

Development Services

March 2026 Monthly Report



Inside this issue:

[Page 2](#): Employee Recognition

[Page 3](#): New Land Use Submittals

[Page 7](#): Actions and Updates

[Page 9](#): Development Snapshot

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



News from the Director

Interested in shaping the future of Castle Rock? Get involved by serving on a Town advisory board or commission. These volunteer groups play a crucial role in guiding policies and decisions that directly impact our community.


As a board or commission member, you'll have the opportunity to delve into key issues such as local development, water resources, public safety, transportation, and parks and recreation. Members of these groups provide essential guidance and oversight, and they play a pivotal role in shaping the policies and decisions that directly impact our Town.




Tara Vargish, PE
Director
Development Services


Applications for the Town's boards and commissions will be accepted from April 1 through April 27 during the annual recruitment period. To learn more and apply, visit [CRgov.com/Boards](https://www.crgov.com/Boards).



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

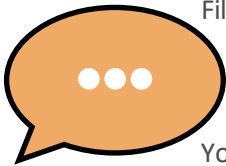
 Subscribe now to get [Monthly Development Highlights](#) in your inbox!

 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](#).



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!](#)

539 surveys distributed
25 March responses

Here are some comments from our customers in March:

- "Great team at the Town!"
- "**Tammy King** was very helpful! I feel at this time the outcome is positive! Thanks again for staying the course for our neighborhood!"
- "**Tammy King** returned responses to my requests within the same day. Fantastic!"
- "**Kevin Arencibia** was a huge help."
- "The most fair-minded **Building Department** in the state of Colorado. Enjoy being a contractor in this jurisdiction."
- "Process was much easier than I anticipated."
- "Thank you."
- "Thank you for your assistance."
- "I was able to get in touch with **Jason Smith**, and he quickly helped resolve the issue and expedited my request. He was professional, helpful, and very easy to work with. Experiences like this make it a pleasure to do business with the Town of Castle Rock."
- "Everyone is so helpful and friendly."
- "My positive comments are for **Tracy Shipley**. She was such a nice and patient person to speak to. She was helpful and courteous. Tracy is a GEM and it is a pleasure working with her."

Staff Anniversaries and New Employees



Congratulations to Chad Huber, Senior Construction Inspector, on 9 years with the Town!



Welcome to Ashlynn Miller on joining Development Services as a Planner I!

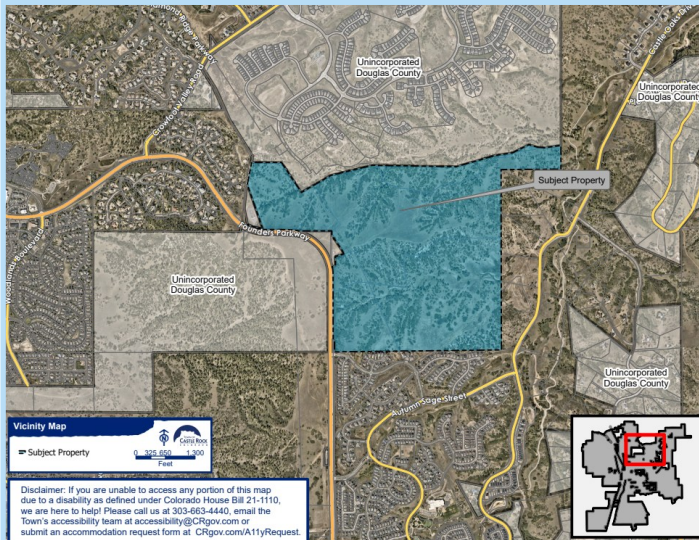


Welcome to Lauren Gleason on joining the Town as a Planner II!



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, Filing 1

Erosion control plans for 326 single-family homes, located southeast of Crowfoot Valley Road and Founders Parkway intersection.

Canyons Far South, Filing 2

Erosion control plans for 189 single-family homes, located north of Terrain and east of Founders Parkway.

Canyons Far South

Construction documents and erosion control plans to add full movement access point and acceleration and deceleration lanes on Founders Parkway at new access point.

Brookside Business Center, Berkenkotter

Site development plan for Berkenkotter RV Sales facility, located at 1070 Brookside Circle.

