



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



**Bill Detweiler, Director
Development Services**

"Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results."

~~ Andrew Carnegie

One of the most fascinating things (and for me the most intriguing thing) about the Development Services team is the ability to achieve individual success consistent with our Themes and Goals, all to the benefit of Town teammates and the Castle Rock community. I am constantly amazed by the individual and collective creativity and intellect of our team, exhibited daily through formal and informal discussions in the conference rooms and hallways of the organization and through interactions with our customers, Town Council and the five Boards and Commissions that we serve. There is nothing common about my Development Services teammates - they consistently produce uncommon results.

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

Castle Rock is a prime location for investment along the I-25 corridor, throughout our master planned communities and in downtown. In accordance with the 2030 Vision and Master Plan, our team is prepared to respond to the variety of land development applications and to keep pace with development activity that comes our way. As we move into another year of continuous community development activity, we are pleased that ongoing discussions with financial professionals, construction professionals and the variety of homebuilders and commercial brokers that provide input to our team confirm our suspicions about the strength of growth in Town. The Enterprise program is stable and resources are in place to handle the number of land use applications and field inspection activities in the year ahead.

Kathy Marx submitted her resignation / retirement notice to the team. Kathy will spend time with family and friends, travel throughout our beautiful country and enjoy life after many years of hard work. Kathy's professional experiences are interesting and diverse - they include living in seclusion in a fire watchtower, working in crazy California community development offices and spending long summer days and long winter nights in Alaska. I will miss her creative thinking and reasoned approach toward teammates and customers. I have worked with a variety of fascinating professionals in my career and thoroughly enjoyed sharing time with Kathy and calling her my teammate. Please join me in wishing Kathy good luck while enjoying a life of leisure.

hope everyone enjoys Valentine's Day with loved ones and we can look forward to oodles and oodles of snow in the mountains and cloudless days in Castle Rock throughout the month of February.

KUDOS

Great Customer Service



Rob Dana
Combination
Building
Inspector



Kyle Sipes
Building Inspector

Jon White, Building Inspector Supervisor, shared a note he received recently from Chad Eberhard of DR Horton, "Hey John, just a nice

job note. I appreciate the service I get from your inspectors. Especially Kyle and Rob. I like to walk as many inspections as I can with the inspectors of the day. These guys give me a heads up they are on site so I can get over to the inspection, or drive by me as they are getting on site. This really helps keep the site production moving, as I am able to have a plumber or framer on the inspection address to take care of minor corrections. Or, take care of it myself. Keeps us moving along and your guys from needing to come back. Good job and thanks for the great service. "



Great work, Rob and Kyle!

Enterprise Team Certifications

On January 9th Austin Payne and Johnathan Weber, Enterprise Team Construction Inspectors, passed the Colorado Department of Transportation Concrete Pavement Inspector—Level 1 exam.

Congratulations, Austin and Johnathan!



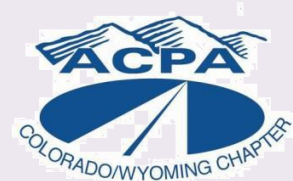
Austin Payne
Construction
Inspector



Johnathan Weber
Construction
Inspector



COLORADO
Department of
Transportation



Implementing the Community Vision through Development Activities

KUDOS

CalAtlantic Homes Shows Their Appreciation

On Friday morning, January 19th, the Building Division staff enjoyed donuts, bagels and cream cheese, coffee and orange juice courtesy of CalAtlantic Homes. Lynda Halterman, Permit



Specialist shared a note she received from Jessica West, CalAtlantic Homes Permit/ Starts Coordinator, *"We all appreciate everything you and the rest of the team down there do for us in the office here and the Meadows community."*



Way to go Team!

Festival Park Applause Award

An Applause Award was presented in January to several Town employees, including the following Development Services and Enterprise staff for their success and contribution to the Festival Park project: Kevin Elliott, Plan Review Supervisor (CRW); Keith Johnston, Development Review Manager; Julie Kirkpatrick, Long Range Project Manager; TJ Kucewesky, Plan Review Engineering Technician; Larry Hearold, Plan Review Project Coordinator; James Martino, Assistant Chief Building Official; and Jon White, Building Inspector Supervisor.



Congratulations, everyone!

APPLAUSE
award

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE



Jeremy Overmyer
Combination Building
Inspector

New ICC Certifications

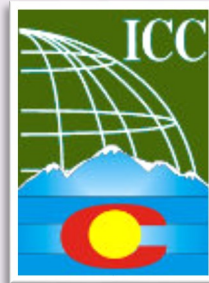
On January 5th, Jeremy Overmyer, Combination Building Inspector, passed the ICC Commercial Electrical Inspector exam.

Well done, Jeremy!



Brett Wilkie, Building Inspector, passed the Residential Electrical Inspector exam on January 9th.

Congratulations, Brett!



Brett Wilkie
Building Inspector

Please Make Welcome



Tracy Shipley
Development
Services Technician

Tracy Shipley joined Development Services on January 16th as a Development Services Technician in the Building Division. Tracy comes to us with over 10 years of experience in construction and permitting.

When not working, Tracy enjoys photography, 4-wheeling, and spending as much time as possible in the mountains. Tracy is married to her husband, Sean, has 2 daughters, Ashli and Britani; 2 grandsons, Lane and Hayden; and 2 dogs, Eli and DeDoux.

Tracy likes to share these fun facts: Her Grandpa Bryant Starks was Undersheriff of Douglas County from 1956-1964 and both of her parents graduated from Douglas County High School.

Welcome, Tracy!

WHAT'S NEW - PEOPLE

Building Division Staffing Update

As the Building Division continues to explore new ways to provide more efficient customer service, James Martino, Assistant Chief Building Official, announced the following staffing adjustments:

- Cindy Brooks has been promoted from Permit Specialist to Development Services Technician.
- Tracy Shipley was hired on January 16th to fill an additional Development Services Technician position.
- JR Trout, Combination Building Inspector, will fill a third Plans Examiner position. JR will also continue to assist with building inspection activities, as needed.
- The front counter temporary Permit Specialist position has been eliminated.



