

Neighborhood Meeting Summary

Property Owner: Larry Jacobson, Westside Property Investment Company, Inc. (Westside)

Date/Time: Monday, June 9, 2025 @ 6 pm (Adjourned at 6:30 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Dietz

Application: King Soopers, Dawson Trails - Meeting #1

Applicant's Proposal

The applicant, King Soopers, is proposing a Site Development Plan for 12.2 acres located southwest of the Crystal Valley Interchange. The property is located within the Dawson Trails Planning Area E-2.

Attendees

Applicant Representatives:

Larry Jacobson, Owner

Jake Schroeder, Owner (online)

Aaron McClean, Galloway & Company, Inc.

Jenny Romano, Galloway & Company, Inc.

Nick Tompkins, The Kroger Co (online)

Public Attendees:

In-person Attendees: 3 members of the public attended in person

Online/Phone Attendees: 8 members of the public attended online

Town Staff Attendees:

Sandy Vossler, Senior Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant's representative, Aaron McClean, presented a PowerPoint that included a conceptual site plan. The location of site was pointed out within the Dawson Trails Planned Development (PD), East Character Area, Planning Area E-2, an area that allows a mix of uses. E-2 will be subdivided into a 12 acre lot for the King Soopers development and three future development tracts.

King Soopers is proposing to construct a 99,000 square foot (s.f.) Marketplace grocery store, with a separate fueling station. In comparison, King Soopers in the Promenade is approximately 123,500 s.f. and on Ridge Road is approximately 59,000 s.f. The store will include a pharmacy with a drive-up window and a designated parking area for pick-up of online orders.

On-site parking, landscaping, and lighting will meet the criteria and standards established in the Dawson Trails PD Zoning Regulations and the Town Code. The intent of the East Character Area, the development standards for the E-2 Planning Area and architectural design standards are also in the Dawson Trails PD Zoning Regulations and will apply to this project.

Larry Jacobson, Westside, discussed the surrounding roadways, signalized intersections and roundabout intersections. The site will be accessed from Dawson Trails Boulevard on the east and Gambel Ridge Boulevard to the west.

Questions Presented to Applicant:

Q: Will the lighting on the site comply with the Dark Skies standards?

Exterior lighting will comply with the Town of Castle Rock Illumination Code, which is based on the Dark Skies standards.

Q: What are the proposed hours of operation?

The hours of operation vary between King Soopers stores. It is anticipated that the hours will be similar to those of the Promenade King Soopers store, which are 6 am to 11 pm.

Q: Does the 99,000 square feet include the fueling station?

No, the 99,000 square feet is solely the grocery store.

Q: Will there be a Little Clinic in the store?

No, this King Soopers Marketplace doesn't include a Little Clinic.

Q: Will the Ridge Road King Soopers close once this store is opened?

No, there are no plans to close the Ridge Road store.

Q: Will the landscaping be similar to that at Costco?

The landscaping will meet the requirements of the Dawson Trails PD Zoning Regulations and the Town Code.

Q: Who are some of the other tenants to be located in Planning Area E-2?

Larry Jacobson said that potential tenants include restaurant, coffee shop, financial institution, tire and lube.

The meeting adjourned at 6:30 pm.

Neighborhood Meeting #2 Summary

Property Owner: Larry Jacobson, Westside Property Investment Company, Inc. (Westside)

Date/Time: Wednesday, April 29, 2026 @ 6 pm (Adjourned at 7:00 p.m.)

Meeting Location: Cantril School, 312 Cantril Street, Castle Rock, CO 80104

Councilmember District: Councilmember Dietz

Application: King Soopers, Dawson Trails - Meeting #2

Applicant's Proposal

The applicant, King Soopers, is proposing a Site Development Plan for 12.2 acres located southwest of the Crystal Valley Interchange. The property is located within the Dawson Trails Planning Area E-2.

Attendees [In-Person Only]

Applicant Representatives:

Larry Jacobson, Westside Property Investment Co., Inc.
Aaron McLean, Galloway & Company, Inc.
Jenny Romano, Galloway & Company, Inc.
Brian Young, Naos Architecture
Nick Thompkins, Kroger

Public Attendees:

In-person Attendees: 5 members of the public attended.

Town Staff Attendees:

Sandy Vossler, Senior Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

This was the second of three neighborhood meetings. The applicant's representative, Aaron McClean, provided a PowerPoint presentation that included the proposed Site Development Plan (SDP) and landscape plan. The location of the site was identified within the Dawson Trails Planned Development (PD), the East Character Area, and Planning Area E-2, an area zoned for a mix of uses. E-2 will be subdivided into several lots, including the 12-acre lot for the King Soopers development.

King Soopers is proposing a 104,054 square foot (s.f.) Marketplace grocery store, with a separate fueling station. In comparison, King Soopers in the Promenade is approximately 123,500 s.f. and the store on Ridge Road is approximately 59,000 s.f. The store will include a pharmacy with a drive-up window and a designated parking and drive-through for picking up online orders.

The revisions made to the SDP since the first neighborhood meeting were discussed, including

- Midblock access to the site is restricted to right-in (RI) only (previously RI and right-out (RO))
- Variance approval for removal of the landscape parking lot islands located in front of the store entrance to improve pedestrian visibility.
- Variance under review for a reduction in required parking.
- Revised architectural design elements and mechanical equipment screening.

The next steps in the site planning process are the resubmittal of the SDP, scheduling of a third neighborhood meeting and anticipated public hearings before the Planning Commission and Town Council in June or July.

