



Meeting Date: July,7 2026

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director of Development Services

Title: Town Manager Report – Development Project Updates

This report contains development updates and new submittals or requests submitted to staff since the last update to Town Council. The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans and formal applications for development. More information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link, which can be accessed at CRGov.com/DevelopmentActivityMap.

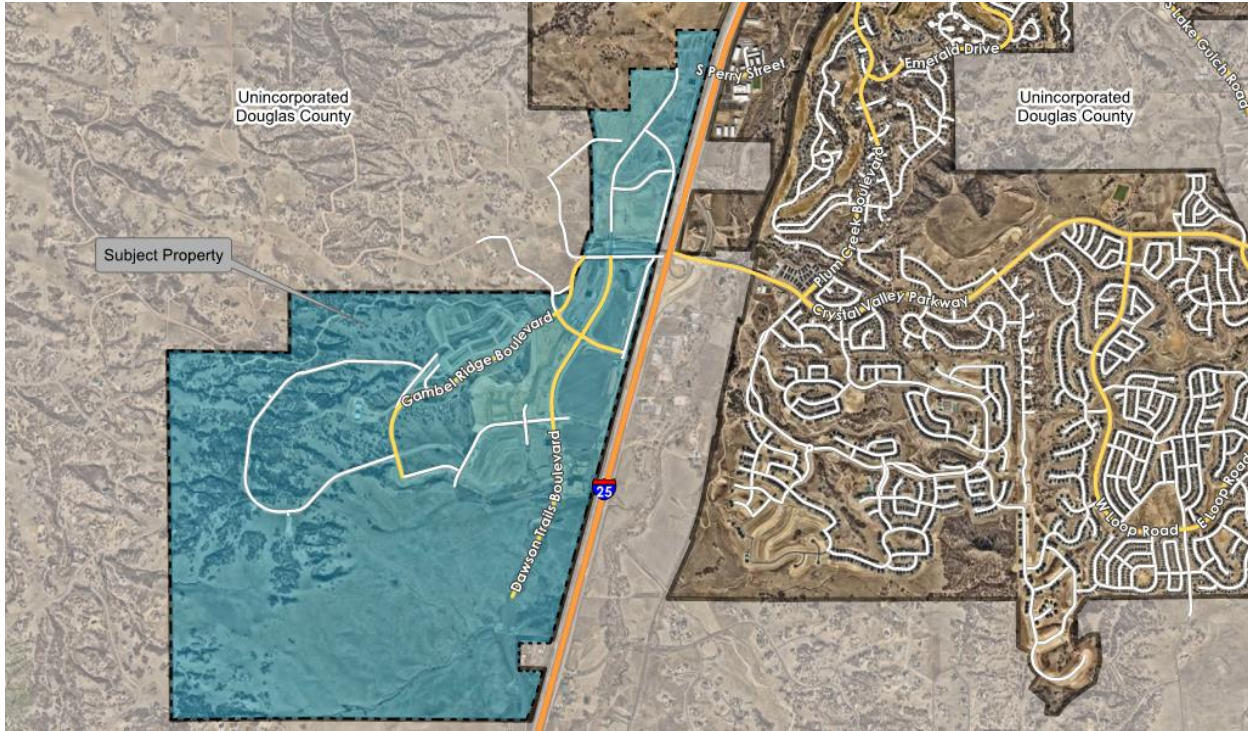
New Quasi-Judicial Applications Requiring Public Hearings

