

Development Services

June 2026 Monthly Report



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



Partial rendering of the recently approved mural sign for Castle Rock Bike & Ski at 25 S. Wilcox Street.



100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200



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

News from the Director

Summer often means yard sale season, but please remember that signs are not allowed in public rights of way. To help keep Castle Rock attractive and reduce visual clutter, the Town prohibits placing signs in these areas, including garage sale, open house, business and pop-up sale signs. Signs placed in public rights of way will be removed and disposed of, and may only be placed on private property with the property owner's permission. Learn more about the Town's sign regulations at CRgov.com/Signs.



Tara Vargish, PE
Director
Development Services

In development news, activity over the past month included 10 pre-applications for projects ranging from mixed residential developments, commercial remodels, medical offices, childcare, educational, and telecommunications facilities to home reconstruction and site improvements. Staff also received four quasi-judicial land use applications, including the proposed Gold Crown indoor field house, St. Francis Church zoning, Dawson Trails Planned Development Amendment No. 4, and the redevelopment of 607 Sixth Street. More information on these and other development projects begins on page 3.

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!](#)

474 surveys distributed

9 June responses

Here are some comments from our customers in June:

- “**Tammy King** was quick to respond and did so with a smile. Well, a virtual e-mail one... :)”
- “**Tracy Shipley** is a rockstar, the best person I've ever dealt with in Colorado for permitting. I have done 1500 roofs in CO since 2022, and she is absolutely a gem and I appreciate her assistance.”

Staff Anniversaries, New Employees and Awards



Congratulations to Carissa Ahlstrom, Administrative Assistant, on 4 years with the Town!



Congratulations to Vince Rapone Combination Building Inspector II, on 2 years with the Town!



Welcome to Michelle Grieger, on joining the Town as a Construction Permit Specialist!



Congratulations to Cara Reed, Neighborhood Liaison, and Drew Anderson, GIS Specialist, on receiving the Applause Award!

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.

2 Phelps Street, Eternal Rock Evangelical Lutheran Church

Sidewalk easement agreement.

Bella Mesa South

Plat, construction documents and erosion control plans for 93 single-family townhomes, located northwest of the traffic circle at Mikelson and Mitchell Street.

Castle Rock Auto Dealership

Retaining wall and concrete design revisions for 39,000 square-foot building addition and additional parking, located at 1100 S. Wilcox Street.

Citadel Station

Site development plan, drainage easement and erosion control limits of construction design revision for general contracting business, located at 661 Prairie Hawk Drive.

Dawson Trails, Filing 1

Drainage design revision for northern section of Dawson Trails Boulevard infrastructure and right-of-way.

Dawson Trails, Filing 2

Signage and striping design revisions on Blanca Peak Parkway and Dawson Plaza Street.

Dawson Trails, Filing 2

Drainage easements, located on Garlits Lane, between Andretti Street and Knivel Drive.

Founders Marketplace

Utility location design revision for Dunkin' Donuts, located at 1185 Aloha Street.

Greystone Villas

Construction documents and erosion control plans for five-unit townhome building, located 1191 S. Gilbert Street.

Hillside/Arbors

Utility easement for new water meter in amenity area, located at 1847 Grayside Circle.

Meadows, Filing 20

Site development plan amendment for revisions to update architecture and other minor site modifications for future restaurant, located southwest of Future Street and Meadows Boulevard intersection.

The Brickyard, Phase 1A

Public infrastructure changes to the freestanding portion of wall on the northwest side of the pond removed due to constructability concerns, located at 401 Prairie Hawk Drive.

T-Mobile

Construction documents for nine small cell facilities located in multiple locations throughout the Town's right-of-way.

Town project, Castle Rock Fire

Water line design revision for Fire Station 156 and Logistics Facility, located at 3203 Castle Oaks Drive.

