



Meeting Date: August 19, 2025

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

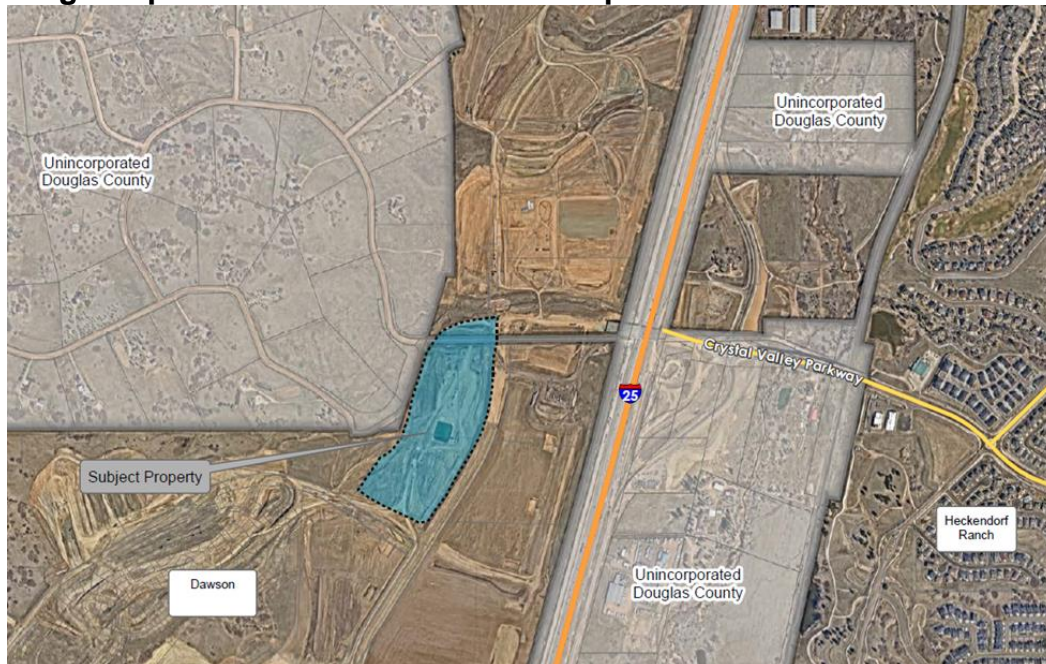
From: Tara Vargish, PE, Director of Development Services