607 Sixth Street Demolition and Design Review

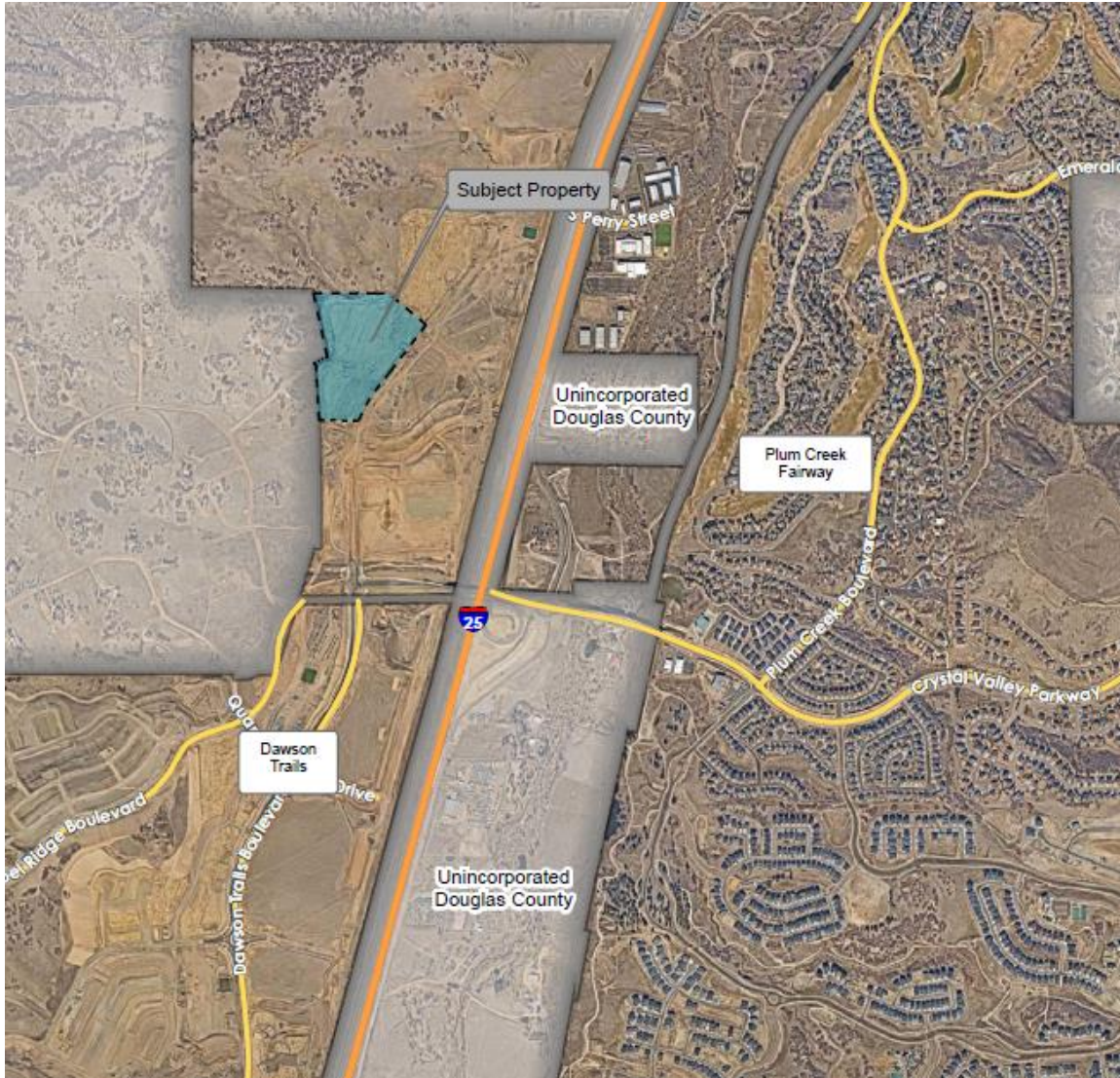


Two new quasi-judicial applications have been accepted on behalf of the property owners of 607 Sixth Street. The owners are requesting approval to partially demolish the existing home at 607 Sixth Street, which was constructed in 1939, and to construct a new single-family residence with a detached garage. Because the property is located within the Historic Downtown area and the existing home was built prior to 1945, the request is subject to demolition review under the Town’s Historic Preservation regulations. The demolition application will go before the Historic Preservation board for review and recommendation to Town Council who will review and make a final decision. The Design Review application for the new construction will go before the Historic Preservation board for review and final decision. This property is in Councilmember Davis’ district.