Dawson Trails,

Off-site water line design revision, located along Crystal Valley Parkway, south of fire station.

Dawson Trails

Phasing design revision for 230 single-family lots, located in the north-central area of the Planned Development.

Dawson Trails

Site development plan for 324-unit apartment complex, located southwest of Dawson Trails Boulevard and Blanca Peak Parkway.

Founders Village

Turf reduction design revisions in the Villages at Castle Rock (Phases 2A and 2B), located at Enderud Boulevard and Howe Street.

City Hotel

Construction documents and erosion control plans for new four-story, 33-room hotel with 2,578 square feet of commercial space and restoration of historic City Hotel building, located at 419 N. Perry Street.



Heckendorf Ranch

Construction documents for small cell facility, located at Crystal Valley Parkway and Plum Creek Boulevard.

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.

Meadows

Construction documents for small cell facility, located at Low Meadow Boulevard and Black Canyon Way.

Meadows, Filing 17

Waterline easement agreement.

Meadows, Filing 17

Waterline easement.

Meadows, Filing 19

Replat to create new lot for indoor self-storage building and outdoor storage units, located on Timber Mill Parkway.

Meadows, Filing 19, Parcel 2N

Easement vacation of east basin sewer interceptor easement.

Meadows, Findlay Toyota

Drainage easement for proposed Findlay Toyota auto dealership, located at the north end of Timber Mill Parkway.

Meadows, New Hope Church

Site development plan amendment for New Hope Church's creation of two lots and associated church building/site improvements, located at 3737 New Hope Way.

Metzler Ranch

Site development plan for new dental office, located at 852 Maleta Lane.

Sanders Business Park

Site development plan amendment to reduce size of previously approved building, located at 1002 S. Interstate 25.

The Oaks, Filing 2 (2A)

Additional waterline phasing and erosion control design revisions, located at Legend Oak Trail to Castle Vista Drive.

The Brickyard

Landscape drainage, fire service and utility location design revisions for multi-family project, located at 401 Prairie Hawk Drive.

The Brickyard, Phase 1A

Public infrastructure design revisions to Prairie Hawk storm water and related grading updates.

The Brickyard

Design revisions to trail wall and lighting design supporting public infrastructure improvements for mixed-use project, located at 401 Prairie Hawk Drive.



The Brickyard, Castle Rock Sports Center

Grading, utility, and landscape design revisions for Castle Rock Sports Center, located at 401 Prairie Hawk Drive.

Villages at Castle Rock

Construction documents for small cell facility, located at Mikelson Boulevard and Arlington Street.



Public Hearing Required

Abby Dew for You



Vicinity map of proposed Abby Dew for You.

Project Highlights

- Use by Special Review
- Proposing to lease an existing space at 651 Topeka Way and use it for an adult day care facility
- Generally located northeast of the intersection of Topeka Way and Atchison Way
- Will require a public hearing before the Planning Commission for review and final decision as it is an existing building with only a tenant use change
- Located in Councilmember Bracken's district

Public Hearing Required

Dawson Trails Multifamily



Vicinity map of proposed Dawson Trails multifamily site development plan.

Project Highlights

- Site Development Plan for 234-unit apartment complex on 12.6 acres
- Located southwest corner of Dawson Trails Boulevard and Blanca Peak Parkway in Councilmember Dietz's district
- Onsite amenities to include:
 - Pool
 - Games lawn
 - Dog park and dog wash
 - Club house
 - Co-working space
 - Fitness center
 - Leasing office
 - Mail kiosk

Boards and Commission

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 consist of residents and in some cases business owners as appointed by Town Council.



Board of Adjustment

March 19, 2026

The Board of Adjustment held a special meeting to consider two variance requests. The first was for a 25-foot variance from the required 50-foot front setback for a detached garage in the Planned Development Zone, due to the irregular shape of the lot. The Board approved the request with a 4 to 0 vote.

The second request was for an 11-foot, 2¼-inch variance from the required 25-foot rear setback for an addition to a single-family home in the R-2 Zone. The request was based on unique site conditions, an existing setback encroachment and the age of the home. The Board approved this request with a 4 to 0 vote.



Board of Building Appeals

March 2, 2026

The Board of Building Appeals held its regularly scheduled meeting and heard updates from the Chief Building Official, Jon White and Councilmember Davis.



