DISCUSSION/DIRECTION

DOWNTOWN OVERLAY DISTRICT PROPOSED HEIGHT CHANGES

TOWN COUNCIL MEETING
SEPTEMBER 16, 2025

TOWN OF CASTLE ROCK
COLORADO

DOWNTOWN BUILDING HEIGHTS

Downtown Overlay District:

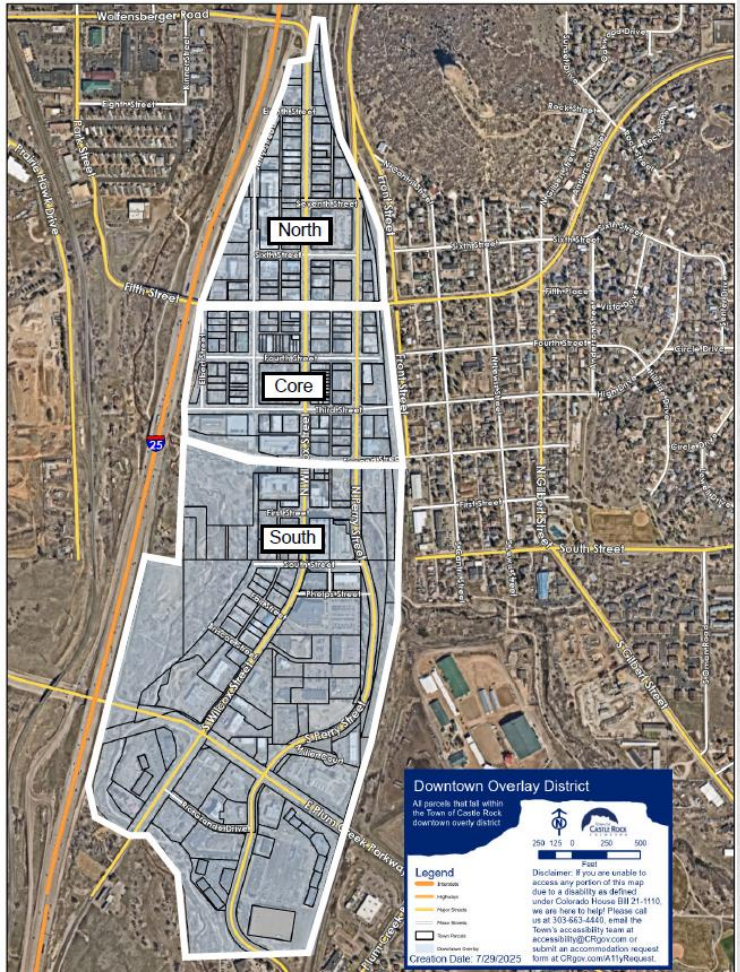
Downtown Area	Maximum Height	Variance
Core	4 stories, 60 ft	+1 story
North & South	6 stories, no max ft	+2 stories

Mixed Use Buildings often contain:

- Ground floor retail/restaurant 15-20 ft
- 2nd floor office: 12-15 ft
- 3rd and higher residential: 10-12 ft

These areas have their own building height regulations:

Planned Developments in Downtown	Maximum Height
18 Wilcox PD	50 ft
Castle Manor PD (Reyn Rock)	Zoning does not limit height
Centre On Plum Creek (Big O Tires)	50 ft
Miller Ranch PD (Safeway, Post Office)	50 ft



PROPOSED CHANGE

- Reduce building heights in Downtown Overlay District to 4 stories
- Removes North, Core and South District areas and maps – no longer needed
- Current buildings already constructed or approved at higher levels would not be effected by this change.
- Would not affect the PD areas that are in Downtown

OUTREACH EFFORTS

- Webpage created with background information, open house information, and link to feedback form
- Letter mailed to all property owners and residents within the DOD
- News release issued on open house and feedback opportunity
- Three social media posts promoted the open house and feedback opportunity
- Open house held at Town Hall on August 21, 2025
- A total of 319 pieces of feedback were received

FEEDBACK RECEIVED

Supportive of Proposed Change to Four Stories General Themes:

- Preserving small-town character: Taller buildings undermine Castle Rock's historic charm, mountain views, and community identity.
- Development concern: Concern about congestion, lack of parking, and a "cramped" downtown feel.

Supportive of Maintaining the Existing Height Regulations General Themes:

- Economic growth & vitality: Recent mixed use development projects have brought more businesses, restaurants, hotels, and jobs creating vitality in the Downtown.
- Private Property Rights: Restricting building height would infringe on the property rights of Downtown property owners.

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