Dawson Trails PD Amendment 4



ACM Dawson Trails has submitted a quasi-judicial major amendment to the Dawson Trails Planned Development Plan and Zoning Regulations. This 4th amendment 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; and includes pedestrian-oriented street sections for a portion of Planning Area E2 intended to promote walkability and enhance the pedestrian experience. Attached are the vicinity map and a portion of the sign plan. Public hearings will be held before the Planning Commission and Town Council. Dawson Trails PD is located in Councilmember Dietz’s district.



The Gold Crown Foundation has submitted a quasi-judicial Site Development Plan for an 83,000 square foot indoor field house and outdoor fields on 18.6 acres located within the Dawson Trails Planned Development, Planning Area PL1.07. The facility will be constructed in phases. The initial phase includes a 69,000 square foot fieldhouse for eight basketball courts and sixteen volleyball courts, onsite detention, and surface parking lots. Phase 2 is planned to add 14,000 square feet with two additional basketball courts and four more volleyball courts to the facility, outdoor flag football fields, and additional surface parking lots. Attached are the vicinity map and the site plan with phasing and color renderings. The property is in Councilmember Dietz's district.

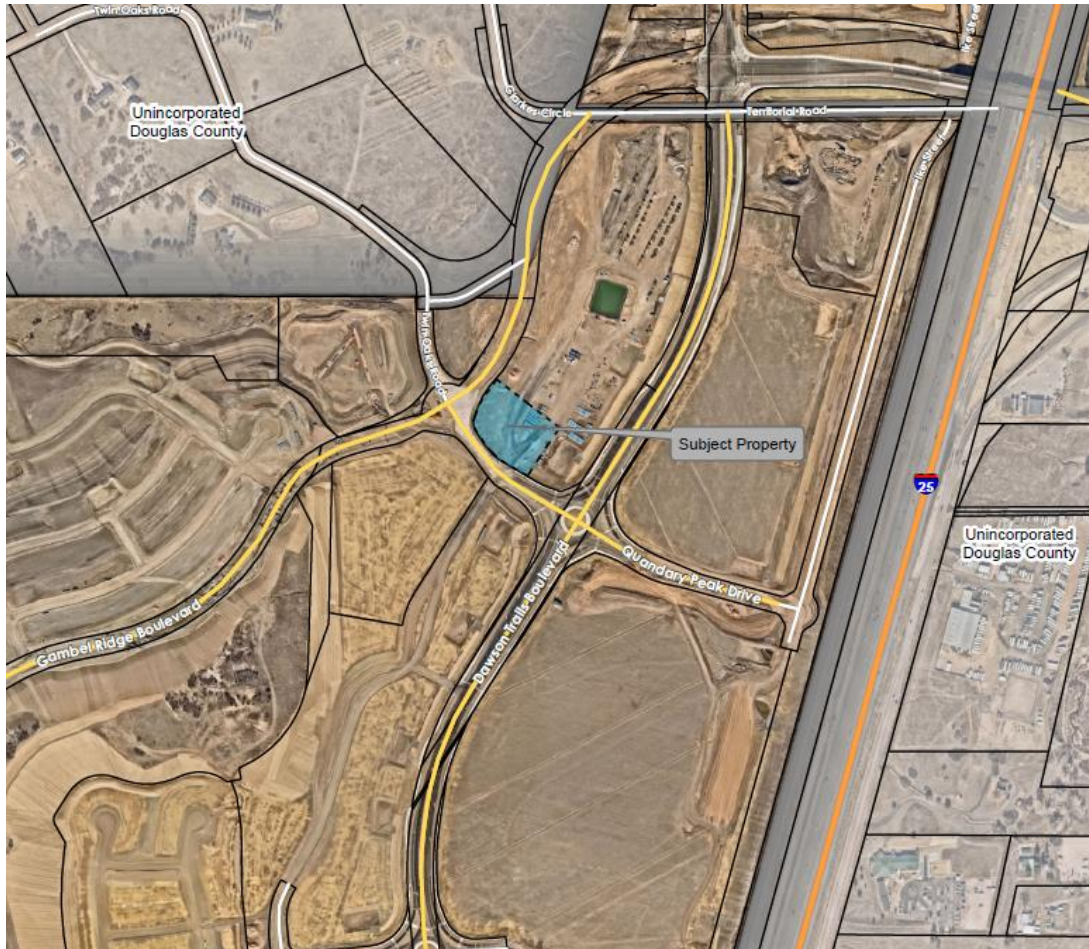
Saint Francis of Assisi Planned Development



