



Meeting Date: July 1, 2025

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Tara Vargish, Director of Development Services
Kevin Wrede, Planning Manager

Title: **AN ORDINANCE AMENDING TITLE 17 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING THE CONTINUED AVAILABILITY OF THE INTERCHANGE OVERLAY DISTRICT (First Reading)**

Executive Summary

The Town Council recently evaluated the ongoing relevance of the Interchange Overlay Zone (IO) District in relation to the Town's current development objectives. In April of this year, Council directed staff to prepare an ordinance removing the IO District as an option for future zoning or rezoning efforts.

Discussion/ Background

In 2006, the Planning Commission and Town Council initiated efforts to leverage existing and proposed Interstate 25 interchanges as catalysts for economic development through increased land use intensities. Over subsequent years, staff developed a traditional zone district framework—the Interchange Overlay Zone District—that encouraged higher-intensity commercial, industrial, and office development in exchange for enhanced design standards. The IO District was formally adopted by Town Council in 2010.

In April 2025, the Town Council revisited the purpose and effectiveness of the IO District in light of current development trends and recent project approvals in the areas adjacent to I-25 Interchanges. Based on the assessment, Council determined that the IO District is no longer necessary to achieve the Town's development goals along the I-25 corridor. Consequently, Council directed staff to return with an ordinance (Attachment A) eliminating the IO District from Title 17 of the Municipal Code as an option for any future initial zoning or rezoning actions.

Importantly, this ordinance will not affect any properties currently zoned under the IO District. Those properties will retain their existing entitlements and development rights as established in their approved Interchange Overlay Planned Developments.

Public Notice

The proposed amendment to Title 17 has been properly noticed in accordance with the requirements set forth in the Castle Rock Municipal Code.

Budget Impact

There is no anticipated budgetary impact associated with this proposed change to Title 17.

Recommendation

Staff recommends that Town Council approve the ordinance as presented.

Proposed Motion

Option 1: Approval

"I move to approve the Ordinance, as introduced by title."

Alternative motions for Council consideration include:

Option 2: Approval with Conditions

"I move to approve the Ordinance, with the following amendment(s) _____ and bring back to Council for 2nd reading."

Option 3: Continue item (need more information to make decision)

"I move to direct staff to _____ and bring that back to Council for further discussion."

Attachments

Attachment A: Ordinance