JR Trout
Plans Examiner



Tracy Shipley
Development
Services Technician



Cindy Brooks
Development
Services Technician



Implementing the Community Vision through Development Activities

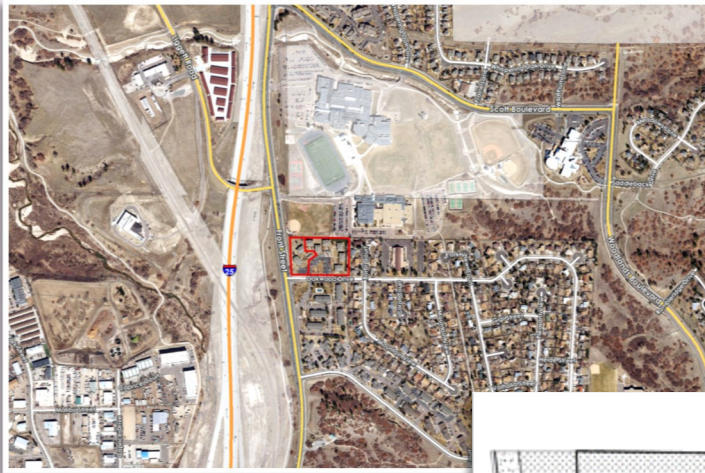
PROJECT UPDATES

Proposed Oakwood Apartments Expansion

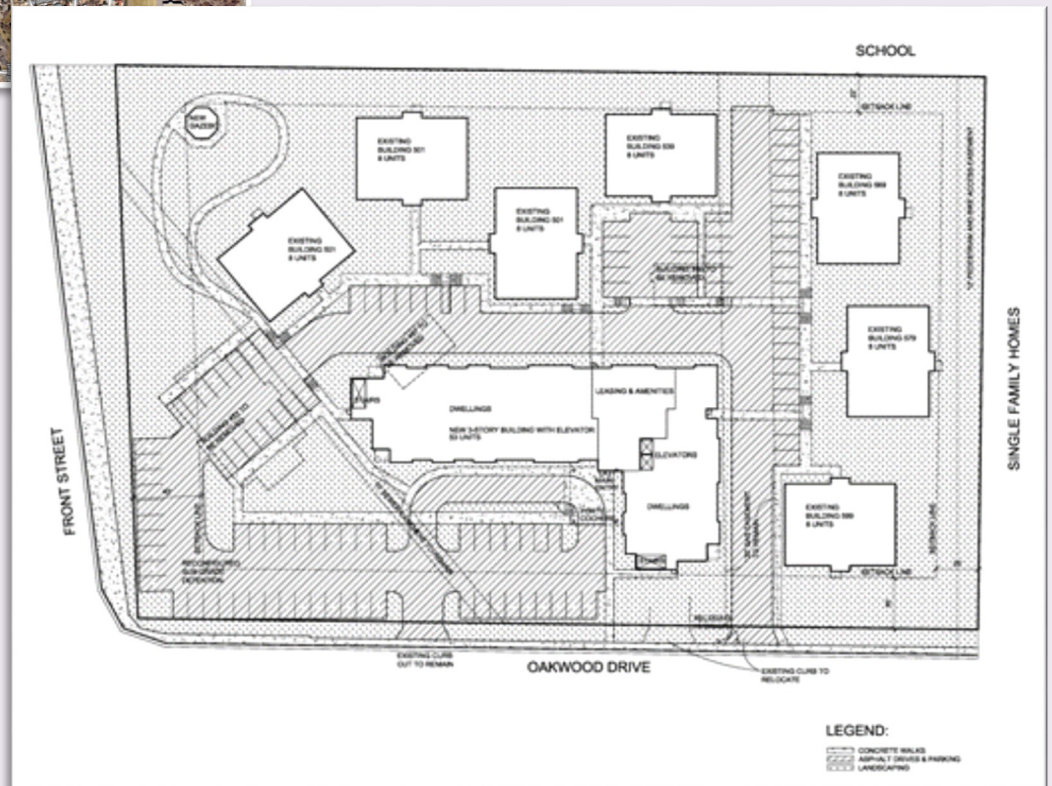
Douglas County Housing Authority submitted a Planned Development Major Amendment for the Oakwood Apartments Complex, located at 550 Oakwood Drive. The Oakwood Apartments offers affordable senior housing. The purpose of the Amendment is to increase the allowed density from 64 units to 109 units.

If the amendment were to be approved, one building containing 8 units of the existing 64 units would be removed, and 53 units will be added in a new building. The new building would be 3 stories tall. The new building will consolidate all leasing and amenity areas in its ground floor.

This application will require public hearings in front of the Planning Commission and Town Council. The hearing dates are to be determined.



Site Location Map



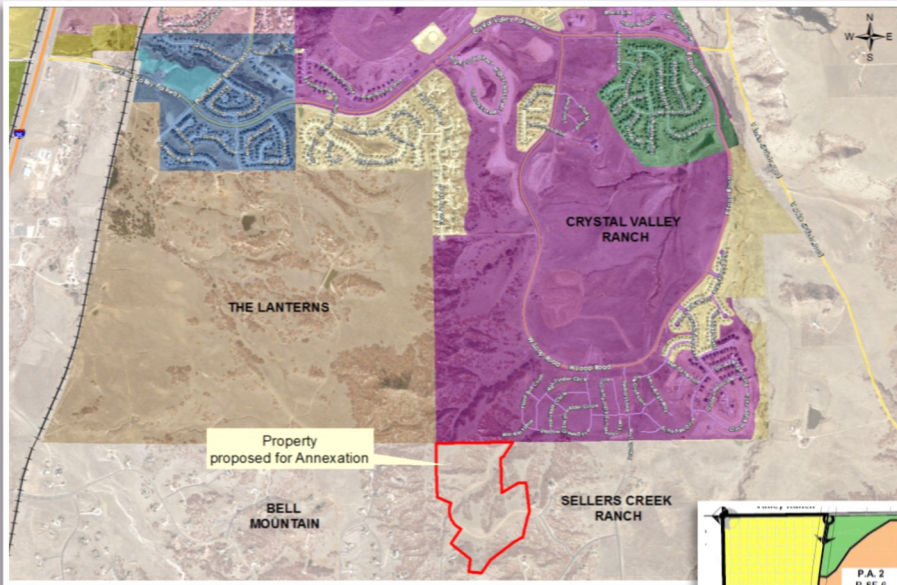
Planned Development Plan

Implementing the Community Vision through Development Activities

PROJECT UPDATES

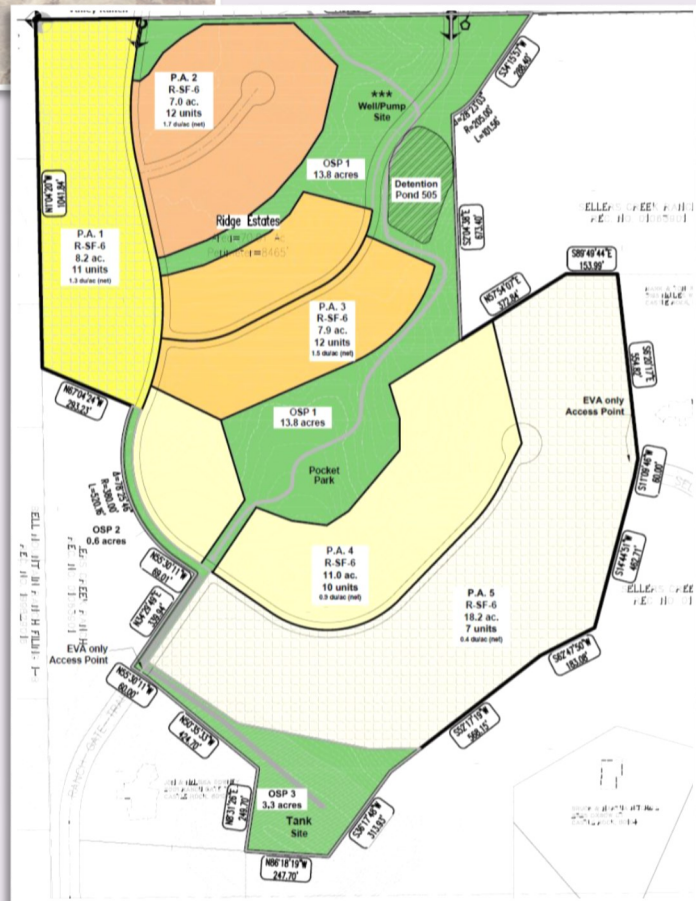
Ridge Estates

Crystal Valley Development Company has submitted an application for a Planned Development Plan (PDP) Zoning to develop 52 single-family detached residences with associated Open Space on a 70-acre site known as Ridge Estates. The property is located south of Crystal Valley Ranch, east of Bell Mountain Ranch and north of Sellers Creek Ranch. This application will require future public hearings.