St. Francis Church has submitted a quasi-judicial application for initial zoning of the property in conjunction with its previously submitted annexation application. The applicant is proposing an annexation of the two lots that the existing church is located on, along with the adjacent right-of-way. The general location is southeast of the intersection of N Valley Drive and Fifth Street. The proposed 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. The annexation and PD zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located adjacent to Councilmember Davis' and Brooks' districts

New Pre-Application Meeting Requests

Dawson Trails Bellco Credit Union



Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed Bellco Credit Union within Dawson Trails Development. The proposed facility would be approximately 3,050 square feet on a 1.85-acre site that would include three drive-thru lanes. The project is located in Dawson Trails Planning Area E-2 North, Pad G, in between the I-25 corridor of Councilmember Dietz's district.



Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed Healthspan medical office development. The medical office is proposed to be 23,668 square feet and two stories consisting of dermatology, wellness, medspa, and plastics clinical space with QUADA accredited office-based surgery facilities. The proposed project is located east of the intersection of Prairie Hawk Drive and Sol Danza Drive, in Councilmember Bracken's District.

Promenade Whole Foods Freezer Trailer SDP Amendment



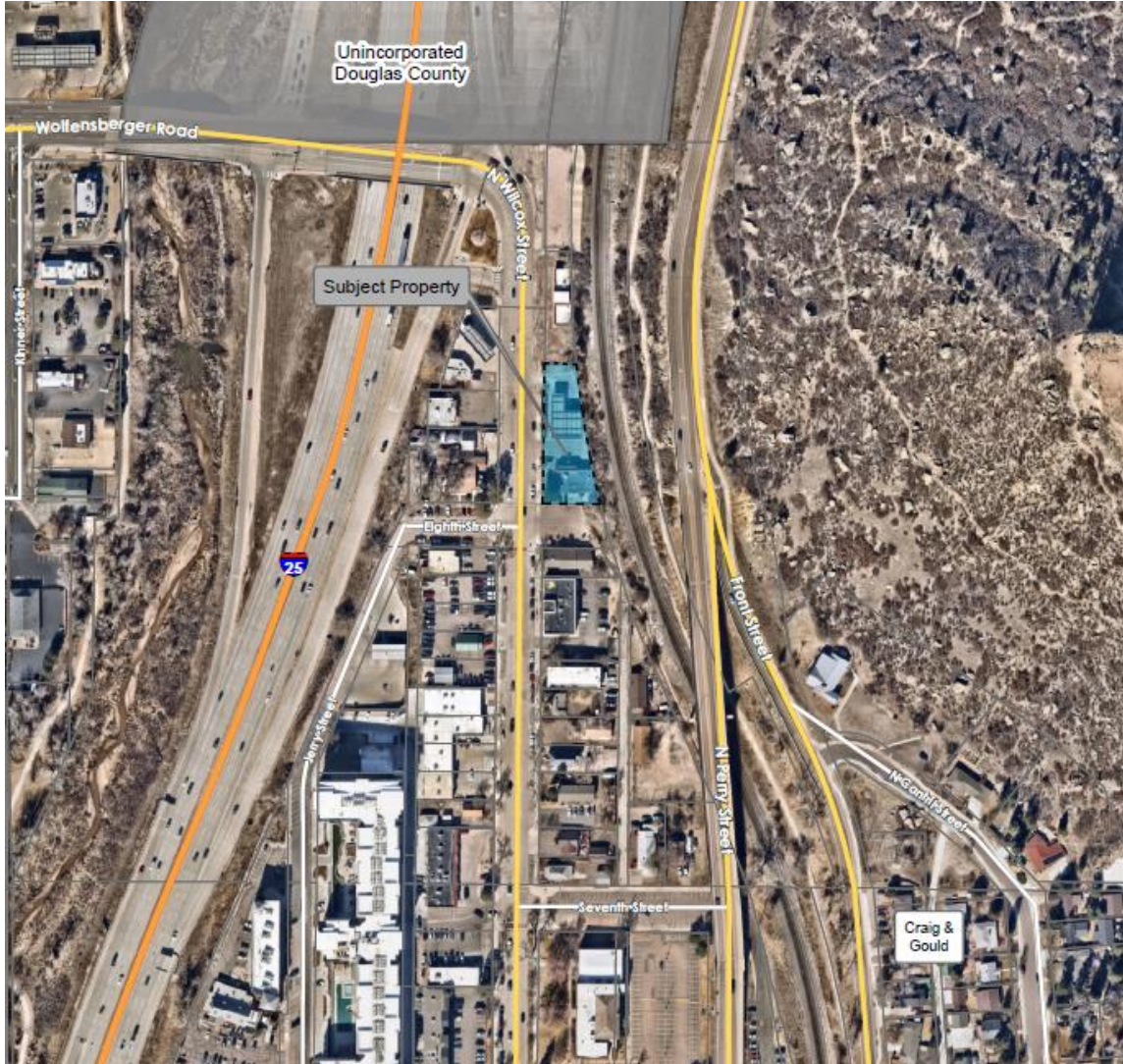
Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed site development plan amendment to formally include a refrigerated trailer located in its current back-of-house location for Whole Foods. The proposed amendment would bring into compliance the trailers current location, establish appropriate screening and visual mitigation measures, setback access, and safety requirements. The project is located at 6384 Promenade Parkway, in Councilmember Davis' district.

