

Development Services

February 2025 Monthly Report



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



Photo of future Homegrown Tap and Dough located at 221 N. Wilcox St.



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

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View [past issues](#) of the Development Highlights Newsletter.

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

News from the Director

The review process for larger Downtown Castle Rock development projects has been updated based on recent Town Council guidance. New construction or additions over 10,000 square feet will now require:

- A public hearing before the Design Review Board for review and a recommendation
- A public hearing before Council for review and a final decision



Tara Vargish, PE
*Director
Development
Services*

Previously, the Design Review Board had sole authority over new development approvals within the Downtown Overlay District. The Downtown Overlay District is generally bordered by Interstate 25 on the west, Front Street on the east, Wolfensberger Road on the north and Plum Creek Parkway on the south.

The Design Review Board, established in 2010, consists of seven members: two Downtown property owners; two representatives each from the Downtown Development Authority and Historic Preservation Board; and one Planning Commission representative.

To learn more about our Boards and Commissions, visit our webpage at [CRgov.com/boards-and-commissions](https://www.cr.gov/boards-and-commissions).



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!](#)

388 surveys distributed
20 February responses

Here are some comments from our customers in February:

- "I'd like to add that the inspector you sent was professional, knowledgeable and personable. I appreciated his expertise and the thorough job he performed."
- "**KALLISTA JOHNSON** IS AMAZING AND ALWAYS HELPS US WITH ANY PROBLEMS WE MIGHT OCCUR WITH SUCH FRIENDLY DEMEANOR."
- "It went easy. Thanks for making this pain-free."
- "No, I was very happy with **Jon White** and staff. Thank you so much."
- "Great people... They responded very quickly...Appreciate their effort."
- "**Colby Riggins** was very professional, polite, knowledgeable and efficient!"
- "**David Van Dellen**, newly assigned to our ongoing project review, promptly reached out to help facilitate acceptable solutions to identified concerns and keep us moving forward in the Town process without delay. Exactly how the review process is expected to work from this applicant's perspective."
- "Just beginning the process of applying for construction/development permit. So far, so good."
- "Everyone was great. **Adam Kindle** was very helpful in answering questions and providing great insight on electrical. **Colby Riggins** was very thorough and helpful."
- "**David Van Dellen** is an intelligent and thoughtful person to work with."
- "**Julie Kirkpatrick** was very helpful and a pleasure to work with."

Staff Kudos

- "**Jon White** and **Brett Longnecker** from the Building Department for coming out and assisting for a significant amount of time." - Norris C.

Staff Anniversaries



Congratulations to **Jason Smith**,
Development Services Technician,
on 3 years with the Town!

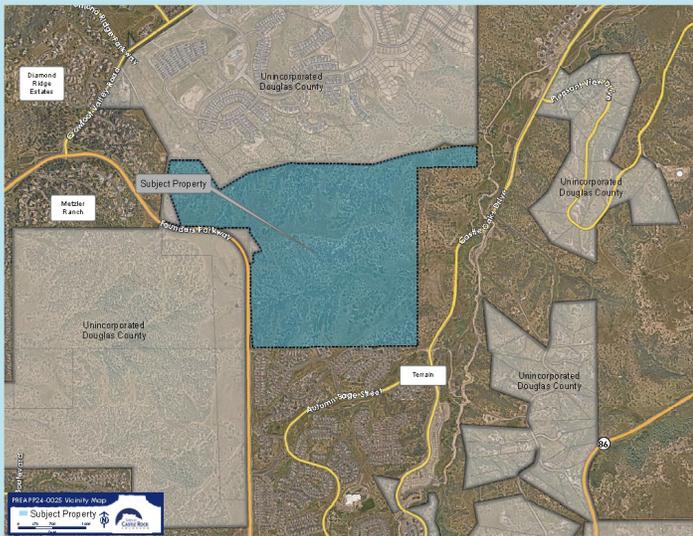


Congratulations to **Becky Bland**,
Grant Administrator, on 2 years
with the Town!