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

King Soopers Dawson Trails Site Development Plan

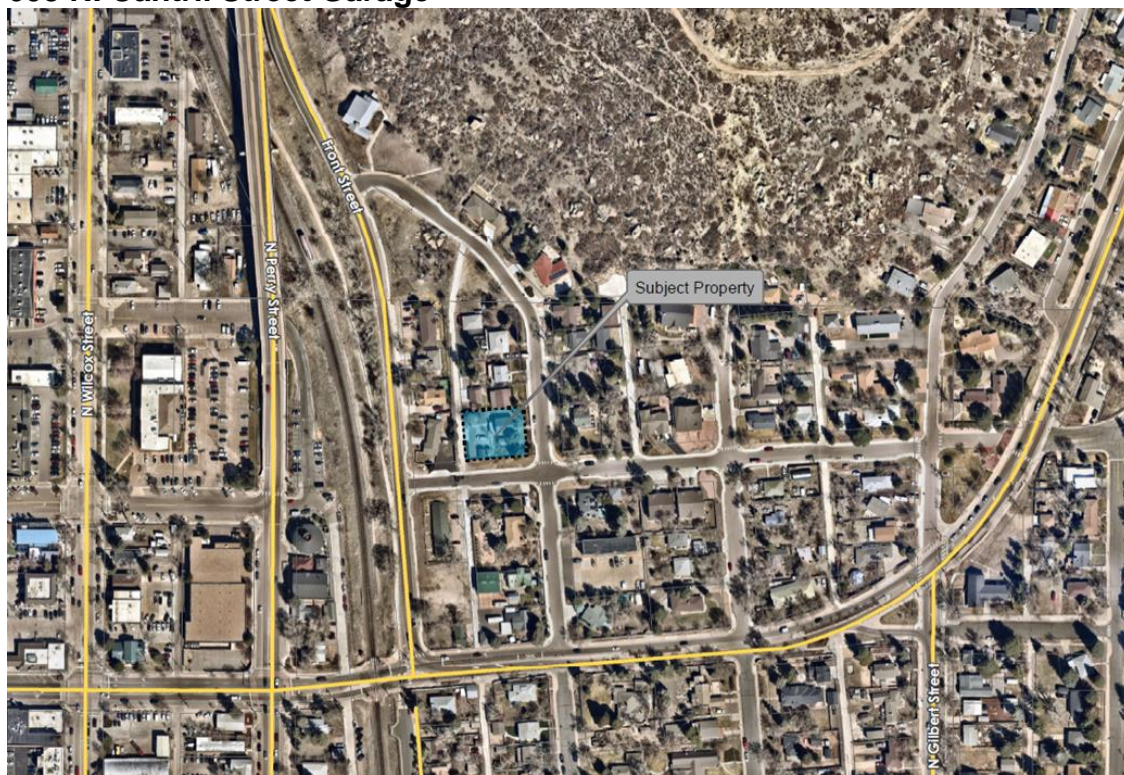


A new Quasi-Judicial application was received from Galloway & Company, Inc, on behalf of the property owner ACM Dawson Trails VIII JV LLC, and property developer King Soopers, for a Site Development Plan. The applicant is proposing a King Soopers grocery store and fueling station on 12.2 acres within the Dawson Trails Planned Development, Planning Area E-2. The site location is south and east of Gambel Ridge

Boulevard and west of Dawson Trails Boulevard. The site plan proposes a 99,000-square-foot grocery store, 403 parking spaces, an online grocery order pick-up area, and a fueling station with a 245-square-foot kiosk and 7 fuel pumps. The building height is approximately 35 feet; 50 feet is the maximum height allowed. Access to the site is from Gambel Ridge Boulevard and Dawson Trails Boulevard. The Site Development Plan will require additional neighborhood meetings, and public hearings before the Planning Commission for review and recommendation and Town Council for consideration and final decision. The project is located in Councilmember Dietz's district.

New Pre-Application Meeting Requests

603 N. Cantril Street Garage



A pre-application meeting request was received seeking information on application and submittal requirements to build a 624-square-foot garage on the property at 603 N. Cantril Street. The proposed project is located northwest of the intersection of Cantril Street and Sixth Street and is in Councilmember Davis' district.

Grease Monkey



A pre-application meeting request was received seeking information on application and submittal requirements to modify the exterior of the existing Grease Monkey building located at 5450 Front Street. The modifications are a part of Grease Monkey's efforts to rebrand their service locations. The proposed project is located northwest of the intersection of Founders Parkway and Front Street, in Councilmember Davis' district.