Reach Higher Ground Gilbert Street Warehouse Remodel



Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed Reach Higher Ground 14,250-square-foot warehouse remodel. The remodel includes a 4,250-square-foot office/reception area, and a relocation of the south-side main entrance to an existing east-side entrance. The proposed scope of work would keep the interior existing firewall in place, add a 9x10 sectional door with new curbed 20x10 concrete ramp, add a 15x4 foot pedestrian ramp with handrails, and add a wider 12x10 foot equipment ramp with bollard rails on each side which would include a 10x10 foot coiling roll down fire door. The proposed project is located at 17 South Gilbert Street, in Councilmember Dietz's district.

Wilcox 7-Eleven Exterior Remodel



Staff received a pre-application meeting request seeking information on application and submittal requirements for proposed façade and exterior renovations at the existing 7-Eleven at 810 South Wilcox Street. The proposed project is located in Councilmember Davis' district.

Ongoing Development Activity:

Commercial Development Activity

- **Promenade:**
 - Chick-Fil-A site plan review for changes to drive through lanes
 - Lazy Dog Restaurant site and building construction for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway
 - Promenade Inline Retail Building, site plan review for a 9,300 square foot, multi-tenant building, located north of the intersection Promenade Parkway and Castlegate Drive West.
 - Sams Club site plan review for façade improvements
 - Whataburger, site plan review for a new 3,380 square foot fast food restaurant, located northeast of the intersection of Alpine Vista Circle and Promenade Parkway.
- **Meadows:**
 - Advent Health Cancer Center, site and building construction for a 920 square foot addition for a linac vault, located southeast of the intersection of Meadows Boulevard and Sabercat Way.
 - Castle Rock Collective, site plan amendment under review for a new 14,021 square foot restaurant, located at the northeast corner of Meadows Boulevard and Bilberry Street.
 - DXD Storage, site plan approved for 99,980 square feet of self-storage facility, located along Timber Mill Parkway on the west side of North Meadows Parkway.
 - Findlay Toyota, site construction for a new 94,657 square foot auto dealership located on Timber Mill Parkway on the east side of North Meadow Parkway
 - Limelight Center at the Meadows, site plan review for two retail buildings totaling 19,445 square feet, located east of the intersection of meadows Parkway and Prairie Hawk Drive.
 - New Hope Church Rezoning, PDP approved to allow for a medical office building, located south of the intersection of Prairie Hawk Drive and Meadows Boulevard.
 - StorHaus Garage Condos, site and building construction for 3 buildings and a clubhouse, consisting of 38 garage condo units, located on the northeast corner of Regent Street and Carnaby Lane.
- **Downtown:**
 - City Hotel, foundation permit issued for a 33-room hotel, located at 415 N. Perry Street.
 - Rivers Church, site development plan (façade only) review to renovate the west façade of the units at 136 and 138 South Wilcox Street.
 - Scileppi's 2nd Phase, site and building construction to demolish the 1980 addition and build a new addition, located at 210 Third Street.
