

# Development Services

July 2025 Monthly Report



## Inside this issue:

Page 2: Employee Recognition

Page 3: New Land Use  
Submittals

Page 5: Actions and Updates

Page 7: Development Snapshot

Find more information on our  
[Development Activity](#) page.



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Castle Rock, CO 80104  
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We'd like to hear from you!  
You could win a **\$25 gift card** for completing our [Customer Service Survey](#).



Photo of vacant land in Castle Rock.

## News from the Director

Did you know, all land within the Town of Castle Rock has an approved use? What might appear to be an empty field or open space could already have been approved for development decades ago.

At first glance, a plot of land might look like unused open space — but that's not always the case. In Castle Rock:

- **Open space** is land specifically designated to remain undeveloped, often for parks, trails, wildlife habitat or scenic views
- **Vacant land** is property that has not yet been developed but does have approved uses, such as residential, commercial or industrial



Tara Vargish, PE  
Director  
Development  
Services

Just because land is empty now doesn't mean it's unplanned. Developers often purchase land and leave it untouched for years until the timing is right to begin construction.

Want to know what is planned for a piece of land? View the Undeveloped Properties tab on the Development Activity Map at [CRgov.com/DevelopmentActivityMap](https://CRgov.com/DevelopmentActivityMap).

## Customer Service Survey



Fill out our Customer Feedback Survey to let us know how we are doing! Your participation will automatically enter you into a drawing for a **\$25 gift card** to a local Castle Rock business. Feedback Surveys can be found [online](#) and at the bottom of staff email signatures.

You may also receive an email requesting feedback after we complete your services. Your feedback is valuable to us! All responses are anonymous unless you request to be contacted. [Fill out a survey today!](#)

**580** surveys distributed

**29** July responses

Here are some comments from our customers in July:

- "I appreciate the prompt customer service from **Tammy King**, Zoning Manager."
- "Keep up the good work."
- "Everybody I dealt with was extremely helpful and patient through the process. The process and the site were user-friendly. Follow-up was great too!"
- "Easy to schedule. Timely! Friendly service!"
- "**Colby Riggins** was very professional, knowledgeable, and all-around great!"
- "Thank you!"
- "**Tammy King** was outstanding with getting weeds cut quickly by the golf course that we are in the middle of. Can't say enough good things about her – very responsive, polite, and communicative. Give her a raise!"
- "The new system using the internet is very good."
- "**TJ Kucewesky** has been a beacon of light in what can sometimes be a challenging process. He's solutions-oriented, reasonable, and good to work with. Kudos to TJ!"
- "I appreciate the quick and timely process."
- "**Tracy Shipley** is one of the best, as is Kathy, people that the town has working in the department. They are all pretty good, but having been a contractor we all have our ups and downs, but both Tracy and Kathy are very consistent and reliable. You always know where you stand as they are clear and to the point. They make this aspect of the project better (permit process). Thanks Tracy and Kathy!"
- "Keep up the good work."
- "Very helpful."
- "Keep up the good work to support the small businesses."

## Staff Anniversaries



Congratulations to BrieAnna Grandy,  
Senior Planner, on 3 years with the  
Town!



## Administrative Projects

Administrative land use submittals are reviewed and processed by staff, according to Municipal Town Code, and do not require public hearings. All land use submittals go through a rigorous review by Development Services, Castle Rock Water, Public Works, Fire, and Parks and Recreation.

### **2744 Fifth Street, St. Francis of Assisi Church**

Erosion control plans to abandon in place an existing septic system and construction of onsite sanitary sewer service line to connect to future sanitary main within Fifth Street.

### **2744 Fifth Street, St. Francis of Assisi Church**

Construction documents to abandon in place an existing septic system and construction of onsite sanitary sewer service line to connect to future sanitary main within Fifth Street.

### **Black Hills Energy**

Construction documents for underground utility infrastructure improvement project, located at Front Street and Scott Boulevard, west to Park Street south to S. Prairie Hawk Boulevard.

### **Cooper Hook**

Construction documents for tenant finish of Foss Swim School water meter/line installation, located at 5650 Allen Way.