Heroes Hall



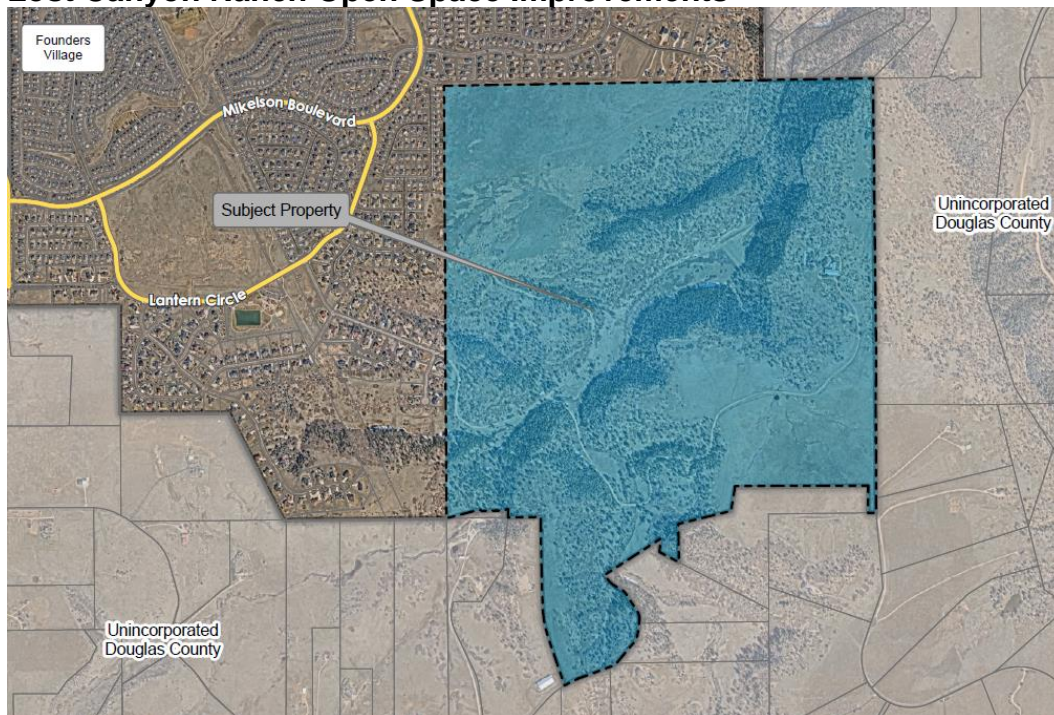
A pre-application meeting request was received seeking information on application and submittal requirements to build a 13,000-square-foot office building and meeting hall designed to support the veterans of Douglas County. The proposed project will include event space, conference rooms, reception, 10 offices, 4 breakout rooms, and a catering/future commercial kitchen. The proposed project is located northwest of the intersection of Fairgrounds Road and Plum Creek Parkway, in Councilmember Dietz's district.

Highlands at Red Hawk



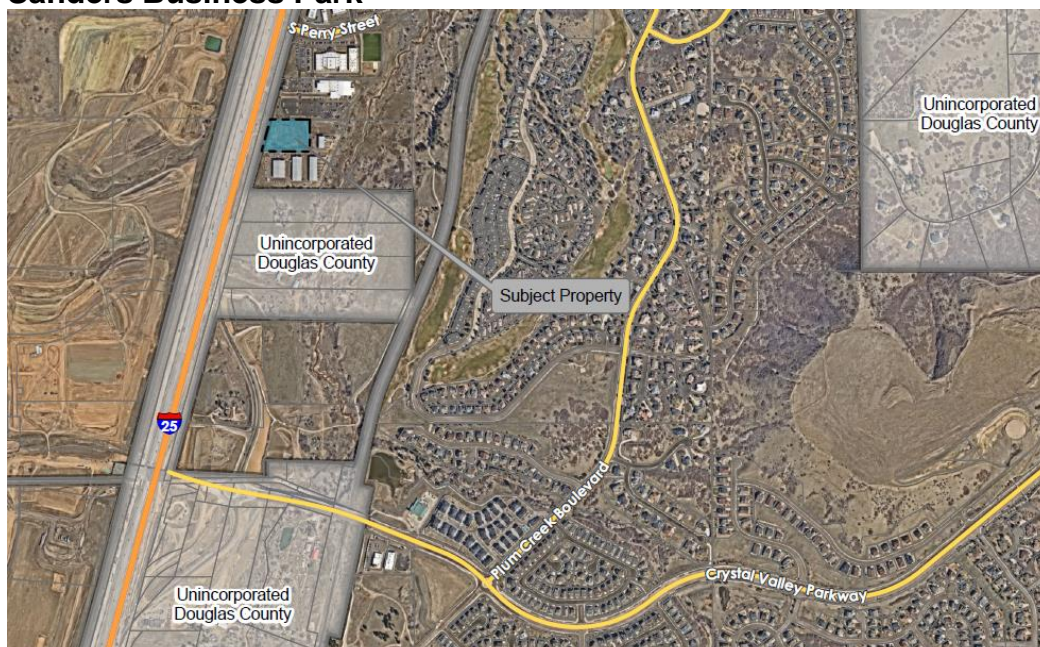
A pre-application meeting request was received from the Highlands at Red Hawk seeking information on application and submittal requirements to xeriscape their landscaped areas abutting the right of way. The proposed project is located northwest of the intersection of Red Hawk Drive and Wolfensberger Road, in Councilmember Bracken's district.