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.



Canyons Far South

Planned development plan minor amendment to adjust planning, open space, and public land dedication areas and to increase density less than the 10% administrative threshold, located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive.

Dawson Trails, Filing 1

Construction documents and erosion control plans for pump house, located west of I-25 off of future Ike Street.

Founders Marketplace

Site development plan for new 6,766 square-foot auto parts retail store, located at 730 N. Ridge Road.



Church of the Rock

Site development plan amendment to add one modular classroom in parking lot, located at 4881 Cherokee Drive.

Founders Parkway

Erosion control plans for Xcel line rebuild from Crowfoot Valley Substation to Happy Canyon Substation.

Meadows

Fire suppression waterline design revision for future child care facility, located at the northern end of Lombard Street.

Outlets at Castle Rock

Construction documents and erosion control plans for 3,000 square-foot financial institution, located at 953 New Memphis Court.



Public Hearings Required

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

Advent Health Medical Office Building



Vicinity map of Advent Health MOB

Castleton Heights Multi-Family SDP



Vicinity map of Castleton Heights

Project Highlights

- Boulder Associates submitted application for a site development plan
- Proposing an Advent Health medical office building
- To include a freestanding emergency department on a 5.1-acre site
- Located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway
- Requires public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision
- Located in Councilmember Dietz's district

Project Highlights

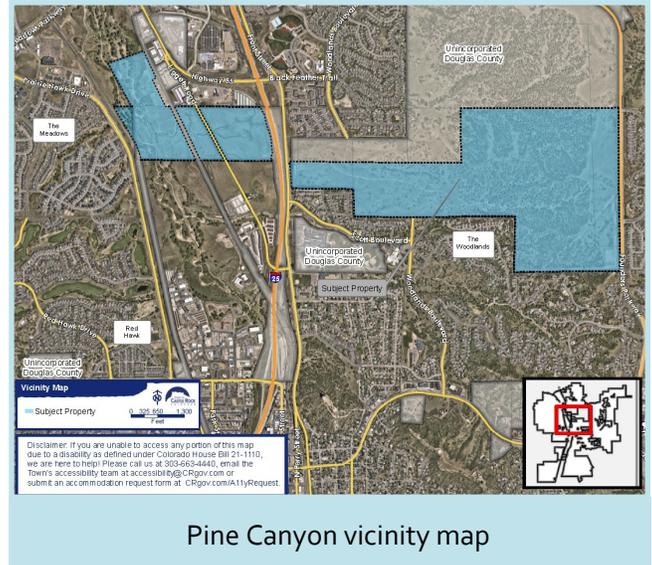
- TWG Development submitted an application for a site development plan
- Proposing to construct a new four-story multi-family building
- 80 units on a 3.11-acre site
- Located southwest of the intersection of W. Castleton Road and Castleton Court
- Requires public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision
- Located in Councilmember Davis' district

Public Hearings Required

Pine Canyon Zoning Regulations

Project Highlights

- JRW Family Limited Partnership LLP proposed a new Planned Development Plan for Pine Canyon
- Proposing a maximum of 1,800 mixed residential units to include single-family and multi-family as well as commercial uses such as hotel/resort with approximately 225 rooms and other business and industrial uses
- 535-acre site
- Located on both the east and west sides of I-25 and west of Founders Parkway
- Will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision
- Located next to Mayor Pro Tem Cavey's and Councilmembers Davis' and Bracken's districts



Actions and Updates

Development Services supports five boards and commissions that serve specific purposes for building appeals, variance hearings, land use case recommendations and determinations. These boards and commissions consists of residents and in some cases business owners as appointed by Town Council.



Board of Adjustment

February 6, 2024
Meeting Canceled.



Design Review Board

February 12, 2024
Meeting Canceled.

February 26, 2024
Meeting Canceled.



Planning Commission

February 13, 2024
Meeting Canceled.

February 27, 2024
Meeting Canceled.