### **Hillside/Arbors**

Landscape and irrigation design revisions for 54 single-family lots, located at northeast corner of Wolfensberger Road and Coachline Road.

### **Lanterns, Filing No. 8**

Design revision to add 62 single-family vertical construction erosion control plans from Filing 6, located at the north and southern boundary of the Lanterns project area.

### **Meadows, Filing No. 19`**

Site development plan for proposed 95,325 square-foot Toyota sales and service center, located northeast of Timber Mill Parkway and North Meadows Drive intersection.

### **Meadows, Filing No. 19**

Plat amendment to reconfigure the drainage easement encompassing pond B, located north of N. Meadows Drive roundabout.

### **Meadows, Filing No. 20**

Site development plan amendment for proposed 14,021 square-foot, two-story, restaurant and bar, located at the northwest corner of Meadows Boulevard and Bilberry Street, in Meadows Town Center.

### **The Brickyard, Phase 1C**

Construction documents for mixed-use project consisting of 298 residential units and commercial/retail space, located between Brickyard Circle on the north and south, east of Fifth Street, and west of Prairie Hawk Drive.

### **The Brickyard/Miller's Landing**

Design revision to add utility sleeving for proposed two-lane road improvements of Praxis Street from The Brickyard project to Plum Creek Parkway.

### **The Ridge at Crystal Valley Ranch, Filing No. 1**

Vertical construction erosion control plans for 46 single-family lots, located on Renbarger Street, Deherder Drive and Orehosky Place.

### **The Ridge at Crystal Valley**

Inlet phasing design revision for 142 single-family homes, located east of Bell Mountain, south of Crystal Valley and north and west of Sellars Creek Ranch.



### **Promenade, The Brinkerhoff and Bar Hummingbird**

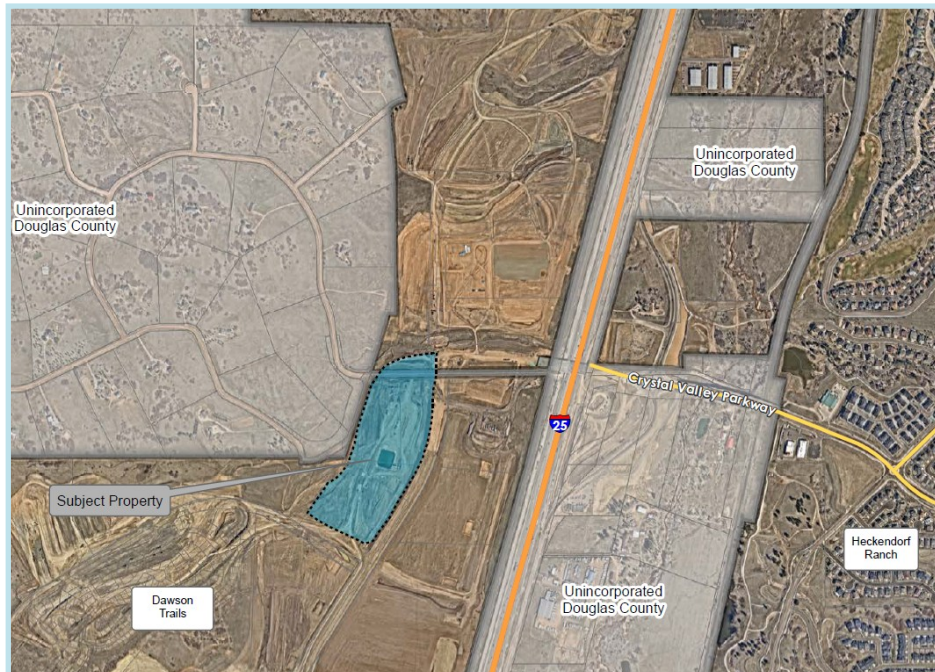
Design revisions to reflect site development plan amendment for grading, drainage and water connection changes, located on southwest corner of Castle Rock Parkway and Promenade Parkway.



## Required Public Hearings

Submittals requiring public hearings can include a variety of topics such as, zoning, residential and larger commercial site development plans and buffering of properties.