Questions Presented to Applicant:

Q: How does the size of this store compare to the stores located in the Promenade and Founders?

This Marketplace King Soopers will be in between the sizes of the other King Sooper stores in Castle Rock.

Q: Will development of the other lots occur at the same time?

King Soopers is not developing the other lots. There is no timeline for development of other lots in Planning Area E2.

Q: When is the store anticipated to open?

It is expected that the store will open in 2028.

Q: What are some of the other uses planned in Planning Area E2?

The developer indicated that the zoning allows a mix of retail, restaurant, office and residential uses in Planning Area E-2.

Q: Will lights on the King Soopers site be on all night?

No, lights that are not needed for safety and security will be cycled off after the close of business.

Q: What type of signage is anticipated for the King Soopers site?

The wall mounted signs and potentially free-standing monument signs are proposed. Each sign requires submittal and approval of the sign permit, separate from the SDP.

Q: What types of uses are allowed in other Planning Areas of Dawson Trails?

Referencing the Dawson Trails PD, Larry Jacobson described the permitted uses in other areas of Dawson Trails. He pointed out general locations of anticipated businesses; Gold Crown Field House, McDonald's, Chick-Fil-A, as well as the planned extension of Dawson Trails Boulevard to Plum Creek Parkway and water tanks currently under construction. The approved residential neighborhoods in Planning Areas B and D were highlighted. Full build out is expected to take 15-20 years.

The meeting adjourned at approximately 7:00 p.m.

Neighborhood Meeting #3 Summary

Property Owner: Larry Jacobson, Westside Property Investment Company, Inc. (Westside)

Date/Time: Wednesday, August 12, 2026 @ 6 pm (Adjourned at 6:45 pm)

Meeting Location: Cantril School, 312 Cantril Street, Castle Rock, CO 80104

Councilmember District: Councilmember Dietz

Application: King Soopers, Dawson Trails – Site Development Plan

Applicant's Proposal

The applicant, King Soopers, is proposing a Site Development Plan for 12.2 acres located southwest of the Crystal Valley Interchange. The property is located within the Dawson Trails Planning Area E-2.

Attendees [In-Person Only]

Applicant Representatives:

Larry Jacobson, Westside Property Investment Co., Inc.
Aaron McLean, Galloway & Company, Inc.
Jenny Romano, Galloway & Company, Inc.
Brian Horan, Galloway & Company, Inc.
Jose Cervantes, Kroger
Miles Pearson, Kroger

Public Attendees:

In-person Attendees: 2 members of the public attended.

Town Staff Attendees:

Ashlynn Miller, Planner, Development Services
Sandy Vossler, Planner, Development Services

Presentation Description

Applicant's Presentation:

This was the third of three neighborhood meetings. The applicant's representative, Aaron McClean, provided a PowerPoint (PPT) presentation that included the proposed Site Development Plan (SDP) and landscape plan. Hard copies of the PPT were offered to the public attendees. The location of the site was identified within the Dawson Trails Planned Development (PD), the East Character Area, and Planning Area E-2, an area zoned for a mix of uses. E-2 will be subdivided into several lots, including the 12-acre lot for the King Soopers development.

King Soopers is proposing a 100,206 square foot (sf) Marketplace grocery store, with a separate fueling station. The store will include a pharmacy with a drive-up window and a designated parking and drive-through for picking up online orders. A Little Clinic, or similar use, is not planned at this time.

The revisions made to the SDP since the first neighborhood meeting were discussed, including

- Midblock access to the site is restricted to right-in (RI) only (previously RI and right-out (RO))
- Variance approval for removal of the landscape parking lot islands located in front of the store entrance to improve pedestrian visibility.
- A reduction in required parking within the range allowed by the Municipal Code.
- Revised architectural design elements and mechanical equipment screening.

Planning Commission will consider the application in a public hearing on Thursday, August 13, 2026 and Town Council will consider the proposal on Tuesday, August 18, 2026. Both meetings begin at 6 pm and are held at the Castle Rock Town Hall, 100 N. Wilcox Street, Castle Rock, CO 80109.

Questions Presented to Applicant:

Q: How many pumps at the fueling station?

There will be seven fuel pumps with the capacity to serve vehicles on both side of the fuel island. A total of 14 vehicles.

Q: What are the hours of operation?

The store hours will be 6 am to 11 pm. The fuel station will be open 24 hours, 7 days a week, with an employee present at the kiosk from 6 am to 11 pm daily.

Q: When is the store anticipated to open?

It is expected that the store will open in 2028.

Q: How does the size of this store compare to the Founders Marketplace and Promenade stores?

This store is a new prototype for King Soopers and will be 100,206 square feet. The store in the Promenade is larger at 123,500 sf, and the Founders store is 59,000 sf.

Q: What service and product offerings are planned?

Traditional grocery products will be offered, as well as beer and wine selections. There will be a pharmacy with a drive-through pick up window. Online grocery ordering will be offered with either at-store pick-up or delivery. There are no plans at this time for a clinic or bank/ATM within the store.

Q: What is the construction time and anticipated open date?

The construction timeline is variable depending on weather, etc., and can take 14 months. The anticipated opening of this store is early 2027 .

Q: When will the new interchange open?

The northbound on and off ramps are open. Southbound ramps are still under construction. Projected opening is early 2027.

The meeting adjourned at approximately 6:45 pm.