Location Map

Planned Development Plan



WHAT'S NEW - TOWN COUNCIL

Ordinance Allowing Accessory Dwelling Units Approved

On January 16th, Town Council unanimously approved, on second reading, an ordinance that allows Accessory Dwelling Units (ADU's) as a use-by-right in residentially zoned properties with the following performance standards:

- Number of ADU's
 - One ADU per parcel/lot
- Owner Occupancy
 - The owner must occupy one of the dwellings on the lot/parcel
- Dual Rental Prohibited
 - At no time shall both units be used as rentals
 - Deed restriction recorded prior to issuance of building permit
- Subdivision
 - Parcel will not be subdivided or conveyed
- Utilities
 - No separate water or sewer taps and all billing will be to the primary dwelling account holder
 - If larger tap is required, the applicant will incur that cost
- HOA Compliance
 - Town will not enforce HOA Covenants
- Design
 - The ADU shall be similar in character, architectural design, style and appearance with existing dwelling
 - All applicable zoning requirements of the underlying zoning will be required
- Size
 - The ADU shall be no greater than 50% of existing habitable space and no greater than 800 square feet for a new building addition or detached ADU
- Number of Entrances
 - Only one entrance facing the addressed right-of-way
- Deviation from Stated Conditions
 - The Board of Adjustment shall hear any variance from the ADU ordinance
- Pets
 - The number of pets will be enforced per parcel/lot, not per dwelling
- Prohibited Use
 - Mobile homes, recreational vehicles and travel trailers are not acceptable for ADU's



Artist's Rendition
Rear Yard Accessory Dwelling

The ordinance takes effect on February 16th.

Artist's Rendition
Carriage House Accessory
Dwelling Unit



WHAT'S NEW - BOARDS & COMMISSIONS

Eternal Rock Evangelical Lutheran Church— Façade Site Development Plan

The Eternal Rock Evangelical Lutheran Church submitted a façade improvements application for the building located at 2 Phelps Street, just north of the Library and at the southwest corner of S. Perry and South Streets. The former auto shop will be converted for use as a church.

The proposed façade changes include new wood plank paneling, metal paneling, new storefront windows, a new main entrance canopy and airlock on the South Street side of the building. The style is more contemporary compared to other Downtown buildings; however, the building complements the adjacent Library and Town Hall architecture.

The Design Review Board unanimously approved the façade improvements at their January 10th meeting.



Site Location Map



Proposed View from the South Street Looking South

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Rezoning Philip S. Miller Park to the PL-1 Zone District

Town Council approved Ordinance No. 2016-09 on March 15, 2016 amending the Municipal Code to change the existing Public Open Space (POS -1) and (POS-2) zone districts to the Public Land (PL-1) and (PL-2) zone districts. The intent of the ordinance was to better align the permitted uses allowed within those zone districts with the actual types of facilities that exist within Town park properties. It was presented to Council at that time that once the POS zone district was changed to the PL district, existing parks, beginning with Philip S. Miller Park and Rock Park, would be rezoned to PL-1. After further deliberation it has been determined that a more appropriate zoning for Rock Park would be the newly created PL-3 zone. Therefore, only Philip S. Miller Park would be considered for the PL-1 rezoning.

On January 11th, the Planning Commission recommended approval to Town Council of the rezoning of Philip S. Miller Park to the PL-1 District based on: (1) The PL-1 designation allows site development for active recreation and could ultimately allow other Town facilities through the Use by Special Review Process; and (2) the potential uses are consistent with the Town's Comprehensive Master Plan and the Vision 2020 document.

Town Council will consider this matter at their February 6th meeting.



Philip S. Miller Park Location

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission (Cont'd)

Rezoning Rock Park to the PL-3 Zone District

On March 15, 2016, Town Council amended the Town Municipal Code to change the existing POS-1 and POS-2 Zone Districts to PL-1 and PL-2 Zone Districts. Since that time Town Council saw the need for the creation of a PL-3 Zone District to specifically address the uniqueness of Rock Park.



Rock Park

On November 7, 2017, Town Council approved Ordinance No. 2017-030 amending the Municipal Code to create the PL-3 zone. The PL-3 zoning classification was created based upon community feedback and giving consideration to the request from the Town's citizens to consider a zone district for Rock Park that would define the scope of allowed uses and standards specific to Rock Park. This new zone district established appropriate limitations and standards on future development and uses of the park.

The Planning Commission recommended that Town Council approve the rezoning of Rock Park to the PL-3 zone district at their January 11th meeting.

Town Council will consider this item at their February 6th meeting.



Rock Park Location

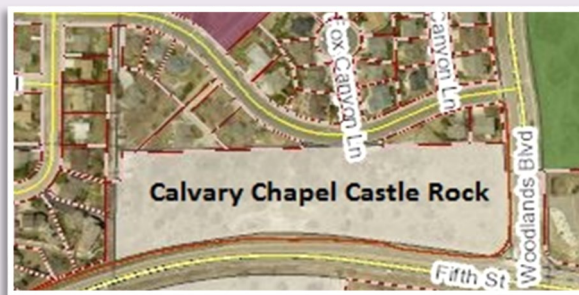
WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission (Cont'd)

Calvary Chapel Site Development Plan

The Calvary Chapel site was annexed into the Town by Town Council on June 20, 2017 and the PD zoning was also adopted by Council on June 20, 2017. The site development plan proposes to construct a 20,917 square foot church on a 5.4+ acre site. The site development plan complies with all standards of the previously approved Calvary Chapel Planned Development.

The Planning Commission recommended approval of the Site Development Plan to Town Council at their January 11th meeting. Note: The applicant has since withdrawn their application and will resubmit to Planning Commission and then Town Council.



Calvary Chapel Castle Rock
Location

Design Review Board Vacancy

Do you know a downtown Castle Rock property owner that would be a good candidate to serve on the Design Review Board? The Town currently has a vacancy on this Board.

This volunteer appointment requires a two-year term commitment, and applicants must be a downtown Castle Rock property owner.

The Design Review Board reviews all development applications that require a Downtown site plan to achieve the goals and objectives of the Downtown Master Plan, the Downtown Overlay District and the Historic Preservation Plan. The seven-member board is comprised of two Downtown property owners, two representatives each from the Downtown Development Authority and Historic Preservation Board and one representative from the Planning Commission.