Design Review Board

March 11, 2026

Meeting Canceled.

March 25, 2026

Meeting Canceled.



Historic Preservation Board

March 4, 2026

The Historic Preservation Board held its regularly scheduled meeting and discussed Historic Preservation month.



Planning Commission

March 12, 2026

The Planning Commission held its regularly scheduled meeting and heard the **Bella Mesa South Site Development Plan** which proposes a 93-unit townhome community on a 9-acre site located northwest of the Mikelson Boulevard and Mitchell Street intersection. The Commission approved a recommendation of approval to Town Council with a vote of 4 to 0.

March 26, 2026

Meeting Canceled.

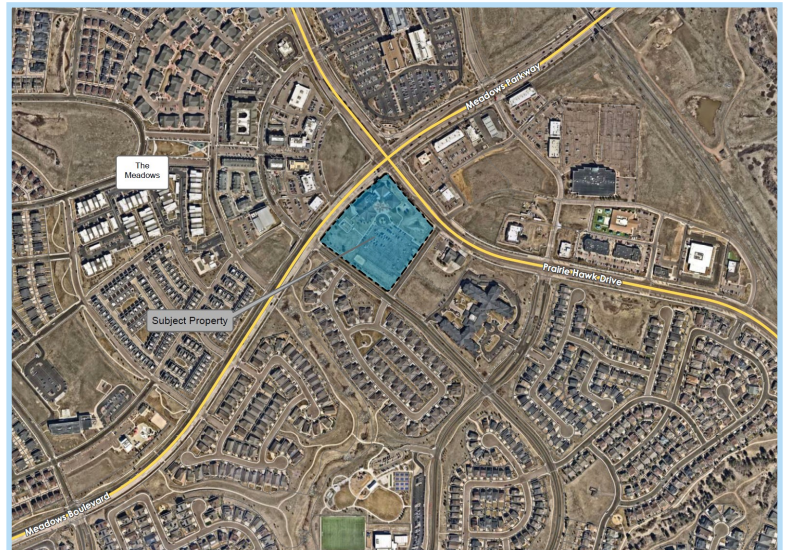


Town Council

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

March 3, 2026

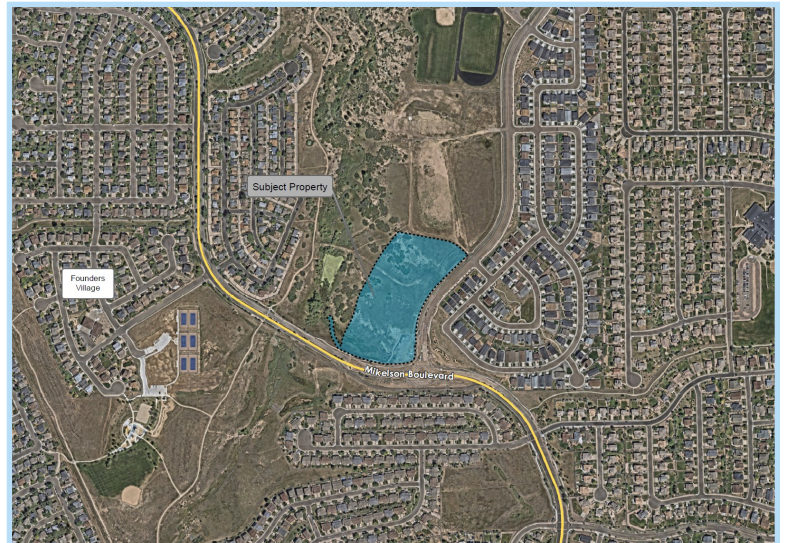
Town Council held its regularly scheduled meeting and approved the first reading of a rezoning request for the **New Hope Presbyterian Church** property in The Meadows, on the southwest corner of Meadows Boulevard and Prairie Hawk Drive. The proposal would remove higher-intensity commercial uses on the property and reduce building heights to 50 feet.



Vicinity map of New Hope Presbyterian Church rezoning.