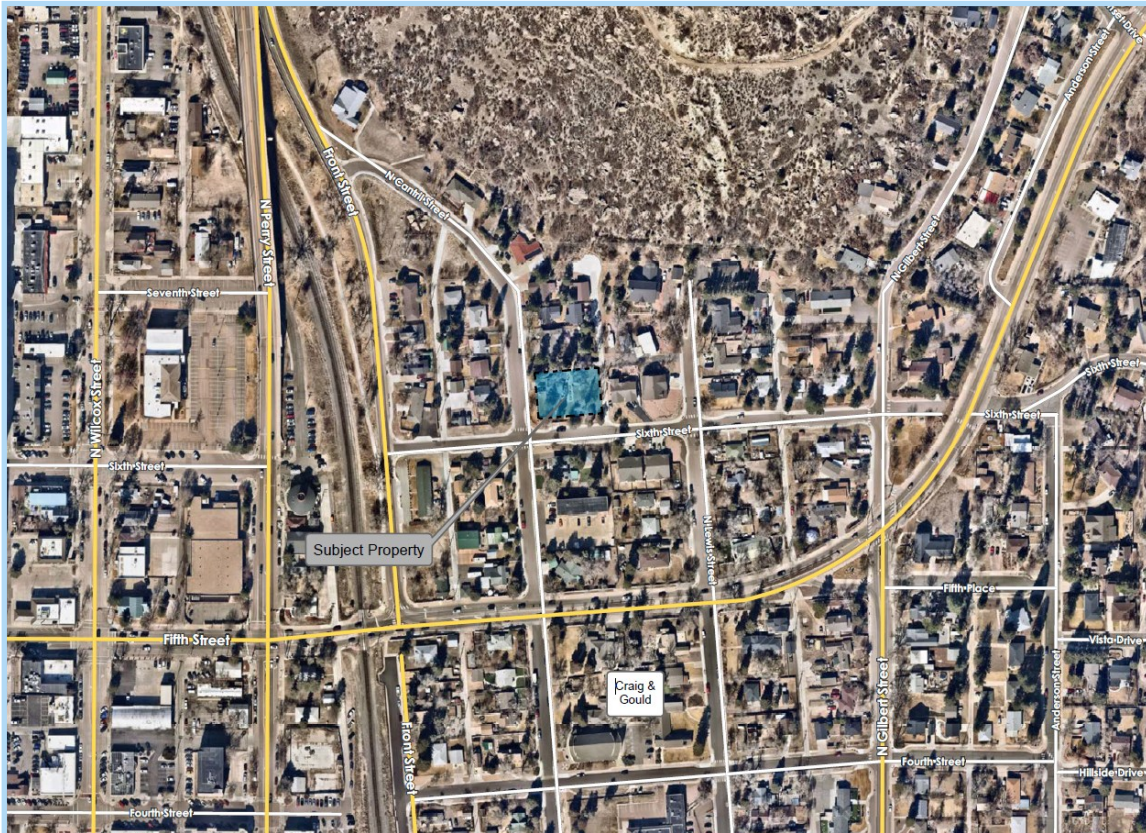
Town project, Public Works Department

Erosion control plans for Dawson Trails Park and Ride project, located on Ike Street.

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.

607 Sixth Street Demolition and Design Review



Vicinity map of 607 Sixth St. proposed project.

