

ORDINANCE

INTERCHANGE OVERLAY (IO) DISTRICT

TOWN COUNCIL MEETING
JULY 1, 2025



INTERCHANGE OVERLAY (IO) DISTRICT

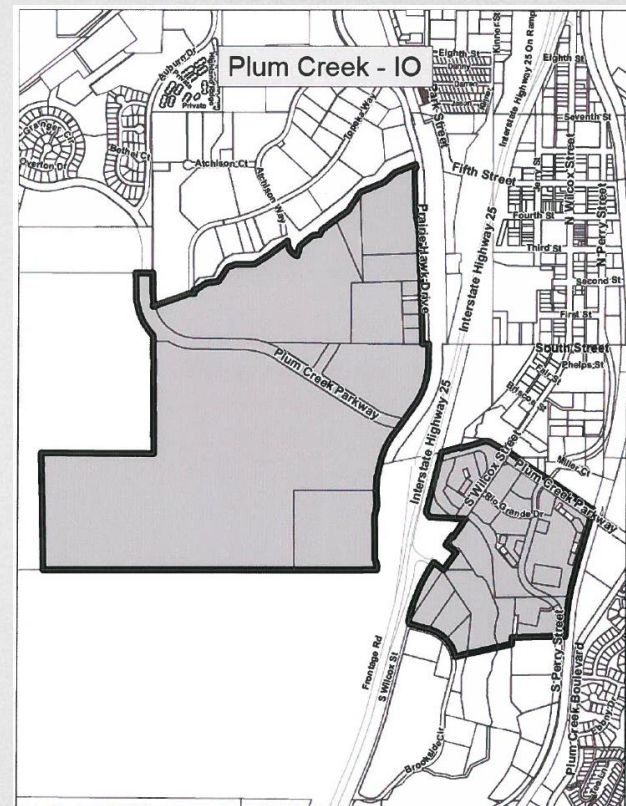
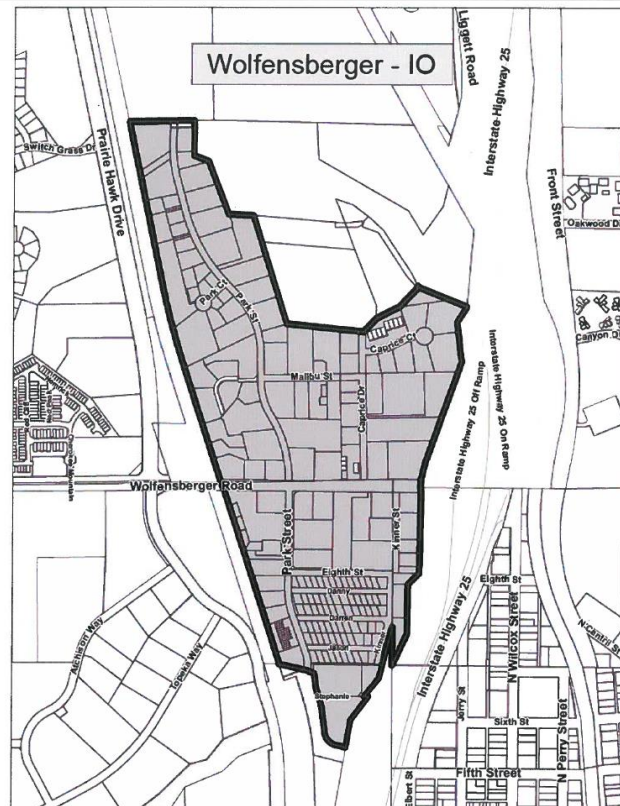
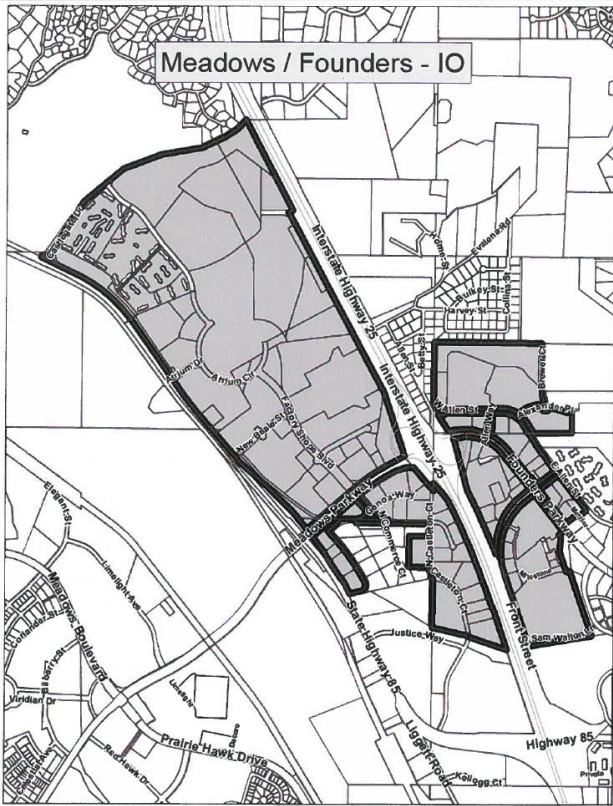
CASTLE ROCK MUNICIPAL CODE SECTION 17.44