Historic Preservation Board

February 5, 2024

The Historic Preservation Board held its regularly scheduled meeting and presented resolutions of appreciation for John Beystehner, Diane Evans, Mike Borgelt, Peter Gould, Scott Ashburn and Ron Claussen. They appointed Robert Lange as Chair and Christopher Plucinski as Vice-Chair. The Board also approved a \$750 contribution to assist the Castle Rock Historical Society & Museum for their Historic Preservation Month Trolley Tours and Scavenger Hunt.

Actions and Updates



Development Services typically presents items to Town Council for approval following a thorough review and recommendations from our Boards and Commissions.

Town Council

February 4, 2025

Town Council held its regularly scheduled meeting and approved ordinances on first reading approving the zoning and development agreement for the Brickyard project. The site is approximately 31 acres and is located at 401 Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way. The property is currently zoned general industrial.



Photo of the demolition at the Brickyard site

Confluence Companies proposed a mixed-use development with up to 583 multi-family units including town homes and apartments; 92,000 square-feet of nonresidential uses such as offices, retail and restaurants; and a 99,000-square-foot hotel with a conference center and an outdoor performance venue. A 145,000-square-foot Town recreational facility is planned on 10.36 acres of public land within the development. Construction of this sports development center is subject to future Town Council funding approvals.

Town Council also approved on first reading an ordinance amending Town Code regarding the authority of the Design Review Board.

February 18, 2025

Town Council held its regularly scheduled meeting and appointed Dan Aherns as the Design Review Board representative from the Historic Preservation Board.

Additionally, Council unanimously passed a resolution, with a vote of 7 to 0, determining the annexation petition submitted by JRW Family Limited Partnership for Pine Canyon was substantially compliant.

Town Council discussed public land dedication for school sites and provided staff with directions for follow-up actions. This included reaching out to the school district to understand their plans for these sites and investigating further usage possibilities.

Town Council continued the hearing for the Brickyard Urban Renewal Area, a proposed 31-acre mixed-use development planned for the site of the former Acme Brick facility on Prairie Hawk Drive, to March 18, 2025, allowing more time for coordination with taxing entities.



To find more information on upcoming public hearings and Board and Commission meetings, visit our [webpage](#) at CRgov.com.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: February 2025



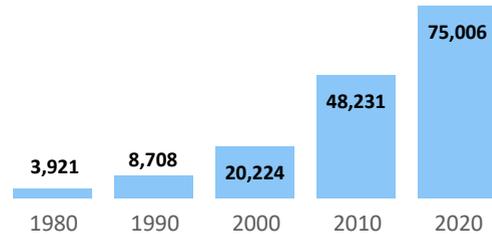
Population

87,206

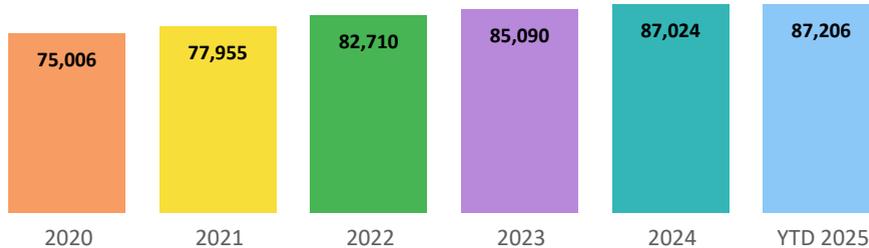
Estimated Population based on the total number of occupiable residential units



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.

6 Sign Permits Issued **1** Temporary Use Permits Issued **34** Code Compliance Cases Opened



- Sign Compliance Responses 6
- Signs Removed from the Right of Way 271
- Site visits 102
- Notices of Violation Sent 17
- Business Licenses Reviewed 24

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.