The Design Review Board meets on the 2nd and 4th Wednesdays of each month.



WHAT'S NEW - GENERAL

Contractors Luncheon

The next contractors luncheon is scheduled for:



- Wednesday, February 14, 2018
- 11:30 am to 1:00 pm
- Millhouse at Philip S. Miller Park
1375 W. Plum Creek Parkway

If you're interested in sponsoring or attending a luncheon or have any questions, our Permit Specialists, Lynda Halterman and Diane Maki, will be happy to assist you. Please contact them at buildingcounter@CRgov.com or 720-733-3527.

To view public notices, please visit:
CRgov.com/notices

For planning questions, please email:
Planning@CRgov.com

For zoning questions, please email:
Zoning@CRgov.com

To view building info, please visit:
CRgov.com/building

For code information, please visit:
CRgov.com/CodeCentral



“Nobody cares how much you know, until they know how much you care.”

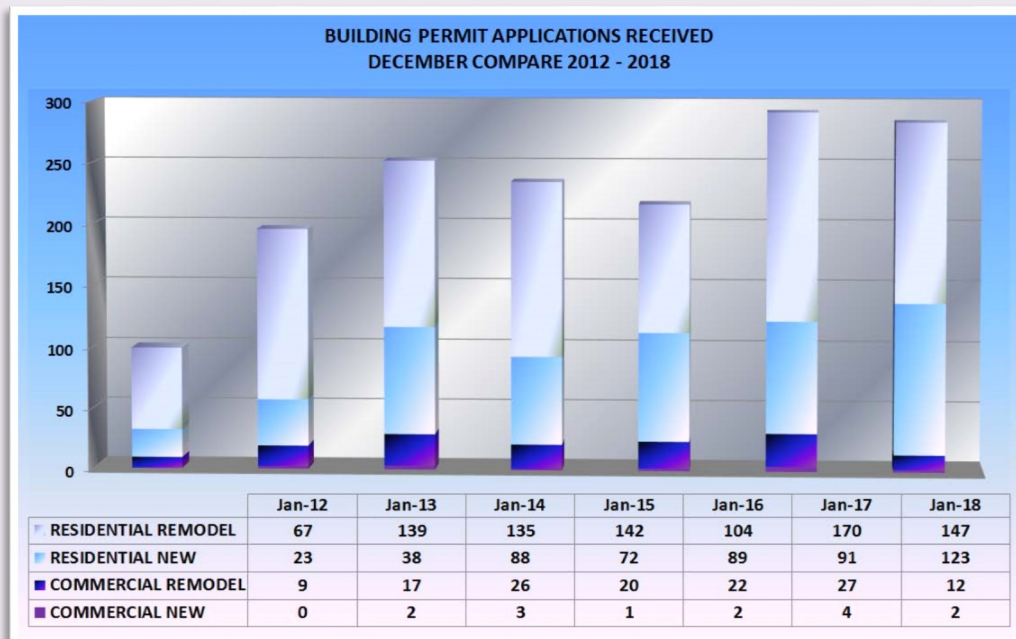
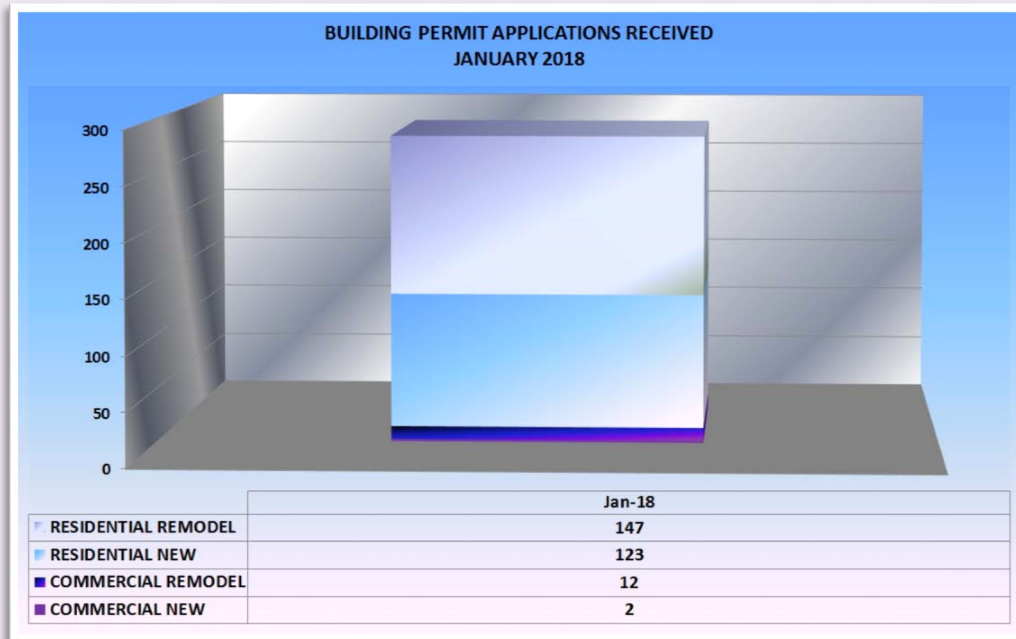
~~ Theodore Roosevelt

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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

