

Neighborhood Meeting #3 Summary

Property Owner: Larry Jacobson, Westside Property Investment Company, Inc. (Westside)

Date/Time: Wednesday, August 12, 2026 @ 6 pm (Adjourned at 6:45 pm)

Meeting Location: Cantril School, 312 Cantril Street, Castle Rock, CO 80104

Councilmember District: Councilmember Dietz

Application: King Soopers, Dawson Trails – Site Development Plan

Applicant's Proposal

The applicant, King Soopers, is proposing a Site Development Plan for 12.2 acres located southwest of the Crystal Valley Interchange. The property is located within the Dawson Trails Planning Area E-2.

Attendees [In-Person Only]

Applicant Representatives:

Larry Jacobson, Westside Property Investment Co., Inc.
Aaron McLean, Galloway & Company, Inc.
Jenny Romano, Galloway & Company, Inc.
Brian Horan, Galloway & Company, Inc.
Jose Cervantes, Kroger
Miles Pearson, Kroger

Public Attendees:

In-person Attendees: 2 members of the public attended.

Town Staff Attendees:

Ashlynn Miller, Planner, Development Services
Sandy Vossler, Planner, Development Services

Presentation Description

Applicant's Presentation:

This was the third of three neighborhood meetings. The applicant's representative, Aaron McClean, provided a PowerPoint (PPT) presentation that included the proposed Site Development Plan (SDP) and landscape plan. Hard copies of the PPT were offered to the public attendees. The location of the site was identified within the Dawson Trails Planned Development (PD), the East Character Area, and Planning Area E-2, an area zoned for a mix of uses. E-2 will be subdivided into several lots, including the 12-acre lot for the King Soopers development.

King Soopers is proposing a 100,206 square foot (sf) Marketplace grocery store, with a separate fueling station. The store will include a pharmacy with a drive-up window and a designated parking and drive-through for picking up online orders. A Little Clinic, or similar use, is not planned at this time.

The revisions made to the SDP since the first neighborhood meeting were discussed, including

- Midblock access to the site is restricted to right-in (RI) only (previously RI and right-out (RO))
- Variance approval for removal of the landscape parking lot islands located in front of the store entrance to improve pedestrian visibility.
- A reduction in required parking within the range allowed by the Municipal Code.
- Revised architectural design elements and mechanical equipment screening.

Planning Commission will consider the application in a public hearing on Thursday, August 13, 2026 and Town Council will consider the proposal on Tuesday, August 18, 2026. Both meetings begin at 6 pm and are held at the Castle Rock Town Hall, 100 N. Wilcox Street, Castle Rock, CO 80109.

Questions Presented to Applicant:

Q: How many pumps at the fueling station?

There will be seven fuel pumps with the capacity to serve vehicles on both side of the fuel island. A total of 14 vehicles.

Q: What are the hours of operation?

The store hours will be 6 am to 11 pm. The fuel station will be open 24 hours, 7 days a week, with an employee present at the kiosk from 6 am to 11 pm daily.

Q: When is the store anticipated to open?

It is expected that the store will open in 2028.

Q: How does the size of this store compare to the Founders Marketplace and Promenade stores?

This store is a new prototype for King Soopers and will be 100,206 square feet. The store in the Promenade is larger at 123,500 sf, and the Founders store is 59,000 sf.

Q: What service and product offerings are planned?

Traditional grocery products will be offered, as well as beer and wine selections. There will be a pharmacy with a drive-through pick up window. Online grocery ordering will be offered with either at-store pick-up or delivery. There are no plans at this time for a clinic or bank/ATM within the store.

Q: What is the construction time and anticipated open date?

The construction timeline is variable depending on weather, etc., and can take 14 months. The anticipated opening of this store is early 2027 .

Q: When will the new interchange open?

The northbound on and off ramps are open. Southbound ramps are still under construction. Projected opening is early 2027.

The meeting adjourned at approximately 6:45 pm.