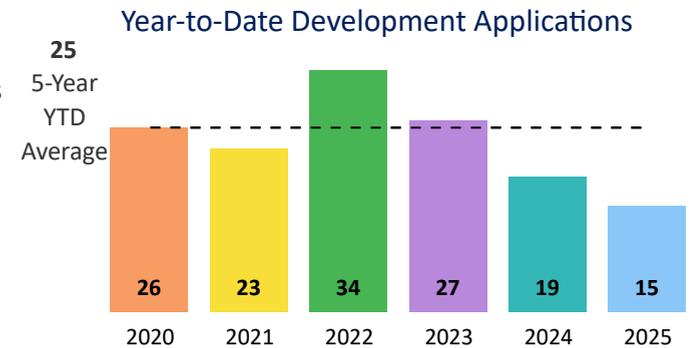
Pre-Applications

9 New Pre-Applications This Month
19 Year-to-Date Pre-Applications
23% 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
2 Other Project Applications this Month

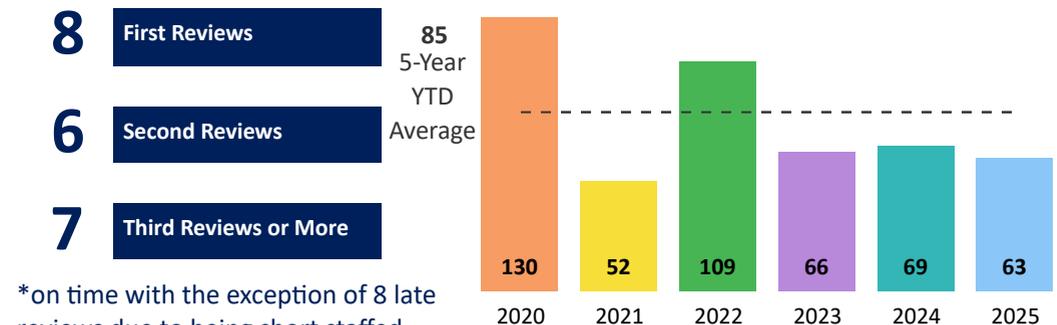


Development Reviews

Monthly Reviews Completed

8 First Reviews
6 Second Reviews
7 Third Reviews or More

Year-to-Date Planning/Development Reviews



*on time with the exception of 8 late reviews due to being short staffed.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: February 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.

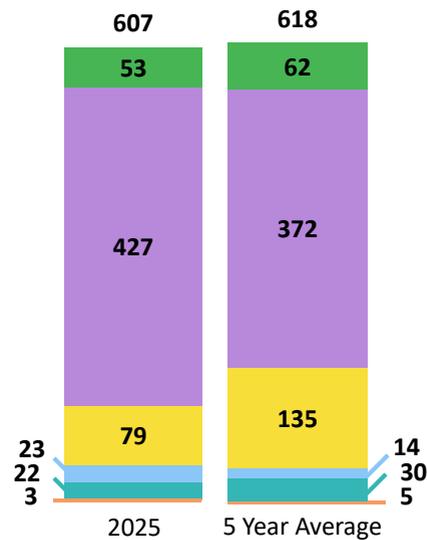
Development Services staff process permits, conduct inspections, respond to code violations and review plan submittals each month. This snapshot highlights staff activity during the previous month for the Zoning Division, Building Division and Planning/Development Review. Information on previous months can be found in the [Development Services' Monthly Report Archive](#).

Building Permit Applications Received

Year-To-Date Building Permit Applications Received

	2025
COMMERCIAL NEW	3
COMMERCIAL OTHER	22
COMMERCIAL REMODEL	23
RESIDENTIAL NEW	79
RESIDENTIAL OTHER	427
RESIDENTIAL REMODEL	53
Total	607

	5 Year Average
COMMERCIAL NEW	5
COMMERCIAL OTHER	30
COMMERCIAL REMODEL	14
RESIDENTIAL NEW	135
RESIDENTIAL OTHER	372
RESIDENTIAL REMODEL	62
Total	618



Building Permits Reviewed

Monthly Building Permit Reviews by Type



7
332
1,423

Building Fees Calculated: 7 Within 3 days

Building Permits Issued

Inspections Completed: 1,417 Within 24 Hours

Building Permits Issued



↓96% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average