### King Soopers Dawson Trails Site Development Plan



Vicinity map of King Soopers Dawson Trails Site Development Plan.

## Project Highlights

- Application for a Site Development Plan received from Galloway & Company, Inc. on behalf of ACM Dawson Trails VIII JV LLC and King Soopers
- Proposing a King Soopers grocery store and fueling station including a 99,000 square-foot store, 403 parking spaces, online grocery order pick-up area, fueling station with a 245 square-foot kiosk and 7 fuel pumps
- Located on 12.2 acres within Dawson Trails Planned Development, Planning Area E-2 on south and east of Gambel Ridge Boulevard, west of Dawson Trails Boulevard
- Additional neighborhood meetings and public hearings with Planning Commission for recommendation and final decision by Town Council
- Project located in Councilmember Dietz's district



## Boards and Commissions

Development Services manages five boards and commissions for building appeals, variance hearings, and land use cases. Comprised of local residents and business owners appointed by the Town Council, they make community-driven decisions aligned with local interests, contributing to balanced local development initiatives



### Board of Adjustment

July 3, 2025

Meeting canceled.



### Historic Preservation Board

July 2, 2025

Meeting canceled.



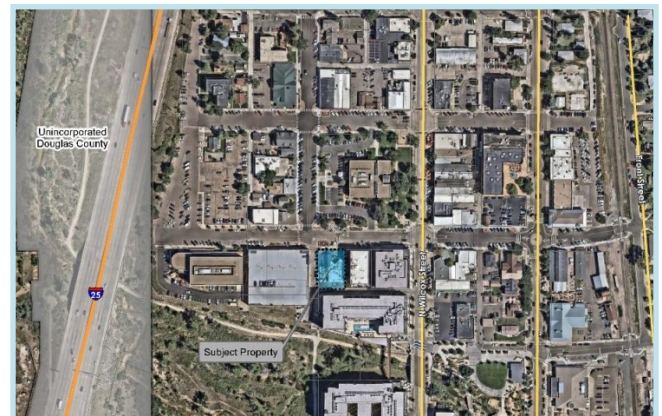
### Design Review Board

July 9, 2025

Meeting canceled.

July 23, 2025

The Design Review Board held its regularly scheduled meeting and heard a Site Development Plan Amendment request for Scileppi's, located at 210 Third Street. The project was approved with a vote of 7 to 0. The Commission also heard updates from Town Council and adjourned to legal training.



Scileppi's Vicinity Map.



### Planning Commission

July 10, 2025

The Planning Commission held its regularly scheduled meeting and heard a rezoning request for 810 N. Wilcox Street. The Commission recommended approval to Town Council with a vote of 6 to 0.

July 24, 2025

The Planning Commission held its regularly scheduled meeting and heard a zoning request for East Plum Creek Trail Public Land – 2 District Zoning. The Commission recommended approval to Town Council with a vote of 7 to 0.





## Development Services Items at Town Council

### July 1, 2025

Town Council held its regularly meeting and appointed new members to both the Design Review Board and the Historic Preservation Board. A resolution was approved for the site development plan for Soleana, a residential neighbor with 55 custom lots and 22 live-work units, located at the north end of Brewer Court, with a vote of 6 to 0.

In a 5 to 1 vote, with Council Member Bracken opposing, Council directed staff to work in collaboration with the Downtown Development Authority (DDA). The objective of this collaboration is to organize meetings that engage stakeholders and gather input on proposed changes to building heights within the Downtown Overlay District. Council emphasized the importance of notifying those impacted to ensure comprehensive community involvement.



Soleana Site Development Plan Vicinity Map.

### July 15, 2025

Town Council held its regularly scheduled meeting and addressed several items on the agenda. One of the key decisions made was to revisit the Crystal Valley school site issue. Council agreed to bring this item back for further discussion at the upcoming meeting on September 2.

In addition, Council approved, on its first reading, an ordinance to rezone the 7-11 located at 810 N. Wilcox St., to B—Business/Commercial, with a vote of 7 to 0.

A resolution was passed confirming that Territorial Road meets the necessary criteria and is eligible to be annexed to the Town of Castle Rock. The Annexation consists of several parcels, totaling 4.7 acres, located within the Territorial Road ROW and adjacent to the Dawson Trails Planned Development and Twin Oaks, a subdivision in Douglas County.