March 24, 2026

Town Council held a special meeting and approved a resolution approving a site development plan for **Bella Mesa South**, located north of Mikelson Boulevard and west of Mitchell Street. The proposal includes 93 townhome units with two-car garages and 57 surface parking spaces. The units are three stories and grouped in four, five and six-unit buildings. A common area with a pet station, benches and picnic tables is planned.



Vicinity map of Bella Mesa South Site Development Plan.

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



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: March 2026



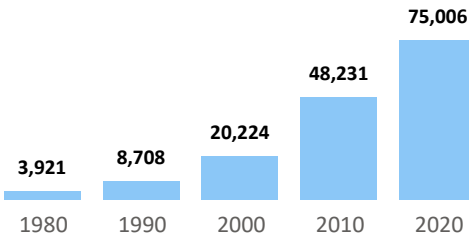
Population

88,309

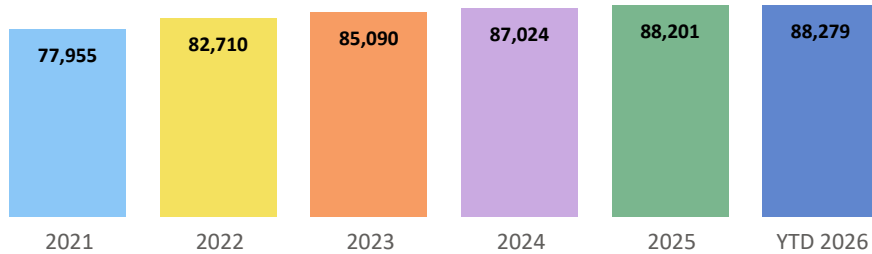
Estimated Population based on the total number of occupiable residential units



Historic Population



Recent Population

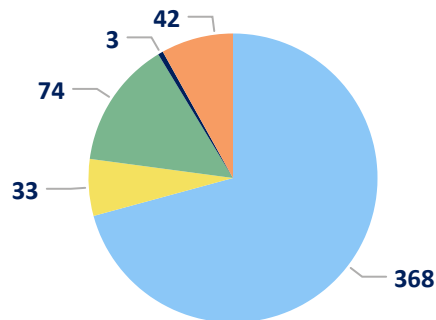


Zoning Division

Zoning staff handle many code enforcement cases each month. These cases include issues such as rubbish, abandoned vehicles, setback encroachments, and illegal land uses. Staff respond to community complaints, visit sites to check for compliance, and issue Notices of Violation when needed. The inspection team also removes hundreds of illegal signs from Town rights-of-way. In addition, staff review business licenses, temporary use permits, and sign permits to ensure they meet zoning rules.

12 Sign Permits Issued **3** Temporary Use Permits Issued **24** Code Compliance Cases Opened

- Signs Removed from ROW 368
- Sign Compliance Responses 33
- Site visits 74
- Notices of Violation Sent 3
- Business Licenses 42



Planning/Development Review

The Planning and Development Review teams process many applications each month. These service levels track all land use projects, including projects that go through public hearings and those reviewed administratively by staff.

Pre-Applications

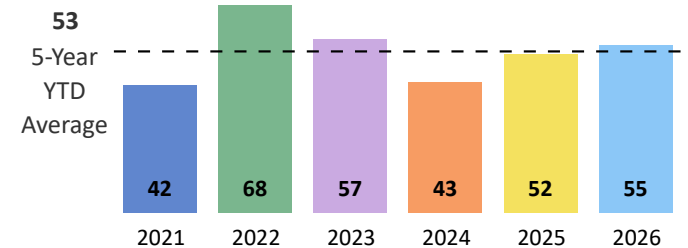
9 New Pre-Applications This Month
23 Year-to-Date Pre-Applications
24% Pre-Applications that advanced as new projects over the previous 12 months

A pre-application meeting is required before submitting a land use application. These meetings allow applicants to discuss project ideas with staff, though not all move forward to a formal application. Pre-applications expire after 12 months.

