

# CASTLE ROCK DEVELOPMENT COMPANY

April 20, 2015

Mary V. Shaw  
Zoning Manager  
Town of Castle Rock  
100 N. Wilcox St  
Castle Rock, Co 80104

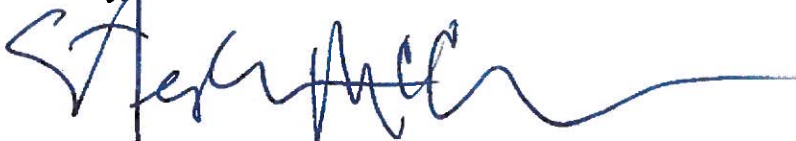
Re: Home Occupations in the Town of Castle Rock

Dear Mary,

Castle Rock Development Company recognizes the challenges the Town of Castle Rock faces regarding applications for home businesses and we fully support a Town initiated amendment to PD zoning regulations that will allow home occupations as an outright permitted use.

As you know, the original zoning for The Meadows (governing all neighborhoods that were developed prior to 2003) requires a public hearing in order to operate home-based businesses. The Meadows PD Fourth Amendment, approved by the Town in 2003, provided for home-based businesses as an outright permitted use. Consequently, the neighborhoods built prior to 2003 are operating under more constraining zoning rules. We would like all of The Meadows neighborhoods to be permitted to operate a home-based business as an outright permitted use.

Sincerely,



Stephanie L. McCandless  
Director of Corporate Operations

cc: Jim Riley, President, Castle Rock Development Company  
Michele Ray-Brethower, Executive Director, Meadows Neighborhood Company  
Donald Macbrayne, Board President, Meadows Community Association

## Mary Shaw

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**From:** Garry Schaffer <gschaffer@clientpreference.com>  
**Sent:** Friday, April 03, 2015 4:36 PM  
**To:** Mary Shaw  
**Subject:** RE: Invitation to Community Meeting For Discussion about PD Zoning Regulations For Home Occupations

Mary,

Thank you for including me for this event. Unfortunately, I will be out of town. As an HOA manager, this type of outright permitted use does cause a potential problem in HOA's and it is primarily one of traffic. Most HOA's documents restrict home businesses that could impact traffic or unusual wear and tear on an Association's common property. If a person has a home business that requires client access, that could easily turn into a steady stream of disturbance in a community, especially one with limited or controlled access. I can understand staff's desire to eliminate the hassle of having to go through a public hearing to operate their business from their home and support that effort, but not on an open-ended scale. If an ordinance could be crafted which eliminated the Town's approval but still left the HOA's governing documents to address individual concerns of a community, that would be ideal. By all means, take the government control out of it, but leave the HOA's control in place. Otherwise, you could easily undermine the intent of a community's covenants and summarily strip all its residents of the very protection they may have sought by living in that particular community. Most HOA's don't restrict any business if it doesn't impact one's neighbors, but they do want to retain the right to put the brakes on the local auto mechanic that likes to work out of their garage.

Thanks again for the opportunity to comment.

Garry R. Schaffer, CMCA®  
Managing Broker



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**From:** Mary Shaw [<mailto:mshaw@crgov.com>]  
**Sent:** Friday, April 03, 2015 10:58 AM  
**To:** Mary Shaw  
**Cc:** Lenore Bennett  
**Subject:** Invitation to Community Meeting For Discussion about PD Zoning Regulations For Home Occupations

Good Afternoon:

Business license applications submittals for home occupations have increased over the past twelve months and some Planned Developments (PD's) are regulated by zoning that requires Town Council approval for home occupations. Unfortunately, residents who live in those PD's are forced to make application for public hearing to operate home based businesses. Planned Developments in the Town that restrict home occupations to Town Council approval include