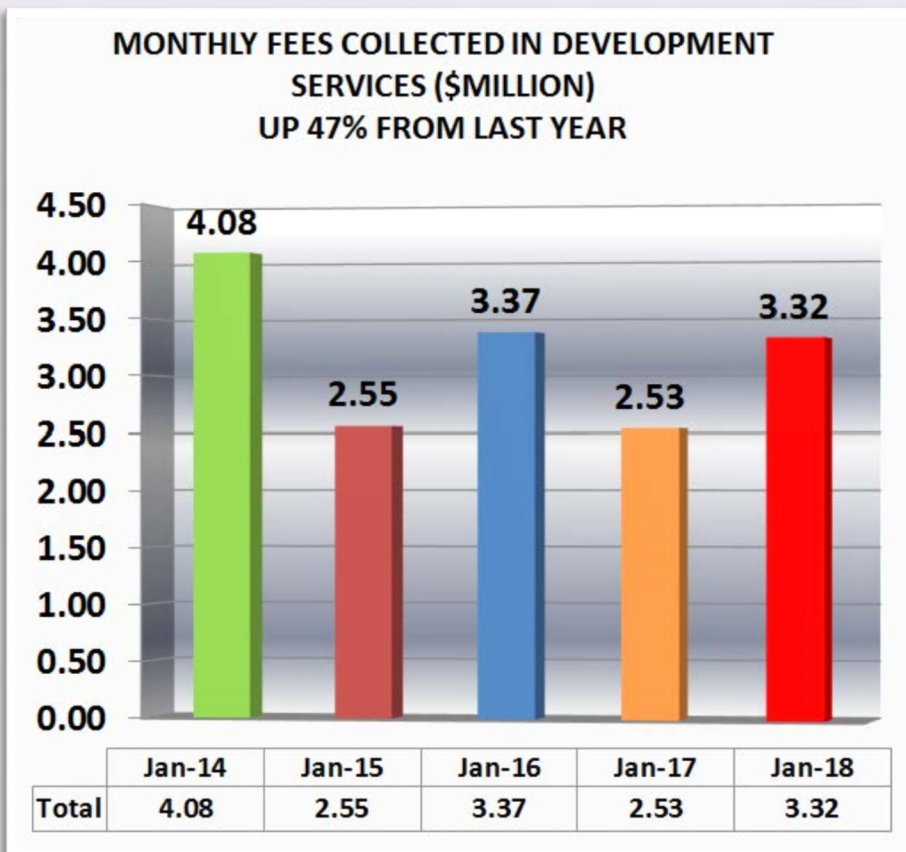
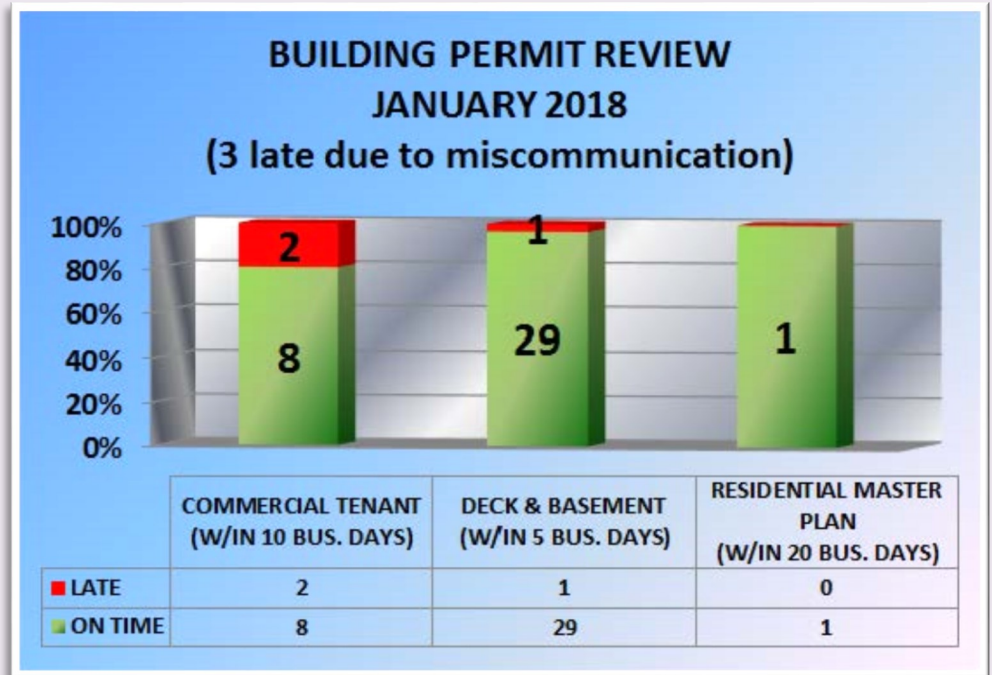
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

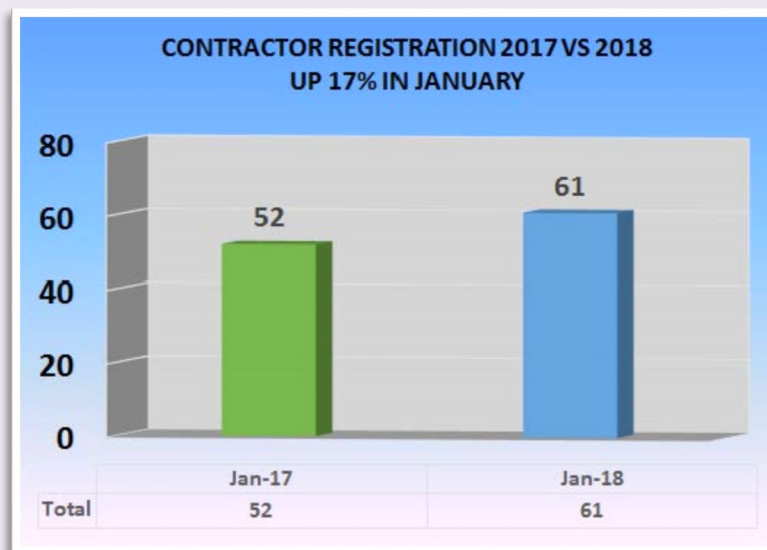
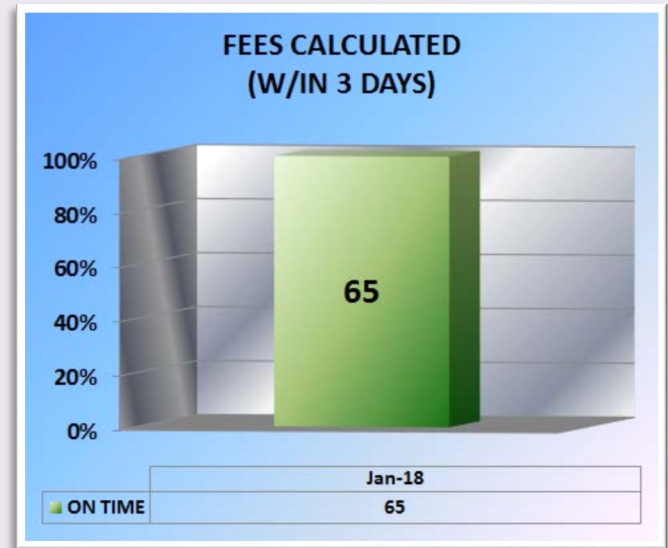
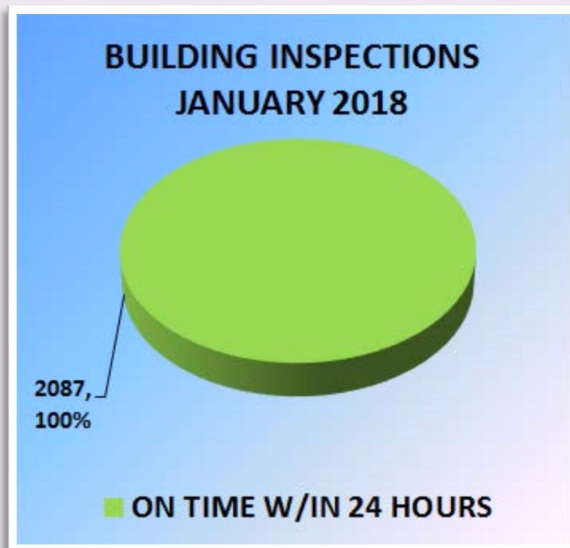
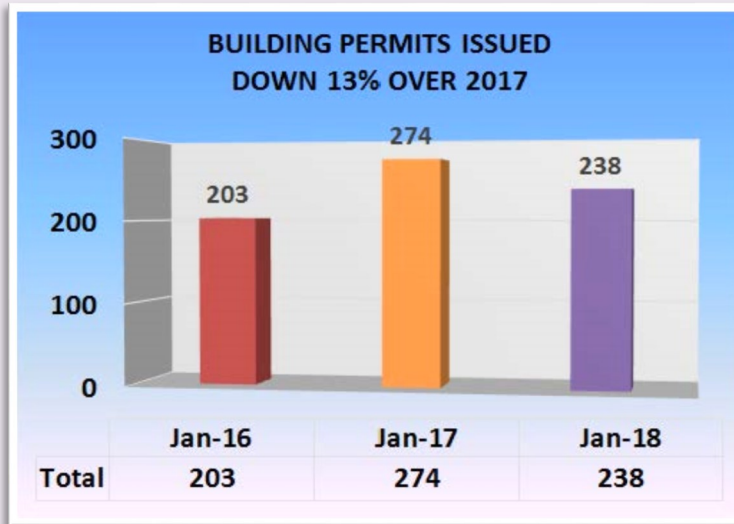
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