Lost Canyon Ranch Open Space Improvements



A pre-application meeting request was received seeking information on application and submittal requirements to make several improvements to the Lost Canyon Ranch Open Space. The proposed improvements include traffic calming and entryway improvements, trailhead and parking lot improvements, and roadway maintenance improvements. The proposed project is located east of the intersection of Lost Canyon Ranch Road and Lost Canyon Ranch Court, in Councilmember Brooks' district.

Sanders Business Park



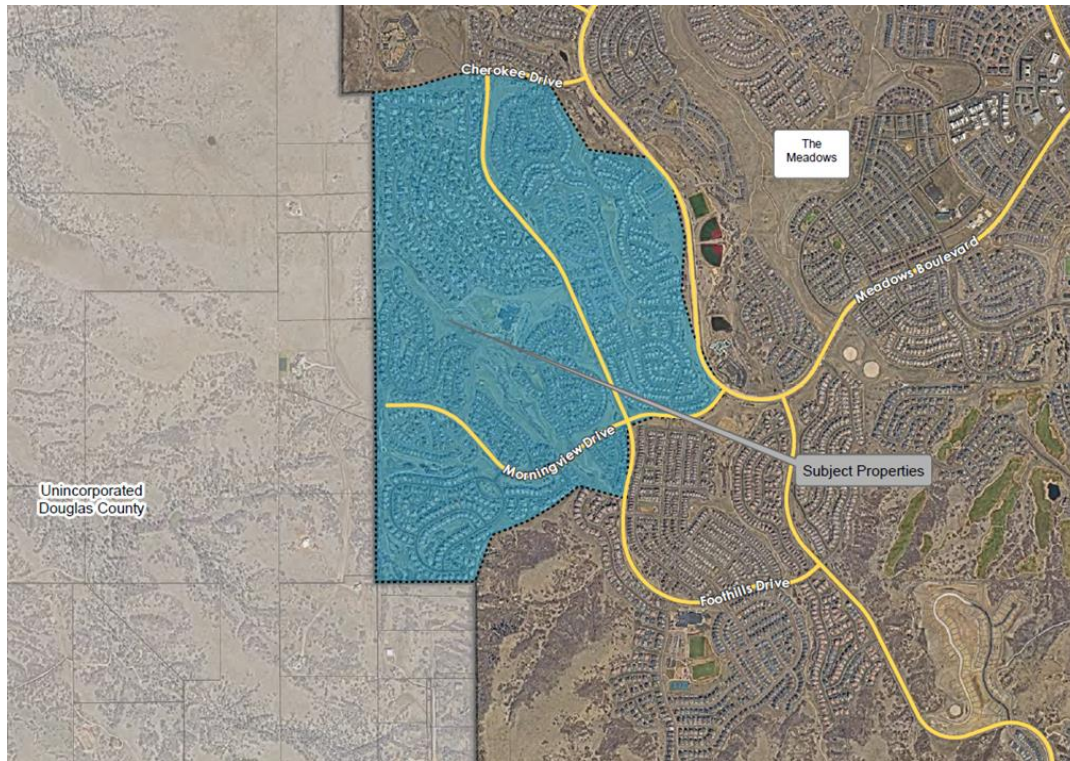
A pre-application meeting request was received seeking information on application and submittal requirements to revise the building design for the GT Sanders Warehouse project, located at 1004 S I-25. The proposed design changes include exterior building elevations, materials and structural elements. The proposed project is located southeast of the intersection of S Perry St and Frontage Road, in Councilmember Dietz's district.

The Learning Experience



A pre-application meeting request was received seeking information on application and submittal requirements to develop the parcel of land located at 468 N. Ridge Road. The applicant is proposing to construct a 10,000-square-foot childcare facility with a 5,400-square-foot outdoor playground. The property is located southeast of the intersection of Ridge Road and Enderud Boulevard, in Councilmember Brooks' district.