 - Snarf's, site plan review for parking lot improvements.
- **Dawson Trails Residential/Commercial:**
 - Costco, Dawson Trails, site construction for 161,000-square-foot retail warehouse with fueling station on 18.4 acres, located east of Dawson Trails Boulevard, north of the future Crystal Valley Interchange.
 - Dawson Trails E2 Townhomes, site development plan under review for 100 townhomes west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard.
 - Dawson Trails Filing No. 1 Infrastructure and Right-of-Way, construction plan

- approved for the northern segment of Dawson Trails Boulevard.
 - Dawson Trails Filing No. 2 Infrastructure, plat and construction plans approved for 97-acre area.
 - Dawson Trails Planning Area D, site construction underway for 256 single-family residential lots, and 13 acres of open space.
 - Dawson Trails Red Zone Tanks and Pump House, under construction for red zone water infrastructure in Dawson Trails.
 - Dawson Trails Planning Area B-1, site construction underway for 230 detached residential lots, a 1-acre neighborhood park, located in the north-central area of the Dawson Trails PD, adjacent to the Twin Oaks subdivision in Douglas County.
 - Dawson Trails South, construction for grading only for approximately 338 acres, located south of Territorial Road.
 - Garrett Dawson Trails Multi-Family Site Development Plan, a 324-unit apartment complex on 12.6 acres in Dawson Trails, located southwest of Dawson Trails Boulevard and Blanca Peak Parkway.
 - King Soopers, Dawson Trails, site plan review for a new 100,000-square-foot grocery store, fuel station, located south and east of Gambel Ridge Boulevard and west of Dawson Trails Boulevard.
 - Off-site Sanitary Sewer, Dawson Trails, under construction for 17,000+ feet of sanitary sewer main from south of Territorial Road to Plum Creek Parkway.
 - Off-site Water Line, Dawson Trails, under construction for approximately 3,100 linear feet of water main, extending north and west from the fire station on Crystal Valley Parkway across railroad properties and I-25.
- **Other Commercial Projects throughout Town:**
 - Advent Health Medical Office Building, site and building construction for a new medical office building to include a freestanding emergency department, west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway.
 - Berkenkotter RV and Trailer Sales, site plan review for the modification of an existing site and building to accommodate the sale of RVs and Trails at 1070 Brookside Cir.
 - Castle Oaks Church, site plan review for the expansion of the Castle Oaks Church parking lot.
 - Castle Rock Automotive Repair Shop, site construction for new 26,000-square-foot auto body shop, located at 1184 and 1288 Brookside Circle.
 - Clock Tower Dental, site plan review for a new dental office located at 852 Maleta Lane.
 - Discount Tire, site and building construction for 530-square-foot storage addition, located at 102 E. Allen Street.
 - Founders Marketplace, Dunkin Donuts, site and building construction for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
 - Front Range Construction, site plan and construction documents approved for a new 5,000 office and storage building, located southwest of the intersection of Topeka Way and Prairie Hawk Drive.
 - Garage Condos, site and building construction, located on Liggett Road.

