



Meeting Date: May 5, 2026

## AGENDA MEMORANDUM

**To:** David L. Corliss, Town Manager

**From:** Tara Vargish, PE, Director of Development Services

**Title:** Town Manager Report – Development Project Updates

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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](http://CRGov.com/DevelopmentActivityMap).

### **New Quasi-Judicial Applications Requiring Public Hearings**

No new formal submittals

### **New Pre-Application Meeting Requests**

#### **174 Caprice Court Storage Yard**



Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed outdoor storage lot, including vehicles and other items, along with a forty-foot steel temporary storage building. The proposed project is located east of the intersection of Caprice Drive and Caprice Court, in Councilmember Davis' district.

### Cobblestone Ranch Turf Conversion



Staff received a pre-application meeting request seeking information on the application and submittal requirements for converting two thirds of Cobblestone Village Park from turf to low water use native grass. The proposed project is located northeast of the intersection of Castle Oaks Drive and Greenwater Circle, in Mayor Pro Tem Cavey's district.

## Electrify America Charging Station



Staff received a pre-application meeting request seeking information on the application and submittal requirements for a proposed Electrify America electric vehicle charging station with 22 stalls, including associated power supply improvements, and parking lot upgrades at an undeveloped site near the outlets. The project site is located southwest of the intersection of Factory Shops Boulevard and New Memphis Court, in Councilmember Davis' district.

**Hillside Arbors Plat Amendment**



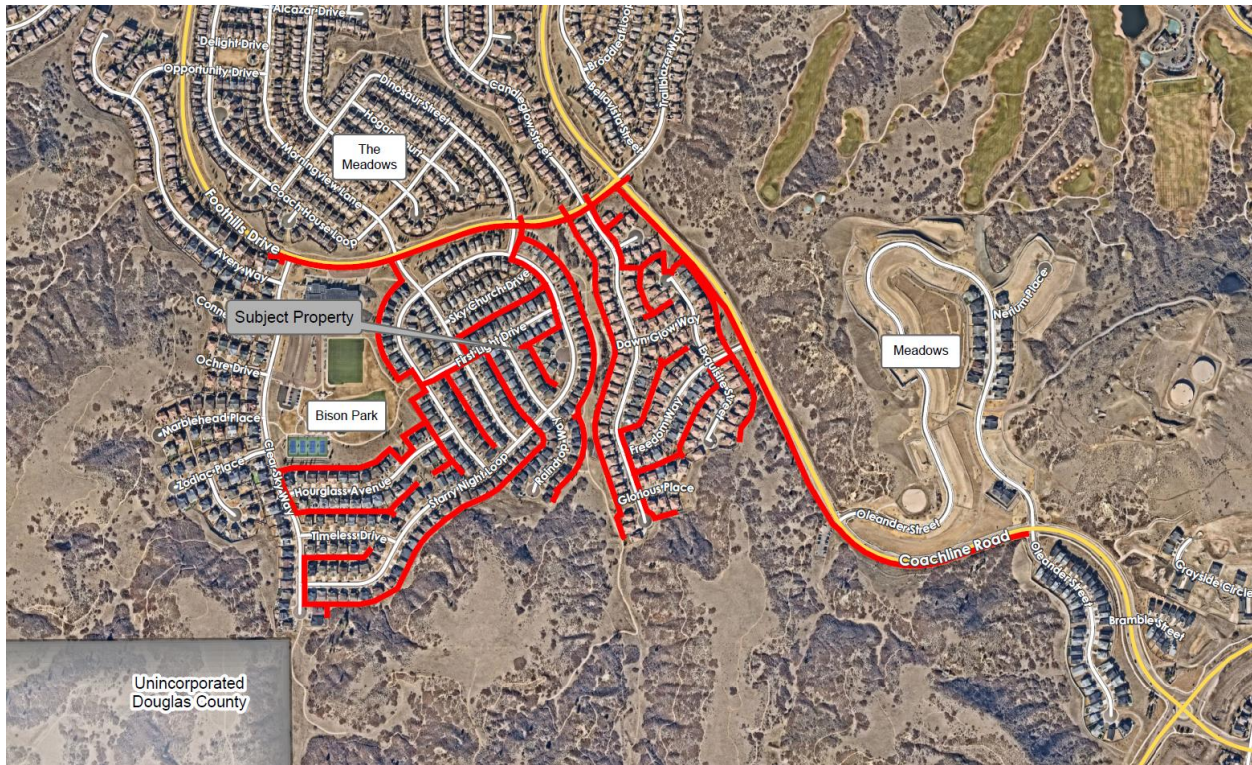
Staff received a pre-application meeting request seeking information on application and submittal requirements to a Plat Amendment to Hillside/Arbors. The proposed line adjustments will better accommodate the steep grades on site and are intended to reduce driveway slopes and reduce steps in the garage. The proposed project is located east of the intersection of Wolfensberger Road and Grayside Circle, in Councilmember Bracken’s district.