New Development Applications

13 New Development Project Applications this Month
10 Other Project Applications this Month

Year-to-Date Development Applications



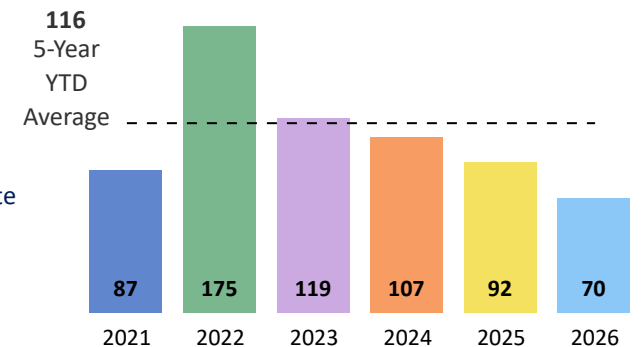
Development Reviews

Monthly Reviews

12 First Reviews
5 Second Reviews
13 Third Reviews or More

The first review occurs after a complete application is submitted. Second and later reviews occur when applicants resubmit plans to address Town comments or required changes.
 *all on time with the exception of 1 late

Year-to-Date Planning/Development Reviews



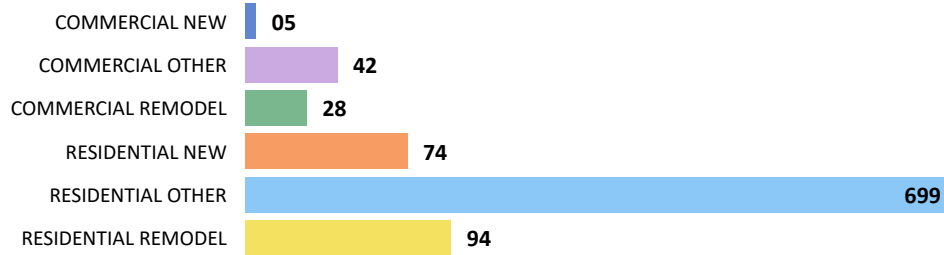
Building Division

Building Division staff process hundreds of permits each month, from small projects like water heaters or decks to larger projects such as new homes and commercial buildings. Inspectors also conduct thousands of inspections to ensure work meets building codes and safety standards. The service levels below provide a snapshot of this month's activity and some year to date comparisons.

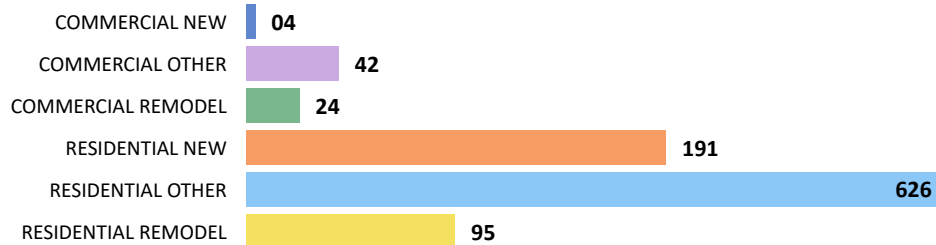
Development Services staff process permits, review plan submittals, conduct inspections, and respond to code violations each month. This snapshot highlights staff activity from the previous month for the Zoning Division, Building Division, and Planning/Development Review teams. Information from previous months can be found on the Town's website.

Building Permit Applications Received Year to Date

Year-To-Date Building Permit Applications Received



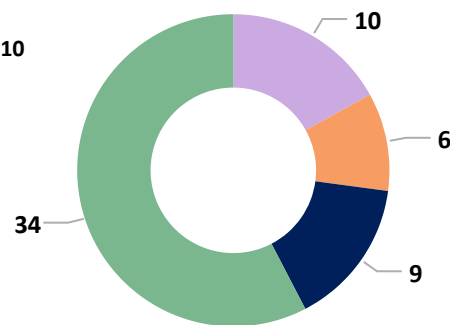
5 Year Average Building Permit Applications Received



Building Permits Reviewed this Month

Monthly Building Permit Reviews by Type

- COMMERCIAL TENANT IMPROVEMENTS 10
- NEW COMMERCIAL 6
- NEW RESIDENTIAL MASTER PLANS 9
- RESIDENTIAL REMODEL 34



142 Building Fees Calculated: 141 Within 3 days

390 Building Permits Issued

1,101 Inspections Completed: 1,096 Within 24 Hours

Building Permits Issued

21 Single Family Permits Issued this Month

0 Multi-Family Units Issued this Month

597 Square Feet of Commercial Space Permitted Year-To-Date