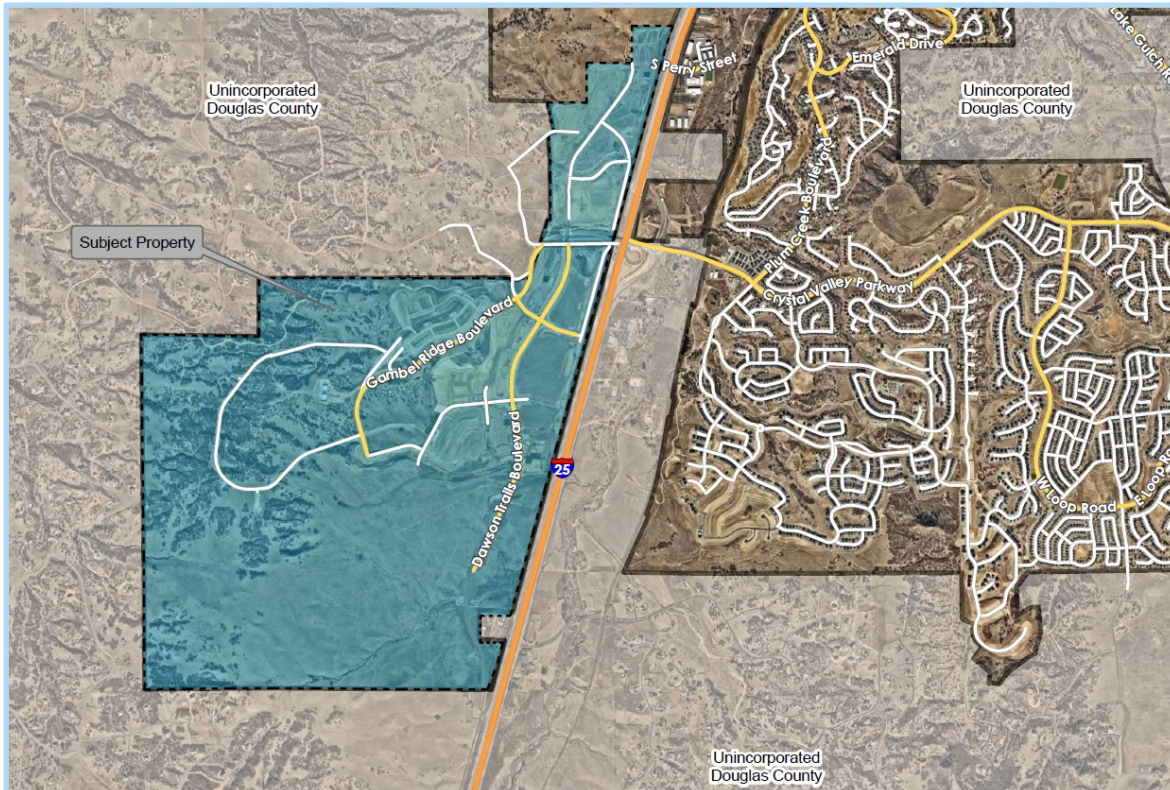
Project Highlights

- Partially demolish existing home
- Construct new single-family residence with a detached garage
- Demolition under review by Historic Preservation Board for recommendation and Town Council for review and final decision
- Design Review application for new construction will go before the Historic Preservation Board for review and final decision

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.

Dawson Trails PD Amendment 4



Vicinity map of proposed Dawson Trails PD Amendment 4 project.

