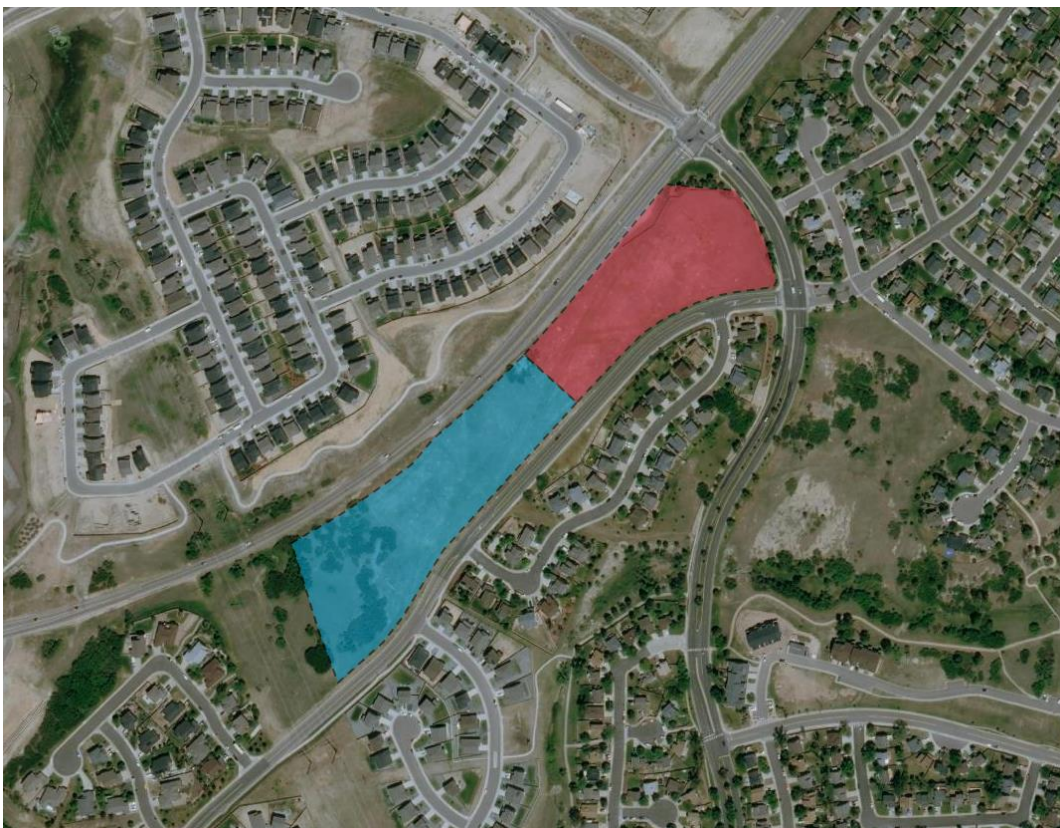
establishments with drive thru, retail stores and display shops, day care centers, single family, multi-family residential, small animal clinic, religious facilities.

Staff received a pre-application meeting request on July 8, 2021 seeking information on application and submittal requirements for a site development plan for the property. The applicant is proposing a mixed-use development with 24 two-story townhome units and a two-story commercial building (first floor retail and second floor office) on the 4-acre site. Each home will have a private two car garage and the commercial site will have 72 parking spaces. The applicant hosted their initial neighborhood meeting on September 29, 2021. The meeting was held in a hybrid format at the P.S. Miller Library with 15 people attending in person and 31 attending virtually. Timing of the project is unknown. The property is located in Councilmember Dietz's District.

Reported Parcels of Interest – No Recent Inquiries

Some parcels in Town have been well known as being planned for development, such as the Meadows Town Center area, however other parcels may not have had any recent inquiries or activity, and therefore may not be as easily associated with future development. The parcels listed below were identified by staff as ones that may not be as well-known or have not had any recent inquiries. Staff has summarized each of these highlighted areas below, including the specific list of allowed uses from the approved zoning entitlements, and information on any recent inquiries regarding development of these parcels.

Cambridge Heights Planned Development



The 11 acre property is located in the Cambridge Heights Planned Development (PD) was approved in 2003 and is currently showing ownership with a group outside the United States. The Planned Development is located along the south side of Highway 86 at Enderud Blvd., just east of the Sunstone/Terrain neighborhood. The PD zoning allows for multifamily on the south portion of the property and neighborhood business uses allowed on the north portion of the property.