## McDonald's Dawson Trails



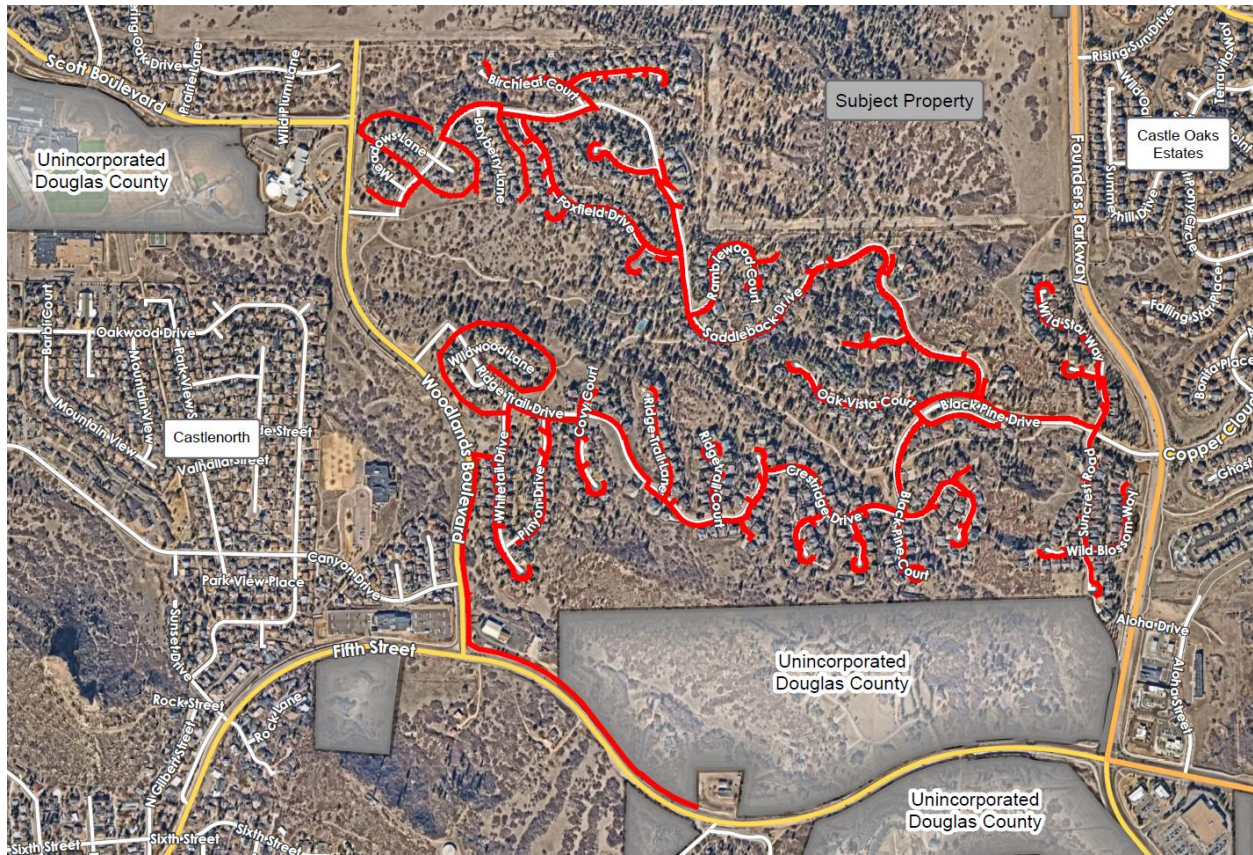
Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed 24-hour McDonald's in Dawson Trails. The proposed site layout is designed to improve traffic flow by eliminating the need for vehicles to circle the building twice through the drive thru. Screening for the drive thru menu boards and speakers is incorporated through strategic building placement and landscaping. The proposed project is located southeast of the proposed King Soopers, and northeast of the intersection of Quandary Peak Drive and Dawson Trails Boulevard, in Councilmember Dietz's district.