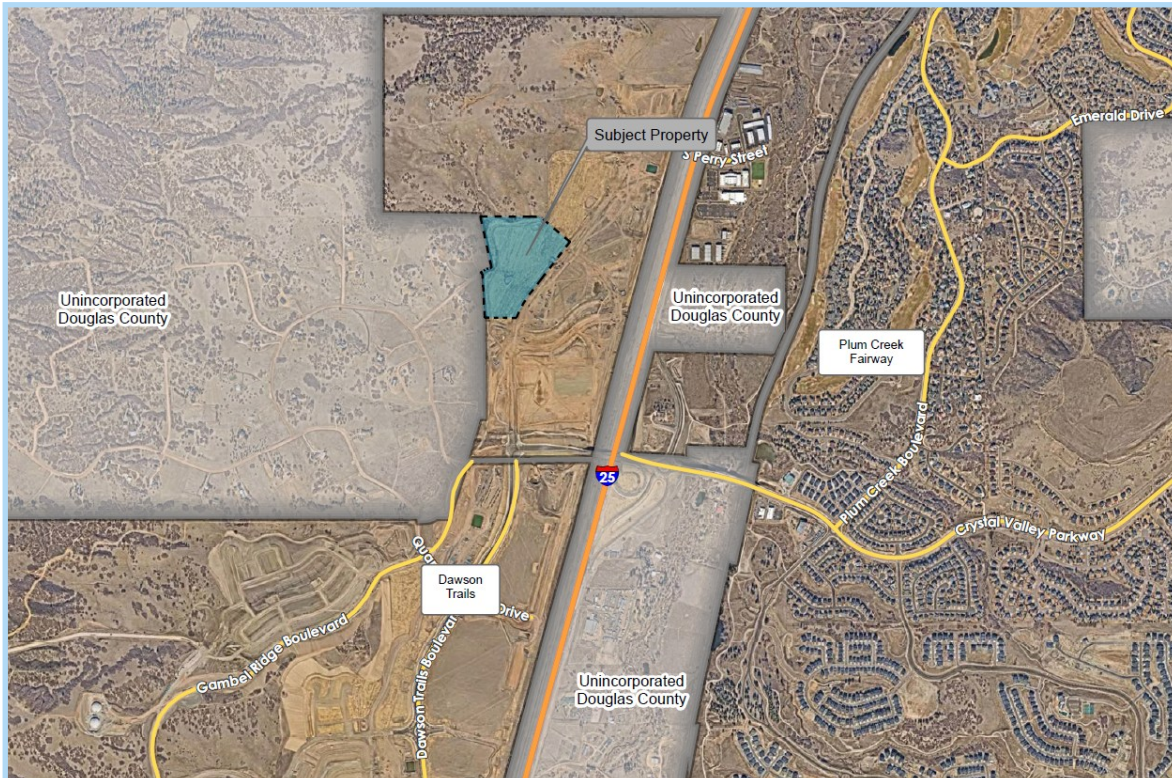
Project Highlights

- Major amendment to the Dawson Trails Planned Development Plan and Zoning Regulations
- Incorporates a master sign plan for tenants, neighborhoods, commercial centers, trails, etc. to guide the overall signs for Dawson Trails
- Reconfigures Planning Areas G2 and PL-2.07, maintaining the same acreages
- Includes pedestrian-oriented street sections for a portion of Planning Area E2 intended to promote walkability and enhance the pedestrian experience
- Future Planning Commission and Town Council hearings
- Councilmember Dietz's district

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.

Gold Crown Field House



Vicinity map of proposed Gold Crown Field House project.

Project Highlights

- Site Development Plan
- Dawson Trails Planned Development Planning Area PL 1.07 on 18.6 acres
- Phase 1 includes 69,000-square-foot indoor field house
 - 8 basketball courts, 16 volleyball courts, onsite detention and surface parking
- Phase 2 will add 14,000 square feet of outdoor fields
 - 2 additional basketball courts, 4 more volleyball courts and outdoor flag football fields



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.

St. Francis Church Zoning



Vicinity map of proposed St. Francis Church annexation and rezoning project.

Project Highlights

- Annexation of the two lots that the existing church is located on, along with the adjacent right-of-way
- Planned Development (PD) Zoning will allow a Church/Place of Worship and related uses such as educational facilities, pre-school, ministry offices and clergy residence
- Future Planning Commission and Town Council hearings
- Adjacent to Councilmember Davis' and Brooks' districts

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

June 4, 2026

Meeting canceled.



Board of Building Appeals

June 1, 2026

The Board of Building Appeals held its regularly scheduled meeting and reelected Bob Binder as Chair and Richard Self as Vice-Chair. The Board also reviewed the proposed adoption of updated building codes.



Design Review Board

June 10, 2026

Meeting canceled.

June 24, 2026

The Design Review Board held its regularly scheduled meeting and reelected Chris Leever as Chair, and Kevin McHugh as Vice-chair and presented resolutions of appreciation to Dan Ahrens and Robert Lange for their service to the community. The Board also reviewed two public hearing items. The first was a new black canopy sign for Pilates Addiction at 333 N. Perry Street, finding that it met the Town's downtown sign criteria. The second was for a mural sign for Castle Rock Bike & Ski at 25 S. Wilcox Street, following its previous approval for funding by the Town Council and Public Art Commission. (See a partial rendering of the mural on the first page.) Both proposals were approved by a vote of 7 to 0.



Historic Preservation Board

June 9, 2026

The Historic Preservation Board held its regularly scheduled meeting and reelected Robert Lange as Chair and Christopher Plucinski as Vice-Chair. The Board also appointed Susan Thayer and Robin Warnke as designated Design Review Board representatives.



Planning Commission

June 11, 2026

The Planning Commission held its regularly scheduled meeting and reelected Todd Warnke as Chair, and Kevin McHugh as Vice-Chair. The Commission also appointed Kevin McHugh as the designated Design Review Board representative.