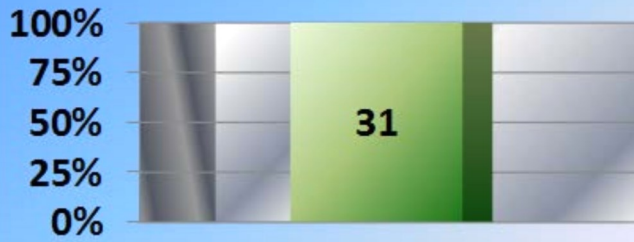


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

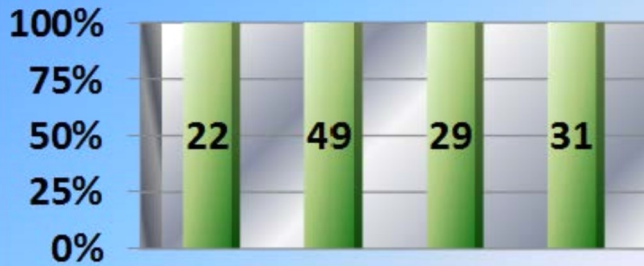
Code Compliance

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



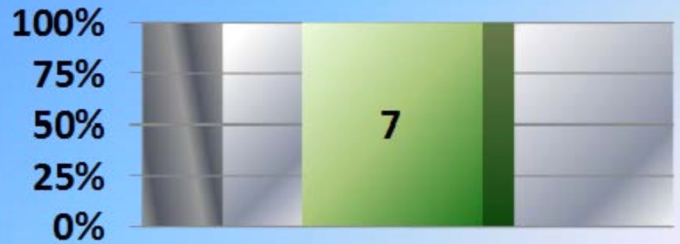
	Jan-18
■ LATE	0
■ ON TIME	31

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



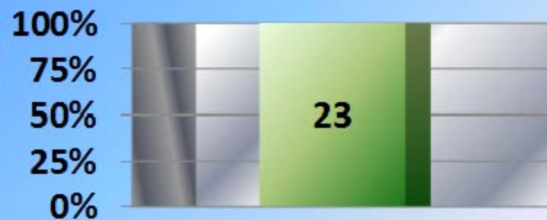
	Jan-15	Jan-16	Jan-17	Jan-18
■ LATE	0	0	0	0
■ ON TIME	22	49	29	31

NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



	Jan-18
■ LATE	0
■ ON TIME	7

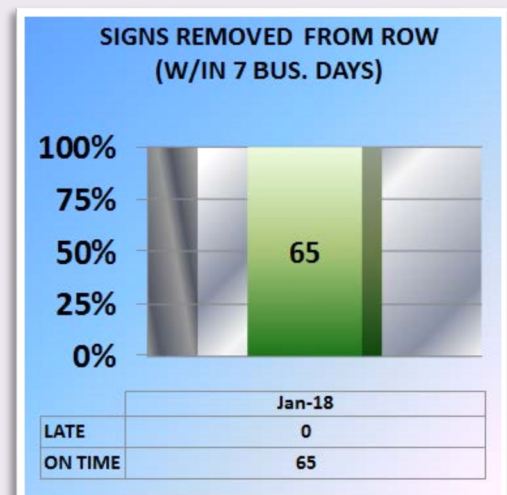
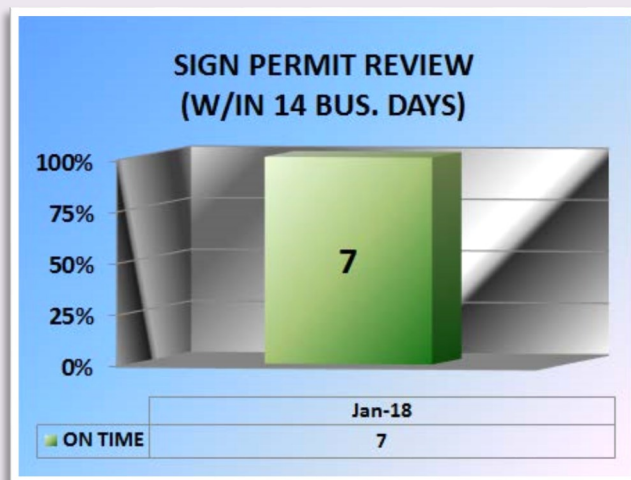
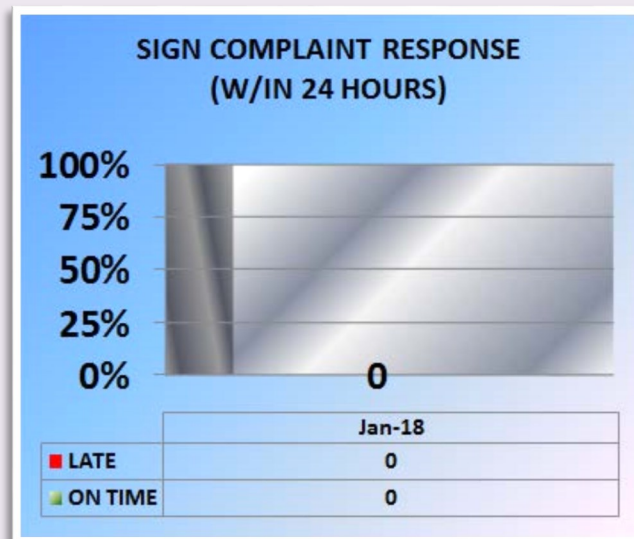
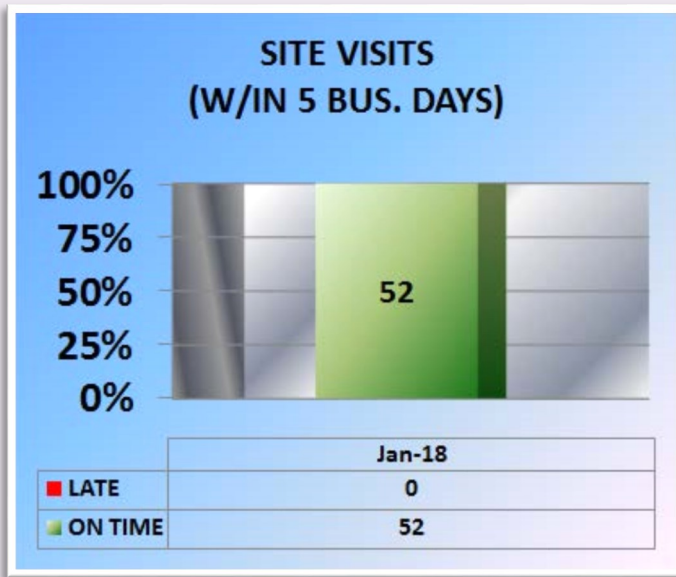
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