Thrive Broadband Meadows



A pre-application meeting request was submitted seeking information on application and submittal requirements to install fiber to 1399 homes in the Meadows. This would be the first phase of deployment for the entire neighborhood. The proposed project is located on the west side of the Meadows, in Councilmember Hollingshead's district.

Ongoing Development Activity:

Commercial Development Activity

- **Promenade:**

- Brinkerhoff & Bar Hummingbird, site plan amendment under review and building construction for two restaurants with outdoor plaza, located between La Loma Restaurant and Starbucks, southwest of Castle Rock Parkway and Promenade Parkway.
- 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.

- **Meadows:**

- Meadows Town Center Townhomes/Mixed-use, site and building construction for 85 residential units with approximately 6,248 square feet of retail, located on three lots off Future Street.
- New Hope Church Rezoning, new PDP 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:**

- 810 N. Wilcox Street Rezoning, proposing to rezone the property from a Planned Development (PD) to the straight zone Business/Commercial – B.
- Circle K, site plan amendment under review and construction documents approved for a new 3,700-square-foot convenience store to replace the existing building on the site, located at 310 S. Wilcox Street.
- City Hotel, historic preservation and site plan approved for a 33-room hotel, located at 415 N. Perry Street.
- Eternal Rock Church, site plan review for new landscaping, signage, and storage, located at 2 Phelps Street.
- Little School on Perry Street, site and building construction for a 1,300-square-foot addition to the landmarked Saunders House, for a daycare center located at 203 Perry Street.
- Perry Street Social, site development plan amendment and construction document review to create a mini entertainment district, located at 404 N. Perry Street.
- Scileppi's 2nd Phase, site plan approved to demolish the 1980 addition and build a new addition, located at 210 Third Street.
- The View, site and building construction for a 6-story building with mixed-uses including 218 residential units, located at Sixth Street and Jerry Street.

- **Dawson Trails Residential/Commercial:**

- Costco, Dawson Trails, site plan approved 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, 104 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 plan review for 97-acre area.
- Dawson Trails Planning Area D, site plan approved for 254 single-family residential lots, and 13 acres of open space.
- Dawson Trails North, Phases 1-4 under construction for grading only for approximately 134 acres, located north of Territorial Road.
- Dawson Trails Red Zone Tanks and Pump House, construction drawings under review for red zone water infrastructure in Dawson Trails.
- Dawson Trails Residential Neighborhood, Planning area B-1, site plan approved and construction documents under review 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.
 - 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.
 - Territorial Road Annexation, totaling 2.9 acres of land, to remain ROW.
- **Other Commercial Projects throughout Town:**
 - AdventHealth Medical Office Building, proposing a new medical office building to include a freestanding emergency department, west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway.
 - Calvary Chapel, site and building construction of new church building, located on the northwest corner of Fifth Street and Woodlands Boulevard.
 - Castle Rock Auto Dealerships, site and building construction of 1st and 2nd phase for service center expansion, located at 1100 S. Wilcox Street.
 - Castle Rock Automotive Repair Shop, site construction for new 26,000-square-foot auto body shop, located at 1184 and 1288 Brookside Circle.
 - Discount Tire, site and building construction documents for 530-square-foot storage addition, located at 102 E. Allen Street.
 - Founders Marketplace, Dunkin Donuts, site plan approved for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
 - Garage Condos, site and building construction, located on Liggett Road.
 - Hyundai auto dealership, site plan and plat review for use by special review for a new 33,000-square-foot building and sales lot, located at 550 S. Interstate 25.
 - Murphy Express, site plan approved for a 2,800-square-foot convenience store and gas station, located at 186 Metzler Drive.
 - Outlets at Castle Rock, site plan and construction documents approved, two new pad sites on the mall's west side on Factory Shops Boulevard.
 - Outlets at Castle Rock, site construction for new bank with drive-thru, located north of the existing Starbucks/Qdoba.
 - Ridgeview Town Center, 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, site construction for a 2.4-acre site, located south of The Plum Creek Community Church.
 - The Brickyard, site plan and construction document review for a mixed-use development with a maximum of 600 multi-family dwelling units, located on the south end of Prairie Hawk Drive.
 - Unity on Wolfensberger Planned Development Plan, proposed zoning and parking changes, located at 200 Wolfensberger Road and 826 Park Street.