- Heroes Hall, site plan review for a 14,097-square-foot office building and meeting hall, located northwest of the intersection of Fairgrounds Road and Plum Creek Parkway.
- Foundation auto dealership, site plan approved and plat under review for a new 33,000-square-foot building and sales lot, located at 550 S. Interstate 25.
- Murphy Express, site and building construction for a 2,800-square-foot convenience store and gas station, located at 186 Metzler Drive.
- Outlets at Castle Rock, site construction for two new pad sites on the mall's west side on Factory Shops Boulevard.
- Plum Creek Church, site plan review for the expansion of Plum Creek Church, located at 960 S I-25 (Frontage Road).
- QuikTrip, site plan review for a new gas station and 6,445-square-foot convenience store, located at the northwest corner of Wolfensberger Road and Caprice Drive.
- Ridgeview Town Center, Annexation and PD Zoning review for a 10-acre parcel located at 895 Ridge Road.
- Saint Francis of Assisi Annexation, annexation of the two lots the existing church is located on, along with the adjacent ROW, southeast of the intersection of N. Valley Drive and Fifth Street.
- Sanders Business Park, SDP Amendment for a 14,500 building that will have 3,250 SF of office and the remaining will be warehouse, located south of The Plum Creek Community Church.
- The Brickyard, site plan approved and construction document review for a mixed-use development with a maximum of 600 multifamily dwelling units, located on the south end of Prairie Hawk Drive.
- Wellspring annexation petition to annex approximately 2.07 acres, and proposed zoning for church and Wellspring facility uses, located at 498 E. Wolfensberger Road, for future Wellspring facilities.
- World Compass Academy, site development plan review for parking lot expansion, located at 2490 S. Perry Street.

Residential Development Activity:

- Alexander Place, rezoning to amend the zoning of the Alexander Place and Cooper Hook PDs to allow for 50 single family detached homes.
- Auburn Heights Apartments, rezoning to amend the zoning and the currently approved site development plan to allow 104 multifamily units for Lot 2 of Auburn Ridge.
- Bella Mesa North, construction document and plat review for a portion of the approved 525 single-family homes, located north of Mesa Middle School off Mitchell Street.
- Canyons Far South, site construction for a residential development with 515 single-family homes, located southeast of Crowfoot Valley Road and Founders Parkway.
- Castleton Heights multifamily, site plan review for new four-story multifamily building with 80 units, located southwest of the intersection of W. Castleton Road and Castleton Court.
- Chateau Valley, site plan review for 415 residential units, located north of East Plum Creek Parkway and east of Gilbert Street
- Crystal Valley Ranch Filing 14, Block 2, Lot 1, site plan and construction document review for 112 single-family detached homes and 3.7 acres of open space, located near the intersection of Snow Goose Road and Fabled Oaks Drive.
- Crystal Valley Ranch Mixed-Use site plan review for 24 residential units and a mixed-use building, located at the southeast corner of Crystal Valley Parkway and W. Loop Road.
- Crystal Valley Ranch, home construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and W. Loop Road. Also, in the

southern interior portion of Loop Road, south of Loop Road, and between W. Loop Road and the Lanterns property.

- Hillside, home construction, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
- Lanterns/Montaine, subdivision construction for various phases for a total of 1,200 single-family residential lots, located off Montaine Circle.
- Liberty Village, site construction for 42 single-family lots, located on the south side of Castle Oaks Drive and Pleasant View Drive.
- Meadows, home construction for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
- Pine Canyon PDP Planning Areas 2 &, site plan review for 133 single-family detached lots, located west of the intersection of Founders Parkway and Rising Sun Drive. The Oaks Filing 2A, site construction for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- Ridge at Crystal Valley, site and home construction for 142 single-family home project, located southwest of Loop Road in Crystal Valley Ranch.
- Soleana, site plan approved and construction documents under review for 55 custom home sites and 22 live/work units on 77.96 acres, located east of the Silver Heights neighborhood and west of the Diamond Ridge Estates neighborhood.
- Terrain North Basin, Phase 2, site plan, plat and construction document review for approximately 29 single-family home project, located along Castle Oaks Drive.
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