June 26, 2026

The Planning Commission held its regularly scheduled meeting and voted 6 to 0, with one abstention, to approve a Site Development Plan for 100 townhomes located in the Dawson Trails E-2 Planning Area.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: June 2026



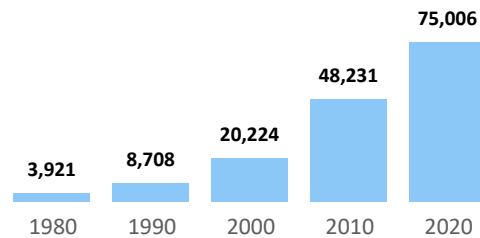
Population

88,499

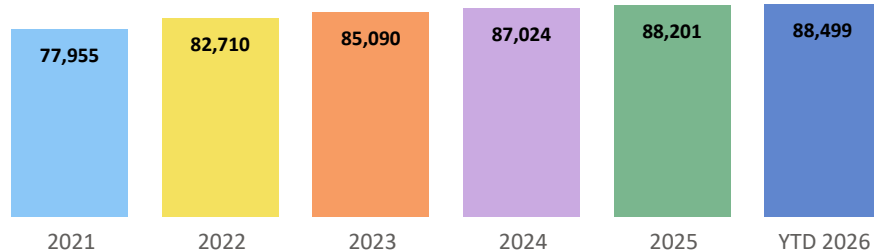
Estimated Population based on the total number of occupiable residential units



Historic Population



Recent Population

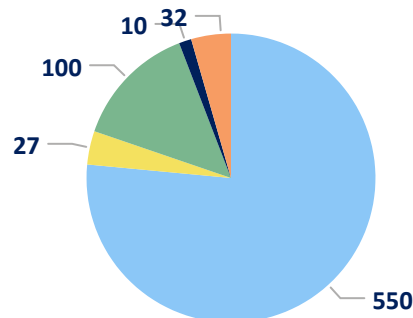


Zoning Division

Zoning staff handle many code enforcement cases each month. These cases include issues such as rubbish, abandoned vehicles, setback encroachments, and illegal land uses. Staff respond to community complaints, visit sites to check for compliance, and issue Notices of Violation when needed. The inspection team also removes hundreds of illegal signs from Town rights-of-way. In addition, staff review business licenses, temporary use permits, and sign permits to ensure they meet zoning rules.

5 Sign Permits Issued
1 Temporary Use Permits Issued
35 Code Compliance Cases Opened

- Signs Removed from ROW 550
- Sign Compliance Responses 27
- Site visits 100
- Notices of Violations Sent 10
- Business Licenses 32



Planning/Development Review

The Planning and Development Review teams process many applications each month. These service levels track all land use projects, including projects that go through public hearings and those reviewed administratively by staff.

Pre-Applications

12

New Pre-Applications This Month

57

Year-to-Date Pre-Applications

25.74%

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

A pre-application meeting is required before submitting a land use application. These meetings allow applicants to discuss project ideas with staff, though not all move forward to a formal application. Pre-applications expire after 12 months.

New Development Applications

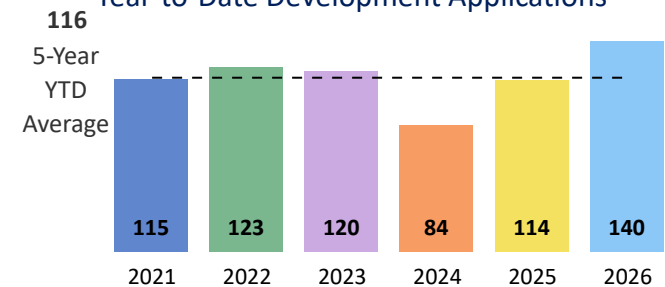
32

New Development Project Applications this Month

6

Other Project Applications this Month

Year-to-Date Development Applications



Development Reviews

Monthly Reviews Completed

12

First Reviews

5

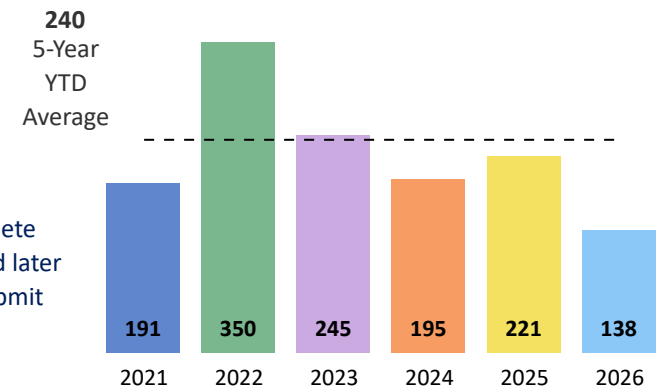
Second Reviews

7

Third Reviews or More

The first review occurs after a complete application is submitted. Second and later reviews occur when applicants resubmit plans to address Town comments or required changes. 1 review was late