810 N. Wilcox Street Vicinity Map.



Territorial Road Annexation Vicinity Map.

# TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: July 2025



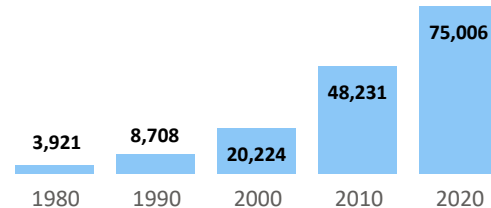
## Population

87,716

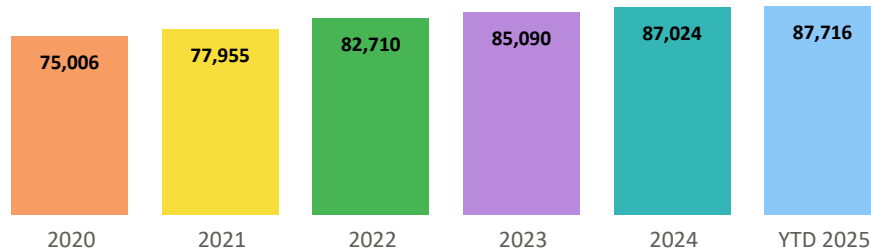
Estimated Population based on the total number of occupiable residential units



### Historic Population



### Recent Population



## Zoning Division

Zoning staff process numerous code enforcement actions each month, from rubbish, abandoned vehicles and setback encroachments to illegal uses. They respond to complaints from the community, visit sites to determine compliance and issue Notices of Violation as necessary. Our inspection team removes hundreds of illegal signs encroaching into Town rights-of-way. Staff reviews all business licenses, temporary use permits and sign permits for zoning compliance.

8 Sign Permits Issued    0 Temporary Use Permits Issued    95 Code Compliance Cases Opened



- Sign Compliance Responses 2
- Signs Removed from the Right of Way 671
- Site visits 229
- Notices of Violation Sent 61
- Business Licenses Reviewed 23

## Planning/Development Review

The Planning and Development Review teams process numerous submittals each month. These core service levels are reported for all land use projects, including projects that go through public hearings and projects that are under administrative review.

### Pre-Applications

7

New Pre-Applications This Month

67

Year-to-Date Pre-Applications

24%

Pre-Applications that advanced as new projects over the previous 12 months

A pre-application meeting is required prior to any land-use submittal. Meeting may review conceptual ideas that never lead to a formal submittal.

Pre-applications expire and must be resubmitted after 12 months.

### New Development Applications

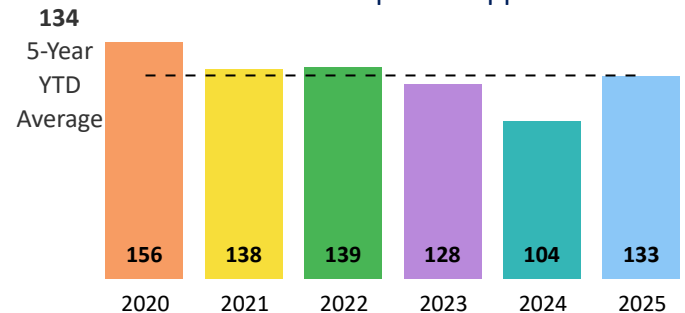
11

New Development Project Applications this Month

6

Other Project Applications this Month

### Year-to-Date Development Applications



### Development Reviews

#### Monthly Reviews Completed

5

First Reviews

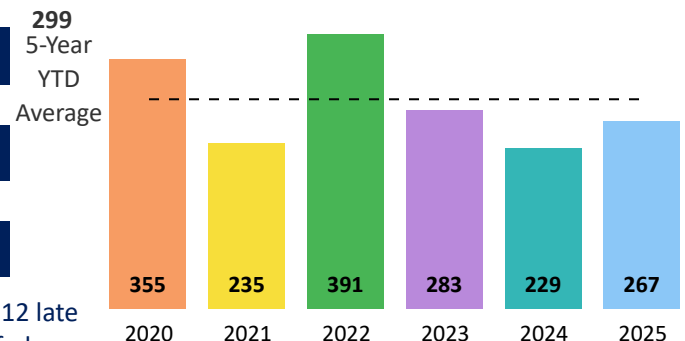
15

Second Reviews

11

Third Reviews or More

#### Year-to-Date Planning/Development Reviews



\*on time with the exception of 12 late reviews due to being short staffed.

# TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: July 2025



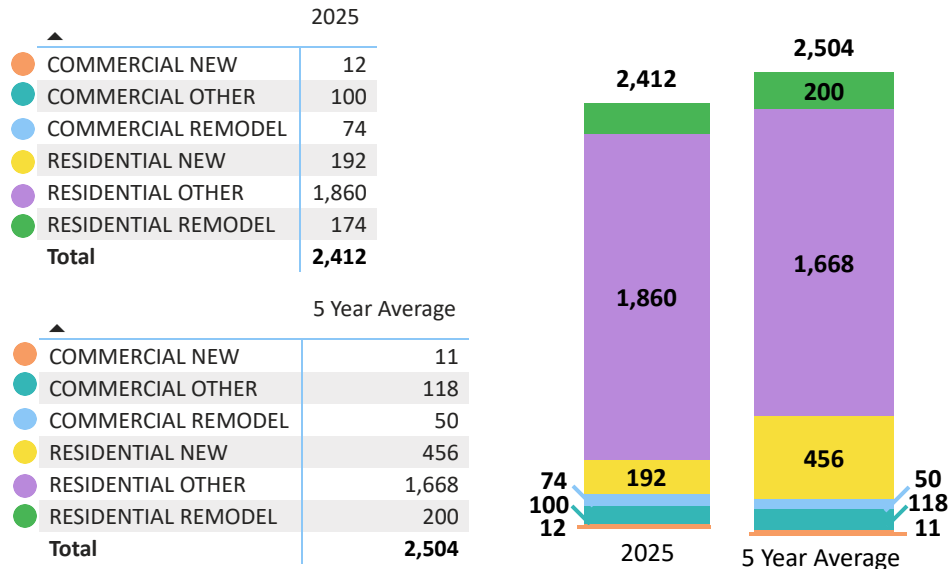
## Building Division

Building Division staff process hundreds of building permits a month, ranging from simple permits like a new hot water heater or deck, to constructing an entire new home or commercial building. Our inspection team conducts thousands of inspections each month to determine code compliance. We report on the following levels of service monthly, although they are just a snapshot of some of the work we do.

Development Services staff process permits, conduct inspections, respond to code violations and review plan submittals each month. This snapshot highlights staff activity during the previous month for the Zoning Division, Building Division and Planning/Development Review. Information on previous months can be found in the Development Services' Monthly Report Archive at <https://www.crgov.com/1907/Development-Activity>

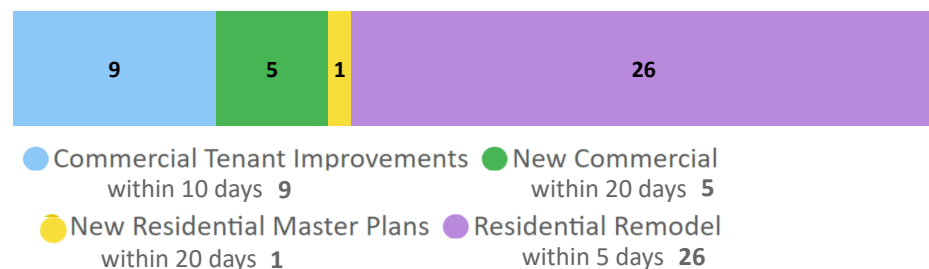
### Building Permit Applications Received

#### Year-To-Date Building Permit Applications Received



### Building Permits Reviewed

#### Monthly Building Permit Reviews by Type



5  
463  
1,586

Building Fees Calculated: 5 Within 3 days

Building Permits Issued

Inspections Completed: 1,584 Within 24 Hours

### Building Permits Issued



↓53% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average

