

**Castle Rock Downtown Alliance**

*A partnership between the Downtown Development Authority and Downtown Merchants Association*

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Resolution No. 2025-05

Date: 9/11/2025

**A RESOLUTION OF THE CASTLE ROCK DOWNTOWN DEVELOPMENT  
AUTHORITY SUGGESTING THE TOWN COUNCIL OF THE TOWN OF CASTLE  
ROCK TAKE A THOUGHTFUL AND MEASURED APPROACH TO  
CONSIDERATION OF PROPOSED ORDINANCE NO. 2025-25, WHICH WOULD  
AMEND SECTION 17.42.070 OF THE CASTLE ROCK MUNICIPAL CODE  
REGARDING CROWN DESIGN AND BUILDING HEIGHT IN THE DOWNTOWN  
OVERLAY DISTRICT**

**WHEREAS**, in 2008 by adoption of Ordinance No. 2008-33 the Town Council of the Town of Castle Rock determined it was prudent and necessary to establish the Castle Rock Downtown Development Authority (the “Authority”) to halt or prevent deterioration of property values or structures within the Town’s central business district (the “District”) and to assist in the planning, development and redevelopment of the District;

**WHEREAS**, that same year, by adoption of Resolution No. 2008-116, the Town Council of the Town of Castle Rock approved the Castle Rock Downtown Development Authority Plan of Development, which was amended and updated in 2017 by Town of Castle Rock Resolution No. 2017-105 (as amended, the “Plan”);

**WHEREAS**, pursuant to C.R.S. § 31-25-801, *et seq.*, the Authority has the power and duty, among other things, to implement the Plan, to promote the economic growth of the District; and to persuade property owner and business proprietors in the District to implement the Plan;

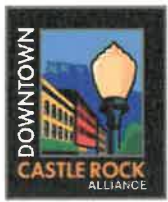
**WHEREAS**, one guiding principal of the Plan, among others, is to identify catalytic investment opportunities and develop a regulatory environment to support them;

**WHEREAS**, pursuant to the Plan, the District is divided into three primary character districts: North Downtown, Downtown Core and South Downtown;

**WHEREAS**, for purposes of implementing the Plan, the primary character districts of North Downtown, Downtown Core and South Downtown distinctions remain relevant and helpful;

**WHEREAS**, pursuant to the Plan, the Downtown Core, in particular, needs to provide an adequate supply of parking to support an active mix of uses by, in part, the creation of new parking facilities to serve increasing demand;

**WHEREAS**, the ability for a developer to request up to two additional floors with corresponding increase in building height within the District, as is currently allowed by Section



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17.42.070(C) of the Castle Rock Municipal Code, has provided needed flexibility to encourage mixed-use, self-parked developments in the District, which developments are currently adding to the dynamic, flourishing nature of the District;

**WHEREAS**, Section 17.42.070(C) of the Castle Rock Municipal Code currently allows a landowner to request a variance for additional floors to be considered by the Town Council (depending on project size), and this flexibility could allow Town Council and the community needed flexibility to enhance Downtown Castle Rock and bring about catalytic investment as determined by Town Council;

**WHEREAS**, to date, the discretion to grant additional floors has been exercised prudently, resulting in buildings that have brought catalytic investment opportunities to the District, namely additional parking opportunities, and additional dining opportunities, and are currently enhancing Downtown Castle Rock;

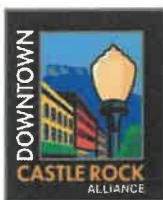
**WHEREAS**, current Downtown businesses and property owners have invested and paid additional taxes in reliance on the existing, studied regulations, and an ill-advised, sudden change to these regulations could undermine financing assumptions, and erode confidence for future investment within the District; and

**WHEREAS**, the existing regulations are consistent with the Plan and have guided successful revitalization while protecting character.

**NOW, THEREFORE, BE IT RESOLVED BY THE CASTLE ROCK DOWNTOWN DEVELOPMENT AUTHORITY, AS FOLLOWS:**

**Section 1.** The Authority, charged with implementation of the Plan, entrusted to have a deep understanding and knowledge of the District, and wholly invested in ensuring a thriving future for the District, hereby suggests Town Council seek further input and consider in greater depth the possible detrimental economic impacts of a fixed maximum building height with the Downtown Overlay District. Such exploration and fact-finding could include studying the potential economic, fiscal, mobility, water, design, and streetscape impacts of the proposed fixed maximum building height with participation from the Authority, the Downtown Alliance, impacted property owners, and lending partners.

**Section 2.** The Authority further encourages Town Council to seek out the years of wisdom, lessons learned, and collective knowledge of the Authority prior to making changes to regulations affecting the Downtown Overlay District, Chapter 17.42 of the Castle Rock Municipal Code, the stated purpose of which is to establish architectural, landscaping, design, building, and use and site development regulations that encourage compatible land uses, ensure higher quality development and function in order to protect property values and provide safe and efficient pedestrian and automobile access within the District in order to provide for a wide range of economic development opportunities.



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**PASSED, APPROVED AND ADOPTED** this 11<sup>th</sup> day of September, 2025, by the  
Castle Rock Downtown Development Authority, on first and final reading, by a vote of 5 for  
and 0 against.

**BOARD OF DIRECTORS,  
CASTLE ROCK DOWNTOWN DEVELOPMENT AUTHORITY**

Chairman

**ATTEST**

Treasurer