Year-to-Date Planning/Development Reviews



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: June 2026

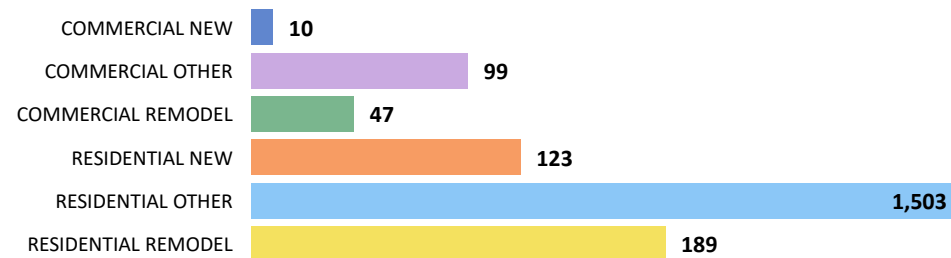


Building Division

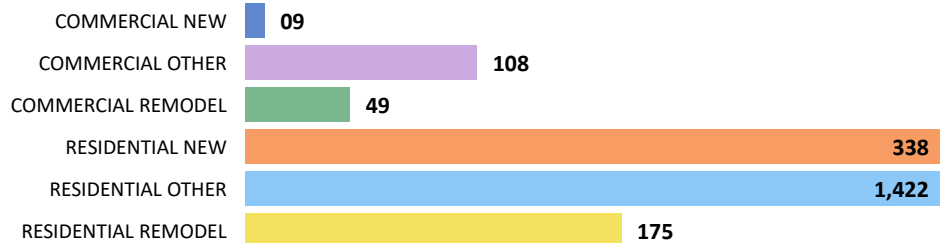
Building Division staff process hundreds of permits each month, from small projects like water heaters or decks to larger projects such as new homes and commercial buildings. Inspectors also conduct thousands of inspections to ensure work meets building codes and safety standards. The service levels below provide a snapshot of this month's activity and some year to date comparisons.

Building Permit Applications Received Year to Date

Year-To-Date Building Permit Applications Received

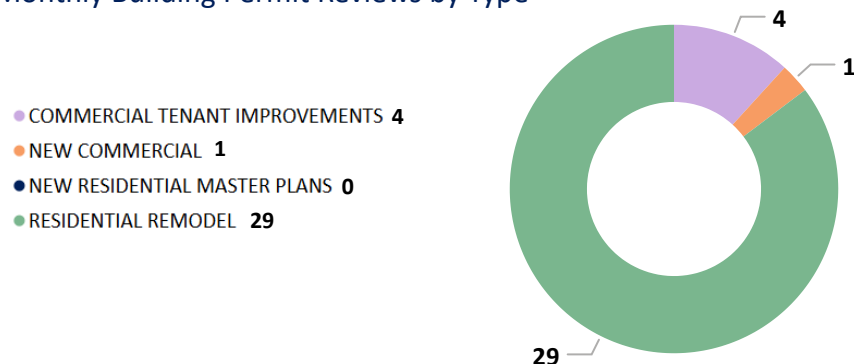


5 Year Average Year-To-Date Building Permit Applications Received



Building Permits Reviewed this Month

Monthly Building Permit Reviews by Type



Development Services staff process permits, review plan submittals, conduct inspections, and respond to code violations each month. This snapshot highlights staff activity from the previous month for the Zoning Division, Building Division, and Planning/Development Review teams. Information from previous months can be found on the Town's website.



40
334
1,141

Building Fees Calculated: 40 Within 3 days

Building Permits Issued

Inspections Completed: 1,136 Within 24 Hours

Building Permits Issued



18
Single Family
Permits Issued this
Month

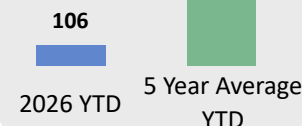


0
Multi-Family Units
Issued this Month

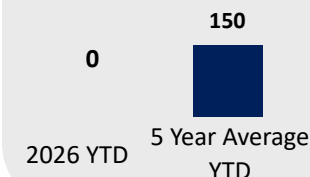


55.44K
Square Feet of
Commercial Space
Permitted Year-to-Date

Single Family



Multi-Family



Combined Residential