- Verizon small cell sites, construction documents for multiple locations in public right-of-way: 1) Factory Shops Boulevard and New Beale Street, 2) Promenade Parkway and Castle Rock Parkway (under construction), 3) Promenade Parkway (under construction), 4) Castlegate Drive West (under construction), 5) Castlegate Drive West and Castle Rock Parkway (approved plans), 6) Factory Shops Boulevard and Meadows Boulevard, 7) Mitchell Street near Mesa Middle School, 8) S. Valley Drive north of Plum Creek Parkway, 9) Low Meadow Boulevard and Night Song Way, 10) S. Gilbert Street between Gilbert and Sellers Drive at Birch Avenue, (under construction) 11) Foothills Drive and Soaring Eagle Lane, (under construction) 12) Foothills Drive and Morning View Drive.
- Wal-Mart fuel station, site plan review for new 1,600-square-foot fuel center, located in the southwest corner of the Wal-Mart parking lot.
- Wellspring and Castle Oaks Covenant Church, annexation petition is to annex approximately 2.07 acres, and proposed zoning for church and Wellspring facility uses, located at 498 E. Wolfensberger Road, for future Wellspring and Castle Oaks Covenant Church facilities

Residential Development Activity:

- Auburn Heights Apartments, rezoning application to amend the zoning and the currently approved site development plan for Lot 2 of Auburn Ridge.
- Bella Mesa North, site development plan for 525 single-family homes, located north of Mesa Middle School off Mitchell Street.
- Bella Mesa South, site development plan for 93 single-family homes, located at the northwest corner of Mikelson Boulevard and Mitchell Street.
- Canyons Far South, site development plan review for a residential development with 515 single-family homes, located southeast of Crowfoot Valley Road and Founders Parkway.
- Castleton Heights multi-family, new four-story multi-family 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 Mixed-Use site plan review for 24 townhomes and a mixed-use building, located at the southeast corner of Crystal Valley Parkway and W. Loop Road.
- Crystal Valley Ranch, site 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.
- Founders Village Pool, site plan review for new pool pavilion, located at 4501 Enderud Boulevard.
- Front Street Triplexes, site plan review for two triplex buildings, located on Front Street between Fifth and Sixth Streets.
- Hillside, building 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 amended lot layout due to floodplain for 42 single-family lots, located on the south side of Castle Oaks Drive and Pleasant View Drive.
- Meadows, site and home construction for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
- Pine Canyon PDP, Annexation and Zoning, proposing a maximum of 1,800 mixed residential units, to include single-family and multi-family, as well as commercial uses to include a hotel/resort with up to 225 rooms, and other business and industrial uses on the 535-acre site. The project area is generally located on both the east and west sides of I-25, west of Founders Parkway.
- The Oaks Filing 2A, site plan approved and construction document review for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- Ridge at Crystal Valley, site construction for 142 single-family home project, located southwest of Loop Road in Crystal Valley Ranch. SIA amendment submitted to address modification to phasing plan for lots to be Temporary Green Zone.
- Soleana, site plan 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 1, building construction for approximately 96 single-family home project, located along Castle Oaks Drive.
- Terrain North Basin, Phase 2, site development plan, plat and construction document review for approximately 29 single-family home project, located along Castle Oaks Drive.
- Unity on Wolfensberger SDP, converting the existing 70-unit Quality Inn Hotel into a 50-unit "for sale" condominiums facility for adults with Intellectual and Development Disabilities at 200 Wolfensberger Road.
- YardHomes, annexation and zoning request for 165 single-family units on 32.29 acres, located at Plum Creek Parkway and S. Ridge Road.