2010 TOWN ADOPTED INTERCHANGE OVERLAY DISTRICT

Promote Economic Development At Key I-25 Interchanges:

- Leverage high-traffic areas as economic catalysts by allowing higher densities and flexible, mixed-use zoning
- Activate underutilized land and encourage reinvestment in key areas
- Create attractive and welcoming gateways into Castle Rock with high design standards

INTERCHANGE OVERLAY (IO) DISTRICT MAPS



INTERCHANGE OVERLAY (IO) DISTRICT

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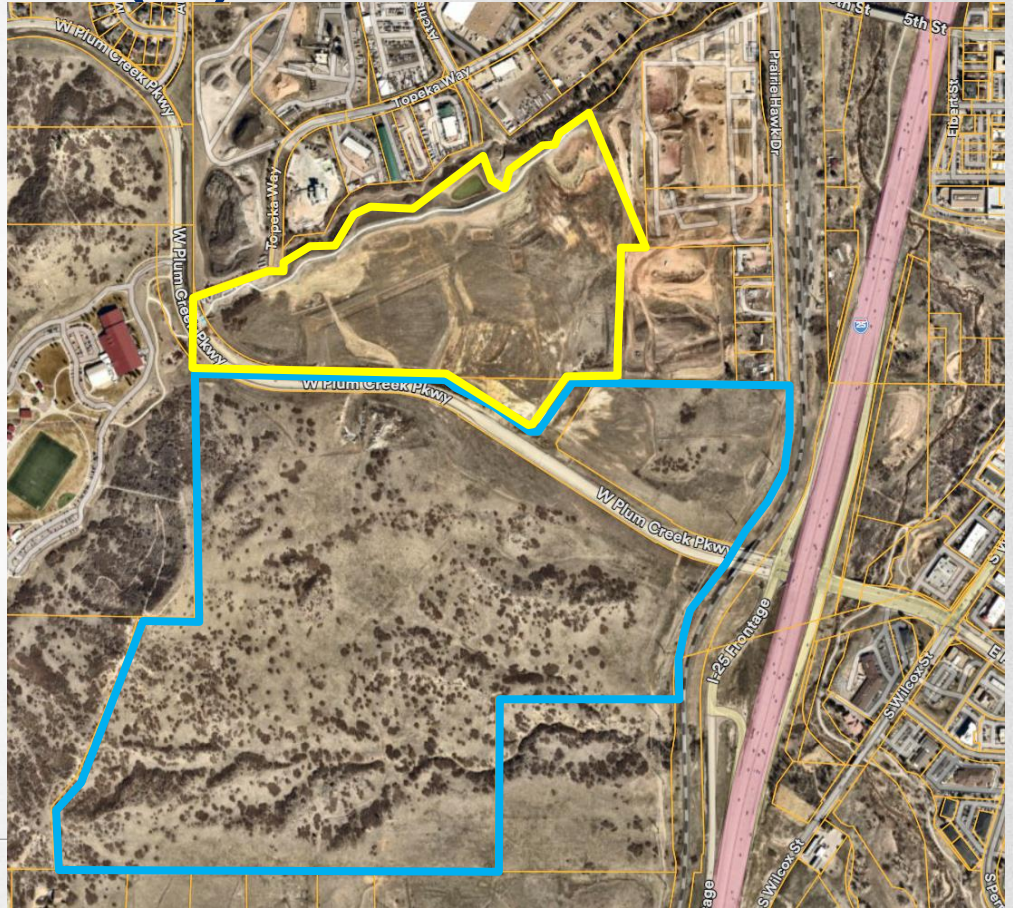
Key Features of IO Zoning:

- Voluntary – property owners must ask to rezone to IO
- Uses include residential, commercial, office, and industrial
- Encourages mixed-uses within building or block
- Allows higher building height to maximize densities (6 stories or 90 ft)
- Reduced open space and parking requirements
- Streamlined regulations (administrative review of SDPs, no Skyline/Ridgeline)
- Requires quality architecture and landscape standards in IO Design Standards

INTERCHANGE OVERLAY (IO) DISTRICT

TWO PROPERTIES HAVE REZONED TO IO:

- Castle Meadows IO PD, (blue)
177 acres, zoned in 2016,
vested through 12/31/2035
- Miller's Landing IO PD, (yellow)
48 acres, zoned in 2017,
vested through 12/31/2036,
does not allow residential



INTERCHANGE OVERLAY (IO) DISTRICT

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PROPOSED ORDINANCE

The Interchange Overlay District will remain in the code as it is applicable to the two properties that have zoned to it.

Ordinance makes it clear that no new properties may select this zoning with language added to both sections 17.02 and 17.44:

“BEGINNING SEPTEMBER 1, 2025, NO ADDITIONAL PROPERTIES WILL BE ZONED IO; PROVIDED, HOWEVER, THAT ALL PROPERTIES WITH EXISTING IO ZONING WILL CONTINUE TO BE CLASSIFIED AS IO, AND WILL CONTINUE TO BE SUBJECT TO THE REQUIREMENTS THAT APPLY TO IO ZONING DISTRICTS.”

PROPOSED MOTIONS

Approval:

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

Approve with Conditions:

“I move to approve the Ordinance, as introduced by title, with the following conditions_____.”

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on _____.”

QUESTIONS?