	Jan-18
■ LATE	0
■ ON TIME	23

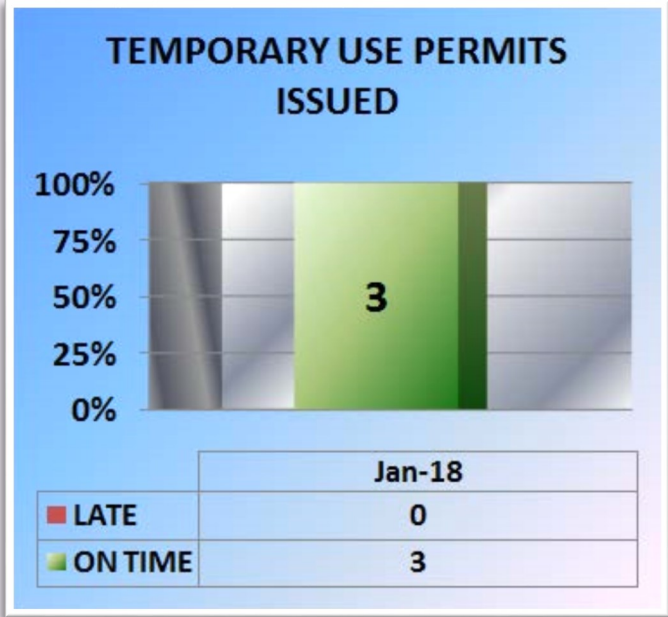
CORE SERVICE LEVELS

Code Compliance

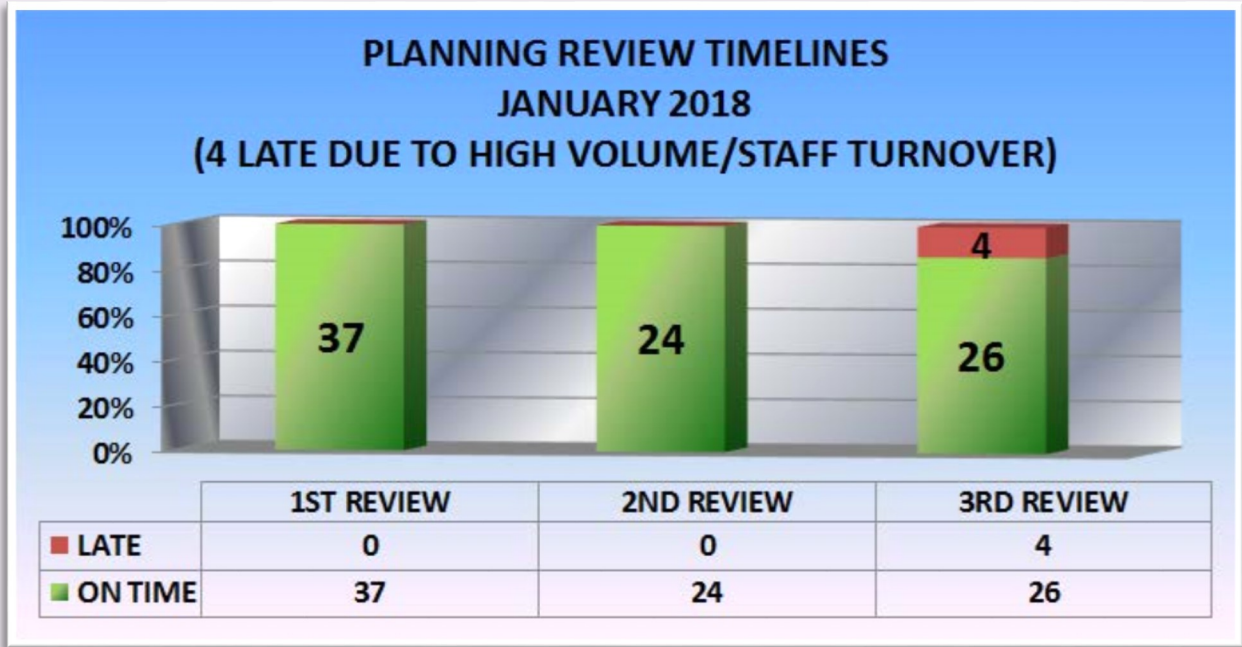


CORE SERVICE LEVELS

Zoning Division

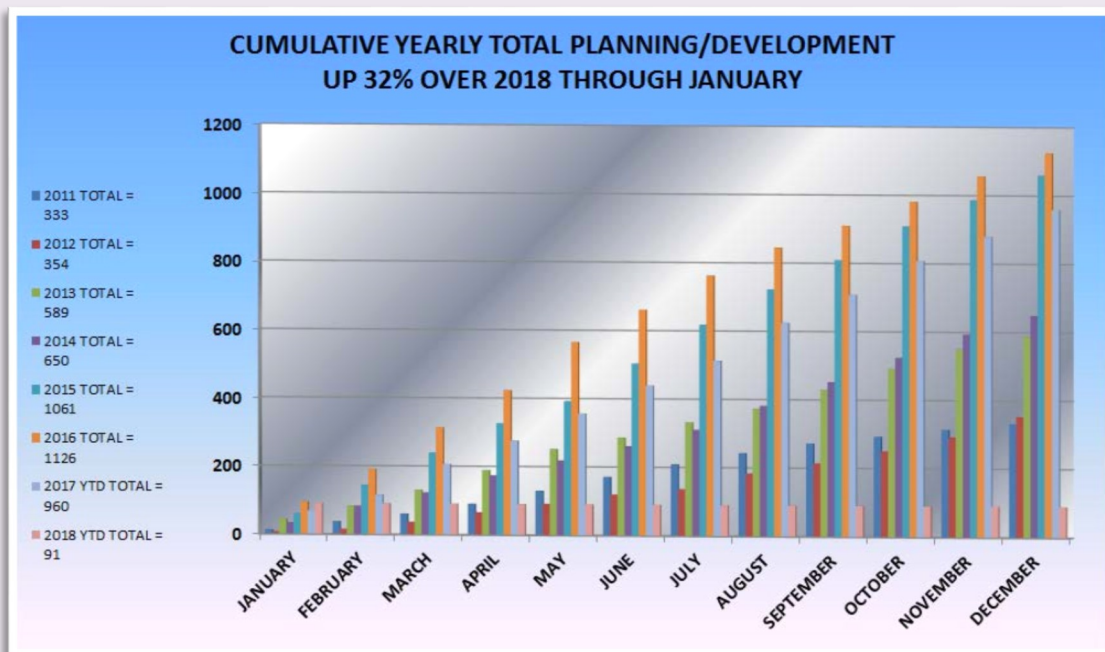


Planning Division