## Metronet Fiber Meadows



Staff received a pre-application meeting request seeking information on application and submittal requirements to install new underground Fiber-to-the-Home infrastructure. The proposed project scope will include approximately 24,640 linear feet of new conduit, vaults, handholes and associated fiber pathways in accordance with Town standards and utility guidelines. The proposed project construction will occur within public right-of-way or approved easements located south of Foothills Drive and generally between Clear Sky Way and Coachline Road in Councilmember Hollingshead's district.

## Metronet Fiber Woodlands



Staff received a pre-application meeting request seeking information on application and submittal requirements to install new underground Fiber-to-the-Home infrastructure. The proposed project scope will include approximately 46,442 linear feet of new conduit, vaults, handholes and associated fiber pathways in accordance with Town standards and utility guidelines. The proposed project construction will occur within public right-of-way or approved easements located generally between Woodlands Boulevard and Founders Parkway in Councilmember Davis' district.

## The Links at Plum Creek Community Space



Staff received a pre-application meeting request seeking information on application and submittal requirements to a proposed demolition of an existing basketball court at The Links at Plum Creek apartment complex and installing a community space with a gazebo, bbq area, fire pit, and seating. The proposed project is located northwest of the intersection of East Plum Creek Parkway and Emerald Drive, in Councilmember Dietz's 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.
  - 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 approved for a new 14,021 square foot restaurant, located at the northeast corner of Meadows Boulevard and Bilberry Street.
  - DXD Storage, site plan review 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:**
  - Circle K, site and building construction 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.
  - 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 2<sup>nd</sup> 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.
  - The View, TCO issued for a 6-story building with mixed-uses including 221 residential units, located at Sixth Street and Jerry Street.
- **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 review 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 plan approved 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 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.
  - 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 99,000-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.
  - Territorial Road Annexation and zoning, totaling 4.7 acres of land, located in Dawson Trails.
- **Other Commercial Projects throughout Town:**
    - Abby Dew for You, Use by Special Review, an adult day care facility at 651 Topeka Way.
    - 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 review 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.

**Residential Development Activity:**

- 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, proposed site development plan 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 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.
- 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 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, Annexation and Zoning, approved for a maximum of 1,800 mixed residential units, to include single-family and multifamily, 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 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 1, building construction for approximately 96 single-family home project, located along Castle Oaks Drive.
  - Terrain North Basin, Phase 2, site plan, plat and construction document review for approximately 29 single-family home project, located along Castle Oaks Drive.
  - Unity on Wolfensberger TCO issued to convert the previous 70-room Quality Inn Hotel into a 48-unit "for sale" condominiums facility for adults with Intellectual and Development Disabilities at 200 Wolfensberger Road. Final site construction still ongoing.