Neighborhood Business Use (Red): 4 acres, allows banks, financial institutions, restaurants and w/drive through services, convenience stores with gas and car washes, day care, general office, retail, light automotive services, other commercial uses similar in character, religious institutions. Automotive repair, bars and taverns are not allowed.

Multifamily Use (Blue): 7 acres, allows up to 100 units at 12-15 Dwelling Units (DU) per Acre.

Town staff has not had any inquiries or contact with potential developers concerning this property.

Creekside Planned Development



The 27 acre property is located in the Creekside Planned Development which was approved in 1984, and is shown on the map above. The PD is located along the I-25 frontage road just north of Crystal Valley Parkway. The zoning consists of commercial uses as listed below:

Commercial Use Area: 27 acres allowed uses are general commercial, financial, professional research laboratories, office and retail that include gas station. Automotive sales and service facilities, laundries, parking lots, personal services, public assembly, restaurants, lounges, fast food establishments, transit terminal, veterinary office and boarding kennels.

Staff has not had any development inquiries specific to the Creekside PD within the last few years. The Town is currently working to acquire a portion of this property in support of the future Crystal Valley Interchange which will have an impact upon this property and when it will develop.

Plum Creek Amended Planned Development Plan



The 4 acre property is located in Plum Creek Amended Planned Development which was approved in 1985 and is located along the south side of Plum Creek Parkway just east of Plum Creek Coulevard, shown above.

Neighborhood Commercial: 4 acres, allows retail, financial services, restaurants and lounges, places of assembly, offices, community centers, transit hubs, automotive services, car wash, warehouse, mortuaries and light industrial uses. Zoning specifically prohibits outdoor storage of junked/wrecked vehicles.

Staff has received no inquiries about possible development of this parcel.

Stanbro Planned Development Plan



The 22 acre property is located in the Stanbro Planned Development Plan which was approved in 1987. The property is located on the northwest and southwest corners of Plum Creek Parkway and Lake Gulch Road. The zoning consists of a mixture of uses listed below:

Residential Use Area B (Purple): 7 acres, allows 6-10 DU's per/acre. Allows Single family, apartments and condominiums max 92 units allowed. Total of 124 maximum allowed units for Area A and B combined.

Residential Use Area A (Yellow): 11 acres, 32 single family units allowed.

Neighborhood Commercial Area (Red): 4 acres, allows personal services, financial, retail stores to include liquor stores, restaurants to include drive-through, gas station, automotive uses and child care centers.

The current property owner has contacted the Town numerous times over the past few years about the development potential of the Stanbro PD. Overall, these parcels have many constraints due to the existence of floodplain and possible access challenges. The neighborhood commercial area has had recent inquiries, most recently for a gas station. It is

staff's understanding at this time that the gas station will not proceed due to the challenges mentioned.

Woodlands Crossing



The 19 acre area is part of the Woodlands Crossing Planned Development which was approved in 1987 and is located on the south side of Highway 86 at Woodlands Blvd. The PD allows for the following uses:

Low Density Multi-Family Use Area (Purple): 6 acres, allows townhomes, apartments, condominiums, attached and detached dwellings. 10 DU's per/ac are allowed maximum for multi-family uses and 6 DU's per/ac maximum are allowed for single family detached proposals.

Integrated Business Use Area (Red): 13 acres, allows retail, personal services, financial, indoor places of public assembly, automotive repair, general office, churches, restaurants, lounges and public buildings.

Town staff has received a few inquiries over the past 2 years about development possibilities concerning this site. There have been no inquiries over the past year. The ownership of the identified area is fractured amongst several entities, thus most likely making development challenging at this time.

Summary

After reviewing the existing zoning entitlements of land that has not yet been developed in the Town, staff identified the above properties as ones in need of closer review. Some of these properties have not elicited many development inquiries over the past few years due to a myriad of factors. Staff has researched the allowed uses of these identified areas/parcels to

raise awareness of their status, as some of these specific parcels do not often come up in everyday conversation about development within Castle Rock. Staff's intent is to inform the Town Council of these properties, as well as provide initial zoning/entitlement information for their pending development within the Town of Castle Rock.

This memo is updated quarterly to provide any information with respect to inquiries concerning the above listed Planned Developments or newly identified locations.

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