DEVELOPMENT ACTIVITY

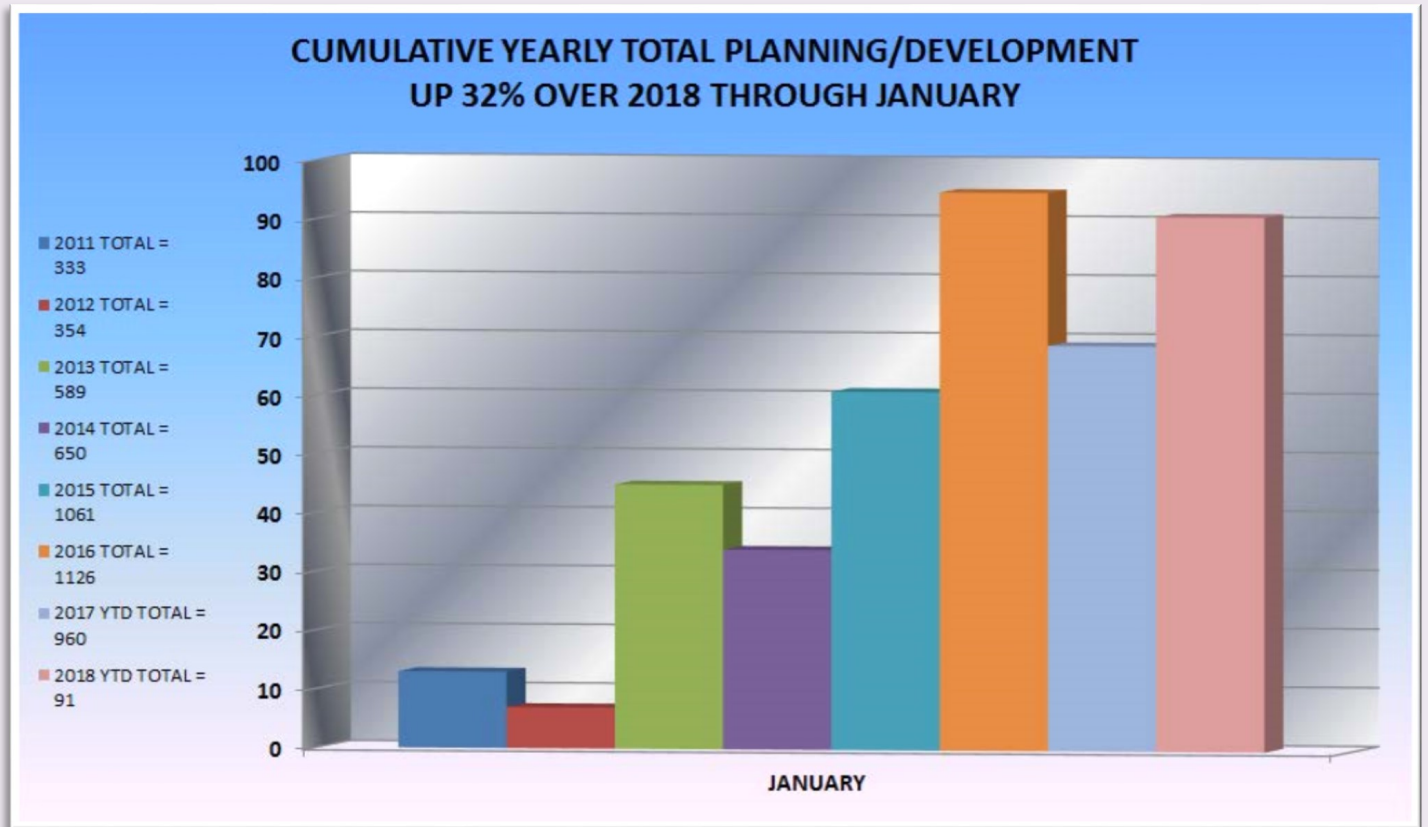
Planning Division



Implementing the Community Vision through Development Activities

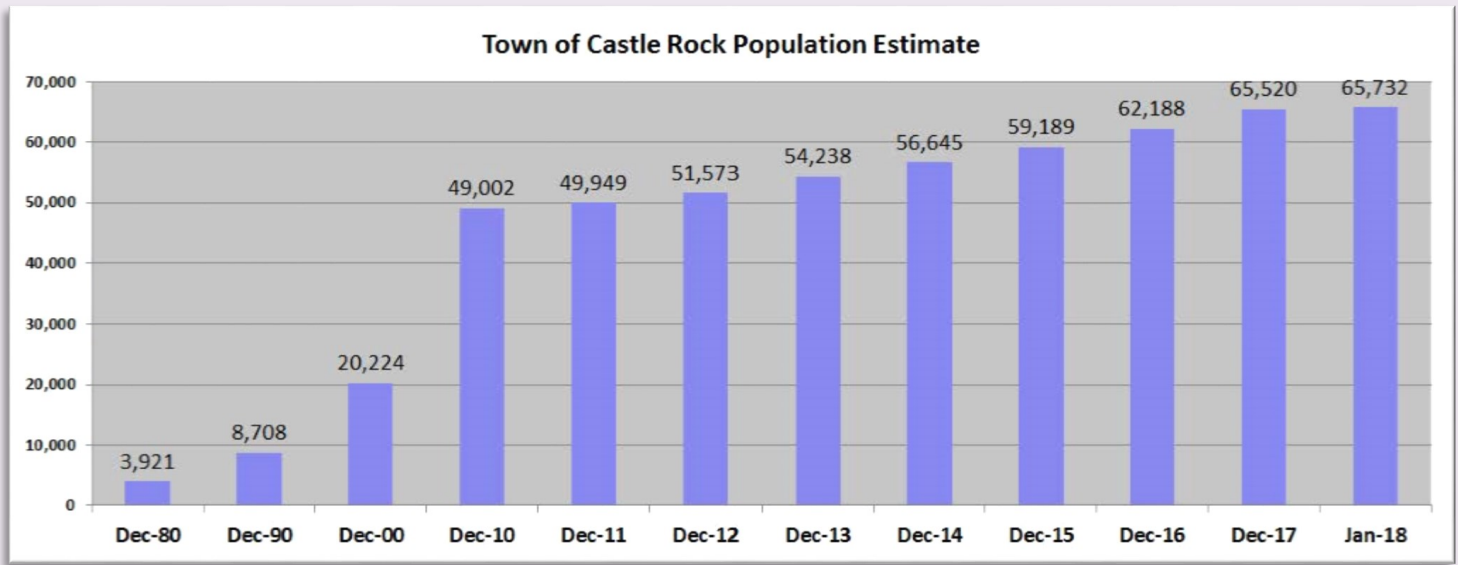
DEVELOPMENT ACTIVITY

Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities