



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"No amount of genius can overcome a preoccupation with detail."

~~ Murphy's Law



One of the challenges when reviewing land development applications in a team setting is to avoid bypassing the big picture and jumping head first into the details. Instead of introducing a project by stepping back, pausing, and giving


consideration to the policies and goals outlined in the Vision and Comprehensive Master Plan and the benefits an individual project will provide, discussions often dissolve into a debate about the required distance in feet of a building setback - to the third decimal point, the percentage of parking spaces required per building square footage - to the fifth decimal point, or the exact distance in inches for tree canopy separation as shown by a perfect circle on a drawing, when everyone knows that tree limbs never grow into a perfect circle. The Town is blessed with a fantastic natural landscape that evolved over millions of years of weathering and generation, after generation, after generation, of plant growth. Nature has its way of finding the perfect balance point. Why designers think the built environment is perfected by using exact measurements in an inexact world (of course contractors "always" field build to those finite measurements) leads to my increasing


For the latest in development activity,
please visit:


www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

intellectual instability. Ahhh, how I long for the days before AutoCAD and Photoshop, when I drew site plans, building floor plans, and building wall details using a T-square with ink on sepia, and often free-handed the landscape plan layout. I prefer free-hand sketches depicting a development vision, not perfectly straight lines and exact 90 degree corners drawn by Wall-E.

 *Speaking of development activity, the most recent Monthly Report shows continued success by the Development Services Enterprise team in meeting Council-adopted core service levels for plan review and field inspection activity. Meeting those goals provides investors and the development community with certainty on timing of projects and allows our economic development partners to market the community and attract business and commerce to Town. "Time is money" is not just a slogan to investment teams and development teams, it is a matter of survival in a highly competitive environment. Growth projections remain strong and the number of residential building permits remains slightly above 2017 trends, so staff is busy keeping pace with our customers and meeting expectations. High five and great work by our team!!!*

 *Tara Vargish, Keith Johnston and I attended the Collaboration Campus groundbreaking in The Meadows community on May 21st. The project represents a commitment by Colorado State University, Arapahoe Community College and Douglas County High School to provide options in secondary education that is flexible and affordable. Several speakers noted the benefits of the facility and how it will attract business interests to Castle Rock. The Meadows community is also experiencing exciting growth in the Town Center area through construction of much needed multi-family housing and pedestrian-oriented businesses. Expectations remain high for future development at the hospital campus and continued growth of single-family housing throughout the community.*

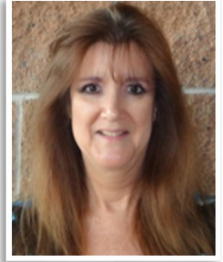
 *Summer rain taps on my window as I enthusiastically welcome warm nights to prolong daytime activities.*

KUDOS

ICC Certification

Joseph Montoya, Chief Building Official, announced that Cindy Brooks, DS Technician, passed the ICC Zoning Inspector exam on May 4th.

Congratulations, Cindy!



Cindy Brooks
DS Technician

Customer Service Champion



Jenn Bigham
Zoning Technician

Jenn Bigham, DS Zoning Technician, received a note on May 14th from Rick Stillman of HG Management, *"...Thank you for all of the information and the attached plot plans for the two properties. The clarification of the skyline/ridgeline terms was very helpful."*

Jenn also received this comment on May 18th from Daina Carlson regarding a tenant remodel, *"Thank you so much for your amazing help!"*

In addition, Jenn received a letter on May 24th from Linda Brown, *"...your active listening skills and customer care empathy are exceptional"* and, *"...I shall always be a vocal cheerleader for Castle Rock's dedication to preserving the city's codes while seeking to guide the residents to a place of satisfaction and harmony. You exemplify this..."*

Way to go, Jenn!

New Professional Engineer Designation

Tony Marusiak, Public Works Development Lead Engineer, passed the State of Colorado Professional Engineering exam on May 24th. Tony spent months preparing for the exam while tackling his new job at the same time.

Awesome job, Tony!



Tony Marusiak
Development
Lead Engineer

New Notary Commission



Sharon Chavez
Sr. Office Assistant

Sharon Chavez, Senior Office Assistant, was appointed and commissioned a Notary Public by the Colorado Secretary of State on May 31st. Sharon's recent commission will assist the department with their Notary needs.

Congratulations, Sharon!



KUDOS

Value Award

The DS Admin Team received a Value Award on May 15th for their work on successfully migrating the Department's five (5) Boards and Commissions to the Granicus/Legistar program. This is a legislative management software tool that is cloud-based for governmental agencies relating to meeting and agenda management. The Town purchased this software in 2013 for Town Council meetings with the goal of eventually moving all of the Town's Boards and Commissions to this software program. The DS Admin Team spent numerous hours training with IT Project Manager, Mark Maloney, and then subsequently implemented the program this spring.



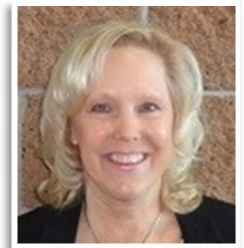
(From Left to Right) Sharon Chavez, Denise Hendricks, Jackie Jensen, Julie Parker

The *Value Award* is recognition of a Town employee or work team that demonstrates exceptional dedication in upholding the Town values.

Well done, Admin Team!

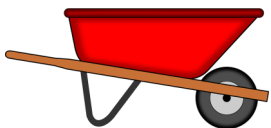
Staff Recognition at Town Council Meeting

Zoning Manager, Tammy King, was recognized at the May 15th Town Council meeting by Councilman Bower for her coordination efforts with the Douglas County 4-H program, who provided assistance cleaning-up blighted homes in the Craig & Gould neighborhood. Councilman Bower recognized Ms. King for "thinking outside the box" and conveyed how much he appreciated her work.



Tammy King
Zoning Manager

Hats off to the Zoning Team!



Implementing the Community Vision through Development Activities

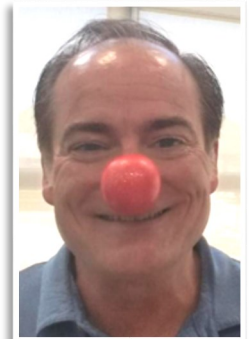
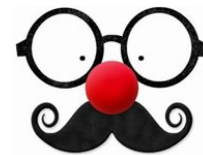
WHAT'S NEW - PEOPLE

Red Nose Day at DS

DS participated in Red Nose Day on May 24th.

“Red Nose Day is a fundraising campaign run by the non-profit organization Comic Relief, Inc., a registered U.S. 501(c)(3) public charity.

“Red Nose Day brings people together to have fun, raise money and change the lives of kids who need our help the most. Red Nose Day launched in the US in 2015, dedicated to ending child poverty, both in the US and in some of the poorest communities in the world. The money raised by Red Nose Day in the US has benefited programs for children and young people in all 50 states and in 25 countries internationally. Globally, Red Nose Day has raised over \$1 billion since its launch in the UK in 1988.” (rednoseday.org)



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

19th Annual Employee Breakfast

YOU ARE INVITED!



*Let the boss
serve you!*

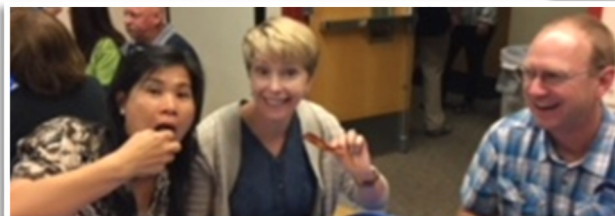
Wednesday, May 9
7 to 9 a.m.
Castle Rock
Recreation Center
Panorama Hall

Thanks to the Clubhouse Grill at Red Hawk Ridge for this year's menu:

- Homemade green chili
- Homemade salsa
- Tortillas
- Scrambled eggs
- Hash browns
- Bacon
- French toast casserole
- Yogurt parfaits
- Mini muffins
- Bananas
- Coffee and juice

Please stop by, get your employee gift, and have breakfast on us!

On May 9th, the Town hosted its 19th Annual Employee Breakfast. The breakfast was held in the Panorama Room at the Recreation Center from 7:00 am to 9:00 am. Employees were served by the Town's Executive Management Team. In addition to the meal, prepared by the Clubhouse Grill at Red Hawk Ridge, the Town also presented each employee with an appreciation gift.



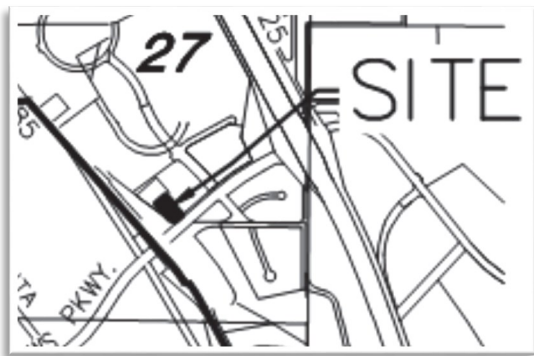
Implementing the Community Vision through Development Activities

PROJECT UPDATES

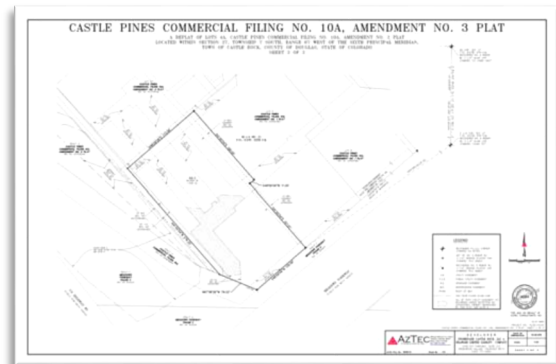
The Promenade

The Promenade at Castle Rock submitted a Plat and Site Development Plan (SDP) for Lot 4A of Castle Pines Commercial Filing 10A. The site is located on the north side of Meadows Boulevard between Factory Shops and US Highway 85. The site is approximately 1.3 acres in size and will be for the construction of a new multi-tenant building. The SDP is for building design, site layout, associated utilities, landscaping and parking. The Plat is to reconfigure existing utility easements on the parcel, no new lots are being created through this Plat.

This project is under administrative review and does not require public hearings.



Site Location

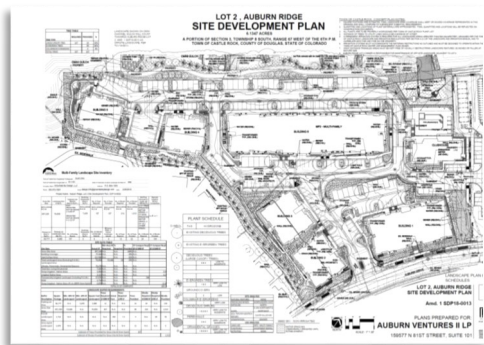


Site Layout

Auburn Ridge Site Development Plan, Lot 2

Auburn Ventures II, LP submitted a Site Development Plan amendment to adjust parking north of Building 5, northwest corner of Building 6 and southwest corner of Building 1. Due to parking constraints by the clubhouse, the mailbox pad was moved west of Building 3. The applicant proposes to revise the landscape to allow a required maintenance access road along the Omni Gulch. The revision requires the landscape to be shifted and landscape locations revised. The project is located on Auburn Drive, southwest of Auburn Drive and Wolfensberger Road, north of Plum Creek and Auburn Road.

This project is an administrative application and does not require public hearings.



Site Layout



Site Location

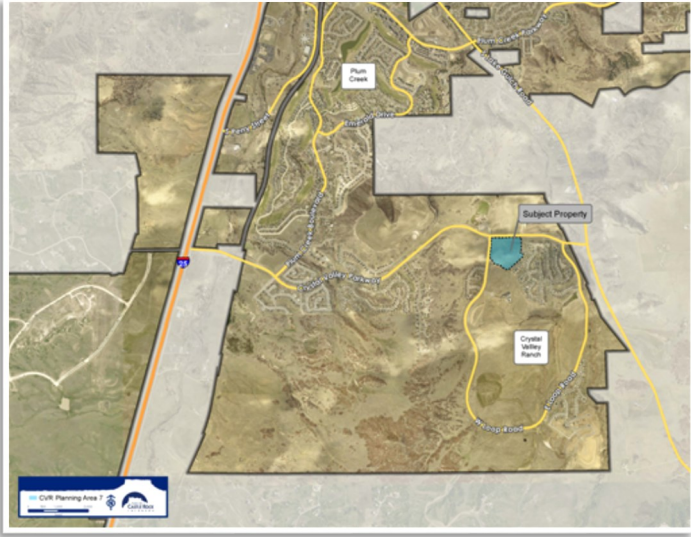
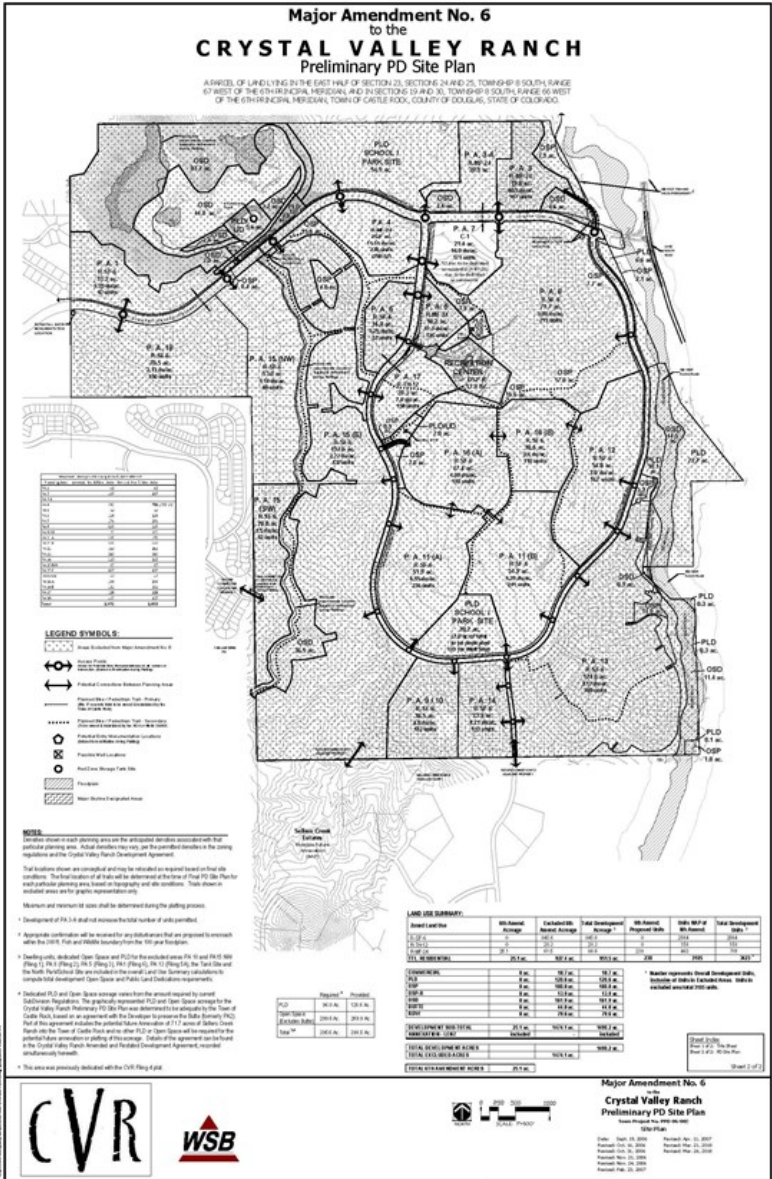
Implementing the Community Vision through Development Activities

PROJECT UPDATES

Crystal Valley Ranch Major Planned Development Amendment

The Town has accepted an application for a Major Planned Development Amendment in Crystal Valley Ranch. This 21.4 acre property is located on the southeast corner of Crystal Valley Parkway and West Loop Road. The current zoning on the property allows 10.7 acres to be developed as commercial and 10.7 acres to be developed as residential, to include multi-family or single family. The owner, Crystal Valley Development Company, is proposing to rezone the property to reduce the commercial acreage to 4 acres and increase the residential area to approx. 17 acres. The maximum number of dwelling units would remain 171. No changes to any of the permitted uses are proposed.

The first submittal is under staff review. This is a quasi-judicial application and public hearings are required; one before Planning Commission and two readings before Town Council. The hearings have not yet been scheduled. A neighborhood meeting was held on April 16th. Eight residents attended the neighborhood meeting and were supportive of the rezoning and reduction of commercial area.



Vicinity Map

Planned Development Plan

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

May 15th Town Council Meeting

New Parking Requirements for Development in Downtown Overlay District

Town Council unanimously approved the Downtown Overlay District Parking ordinance. The ordinance modifies the Municipal Code to provide adequate parking for newly constructed, multi-family residential and business/commercial development within the Downtown Overlay District. The ordinance was developed based upon input from the Downtown Alliance, Planning Commission and recommendations outlined in the Downtown Parking Study. The ordinance goes into effect on June 15, 2018.

Rezoning of Town-Owned Property for Central Service Center

An ordinance rezoning a 156.693 acre town-owned parcel, located at the end of Caprice Drive, was unanimously approved by Town Council. The ordinance rezoned the property from POS-1 District to Public Land - 1 (PL-1). The rezoning was necessary to provide for an appropriate zoning classification for the intended use as the Central Service Center for the Town's Public Works and Parks Maintenance facility. The ordinance was an emergency adoption and went into effect immediately, which allowed the proposed Central Service Center project to continue without interruption.

Site Development Plan for Personal Wireless Service Facility - Quarry Mesa

The application by T-Mobile West for Use by Special Review/Site Development Plan allowing for a personal wireless service facility, located at the intersection of Crystal Valley Parkway and Mighty Oaks Drive (Quarry Mesa Open Space), was denied (5-1) by Town Council. Several citizens spoke in opposition to the proposal.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

On May 9th the Design Review Board held public hearings on two projects:

Wild Blue Yonder Site Development Plan Amendment

The Board unanimously approved façade changes, as submitted by the applicant, for the project located at 519 N. Wilcox Street (shown below).



Approved Façade Modifications

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board (continued)

Castle Rock Bike and Ski Shop

The Board unanimously approved the Castle Rock Bike & Ski mural, as proposed by the owners. The shop is located at 411 4th Street and the mural will be painted on the east side of the building facing the public alley.



Existing View of East Side of Building



Approved Mural

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

At their meeting on May 24th, the Planning Commission held public hearings on the following projects:



Calvary Chapel Site Development Plan

The Commission voted 5-1 to recommend approval of the Site Development Plan to Town Council with one Commissioner voting “no” based on an access concern. This concern is not related to the interface mitigation requirements that the Planning Commission has authority to review and provide recommendations. Several neighborhood residents spoke in opposition to the project. The Town Council hearing is tentatively scheduled for June 19th.

Wireless Code Update

The ordinance to update the Wireless Code was unanimously recommended for approval to Town Council. Staff answered questions from citizens about macro towers and placement in conservation zones/open space. Town Council will hear this ordinance at a future meeting.

Group Homes Ordinance

The ordinance to update Group Home regulations was unanimously recommended for approval to Town Council. One resident requested that a neighborhood HOA notification requirement be added to the ordinance. The Town’s Assistant Attorney discussed the reason to not include the notification requirement and the Commission agreed. No other concerns were presented. The Town Council hearing is tentatively scheduled for June 19th.

Meadows Town Center Site Development Plan

The proposed Site Development Plan for a mixed use building project located in The Meadows Town Center was unanimously recommended for approval to Town Council. No concerns were expressed by residents or the Commissioners. The Town Council hearing is tentatively scheduled for June 19th.

Your Storage Annexation and Planned Development Plan

The proposed Site Development Plan and Annexation located along South Wilcox Street was unanimously recommended for approval to Town Council. No residents signed up to speak regarding this project. The Town Council hearing is tentatively scheduled for June 19th.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2017 Design Award Program

Each year the Town recognizes and rewards outstanding design and construction through the Design Award Program.

The updated Vision 2030 Comprehensive Master Plan identifies four cornerstones for our community. The first cornerstone is “Distinct Town Identity” with the intent, “to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment and family-friendly activities.” Given that Town identity and community character are important goals, several years ago Council created the design award program to publicly recognize outstanding building and site design that is consistent with the policies, practices and goals of the Town Vision.

To promote diversity of interest in the award program, representatives from Town Boards and Commissions and the development community assisted staff with preparing and presenting nominations. Members of the 2017 Design Award Team included:

- John Beystehner, J & M Architects, Historic Preservation Board member
- Kris Belter, AIA, Intergroup Architects
- Peter M. Cudlip, Principal, Alberta Development Partners
- Charles Fletcher III, Planning Commission Member
- Shawn Temple, Managing Director P3 Advisors
- Bill Detweiler, Director, Development Services
- Tara Vargish, Assistant Director, Development Services Assistant Director
- Denise Hendricks, Development Services Administrative Supervisor

On May 15th, Town Council presented design awards to 6 projects in the Town:



Category #1: Large Commercial
24 Hour Fitness

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2017 Design Award Program (continued)



**Category #2: Small
Commercial**
Brooklyn Veterinary Clinic

**Category #3: Community
Character**
Festival Park



Category #4: Town Identity
**Promenade Gabions &
Landscaping**



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2017 Design Award Program (continued)

Category #5: Adaptive Reuse
The Urban



Category #6: Public Facility
Renaissance Secondary School



**May 15th Town Council
Design Award Recipients**

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

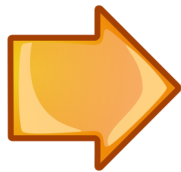
Contractors Luncheon

The Contractors Luncheon continues to be as popular as ever. The May 9th luncheon was sponsored by Lowes ProServices, and the agenda included the following topics:



- Welcome
- Lowes Pro Services Presentation
- Combined DESC/Building Permit
- Manual J,D, & S Available for Rough Frame or Energy/Insulation Inspection
- 2018 Code Adoption Meeting—May 30, 2018 (Council Chambers)

Don't forget to mark your calendars with the upcoming luncheon dates:



- Wednesday, June 13th
Millhouse at P. S. Miller Park
11:30 am to 1:00 pm
- No Luncheon in July
- Wednesday, August 8th
Cookout sponsored by
Town of Castle Rock
Building Division at
Rhyolite Park

Missed a luncheon? Luncheon meeting summaries are available at: <http://crgov.com/2887/News-and-Updates>

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.



Lowes ProServices Team and Building Division Management Team at May Contractors Luncheon

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

ACC Castle Rock Collaboration Campus Groundbreaking

On May 21st, a groundbreaking ceremony was held for the Arapahoe Community College Castle Rock Collaboration Campus on the 14-acre site in The Meadows.

The project is a joint venture among Arapahoe Community College (ACC), the Town of Castle Rock, the Castle Rock Economic Development Council, Colorado State University (CSU) and the Douglas County School District (DCSD).



Artist Rendering

The campus will bring together education, business and the community to create a unique resource for delivering seamless education and workforce training to Castle Rock. CSU and DCSD will work with ACC to create a smooth pathway from high school diploma to associate degree to bachelor's degree.

The two-phase project will consist of two buildings with an estimated opening of phase one in the fall of 2019. Joint engagement from ACC, CSU and DCSD with Castle Rock businesses and focus groups determined that the initial educational offerings will be in the areas of Business & Entrepreneurship, Health Care, Information Technology/Programming, General Education and Workforce Training.

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

 **ACC**
CASTLE ROCK
COLLABORATION CAMPUS

*"An investment in knowledge
pays the best interest."*

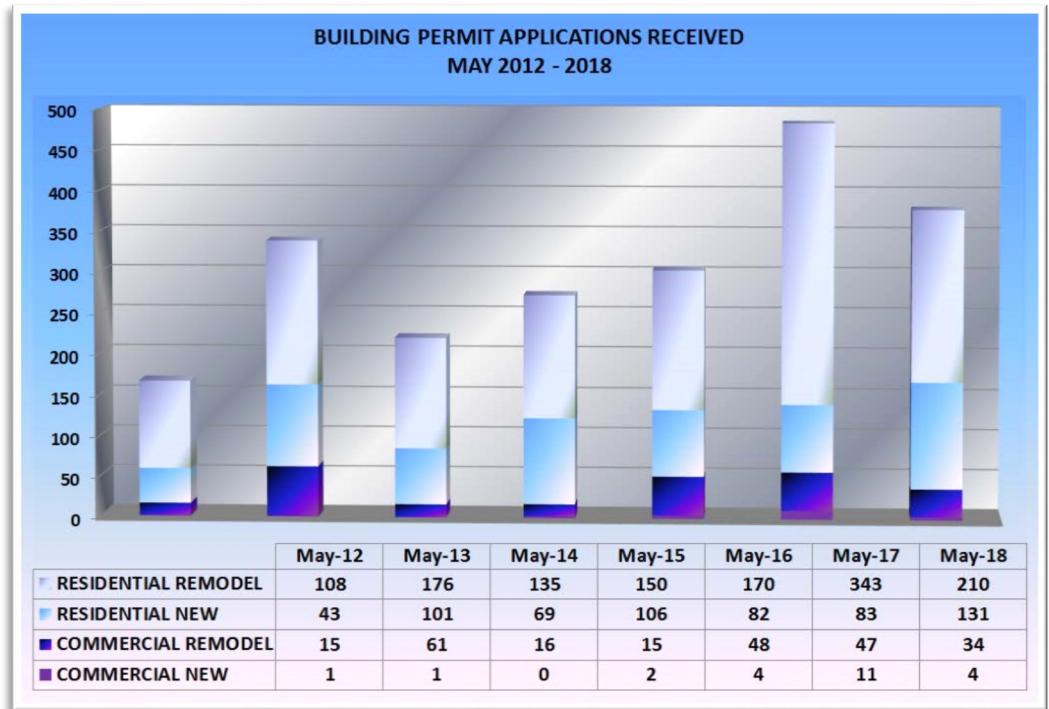
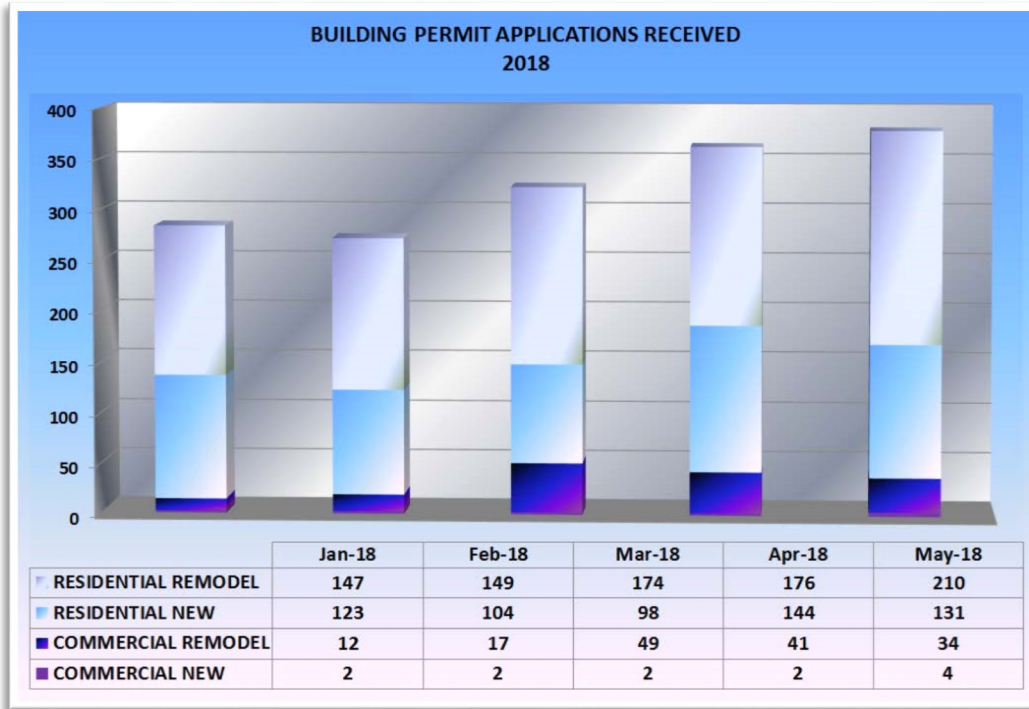
~~ Benjamin Franklin

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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

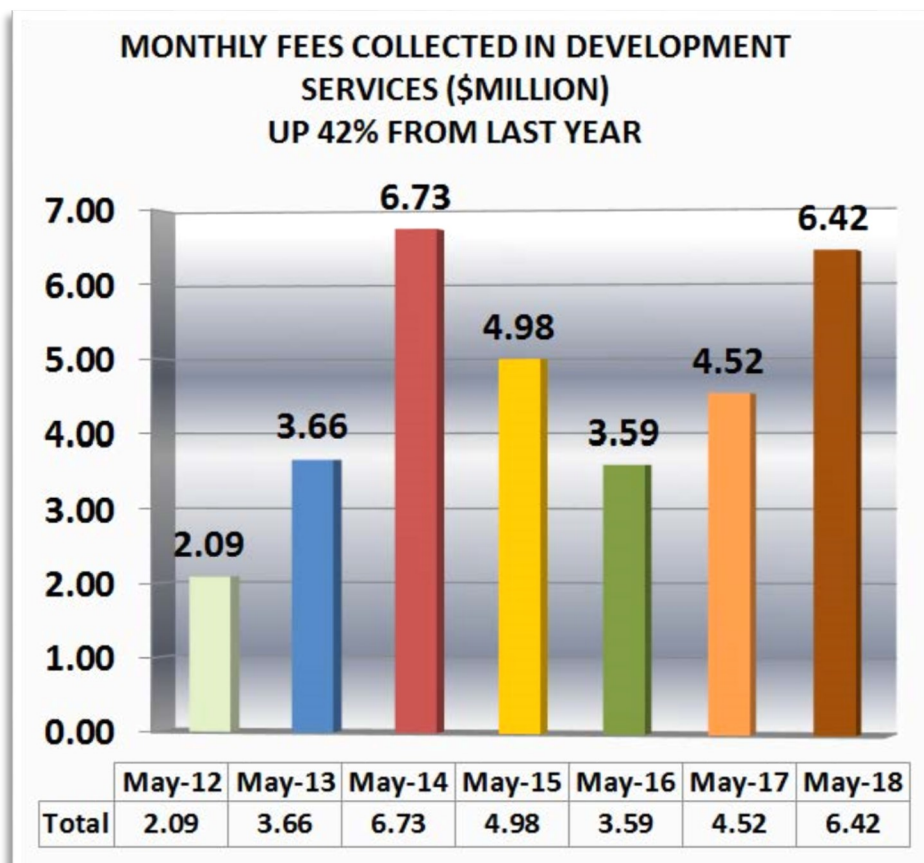
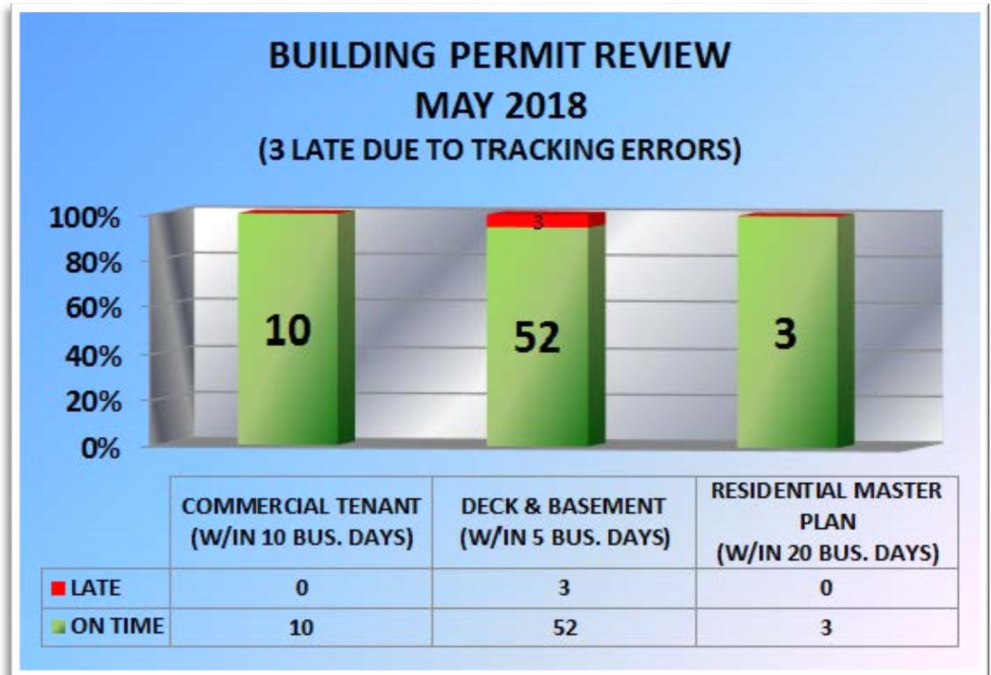
**Building
Division**



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

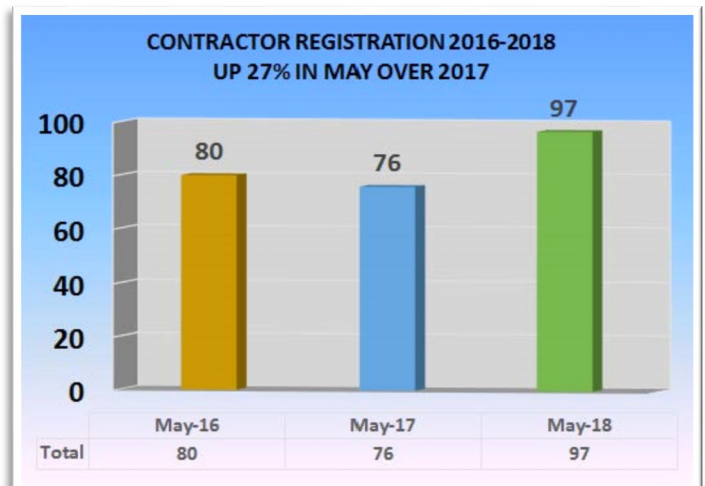
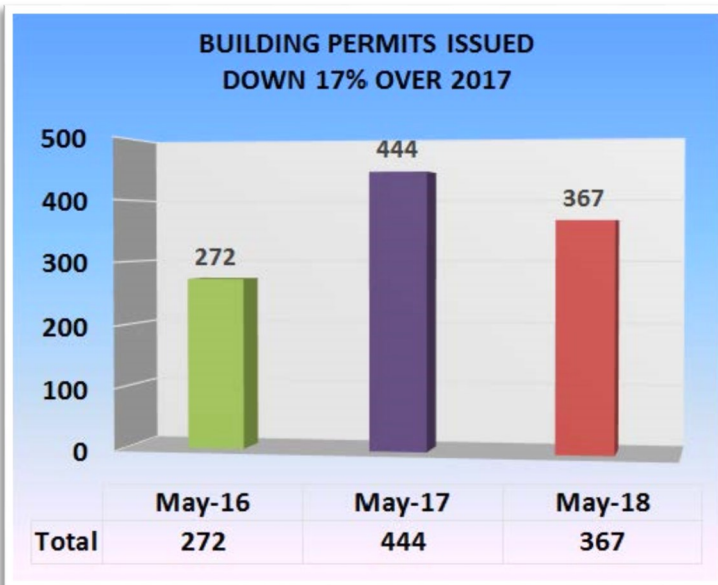
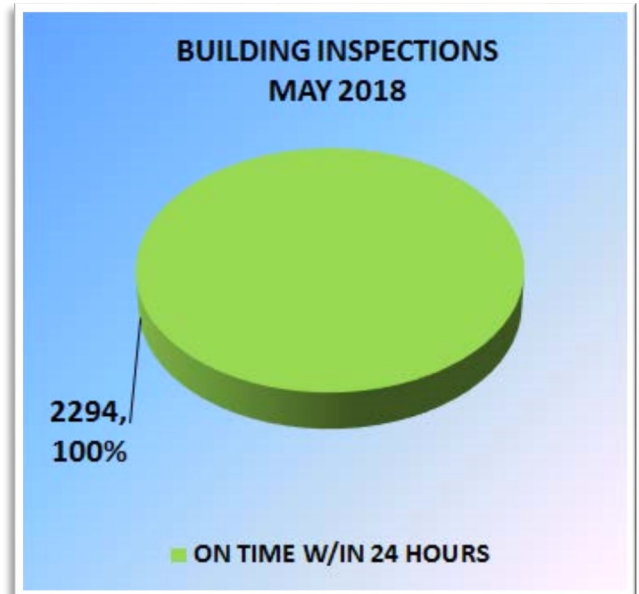
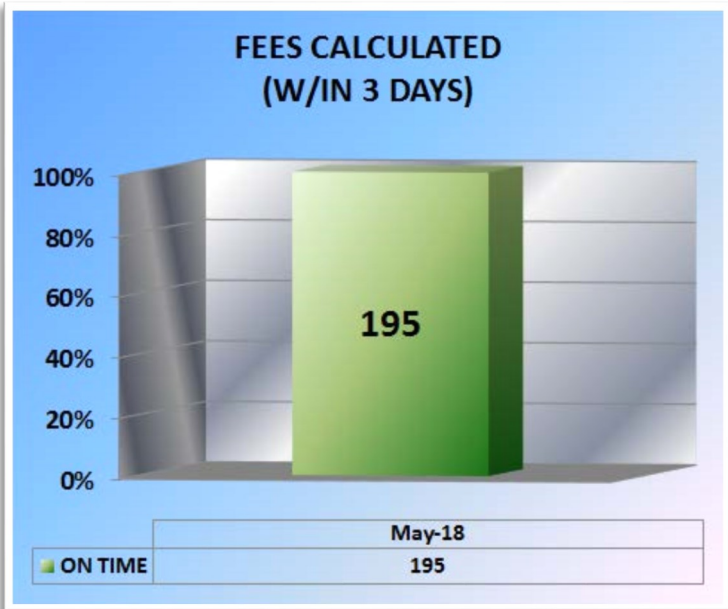
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

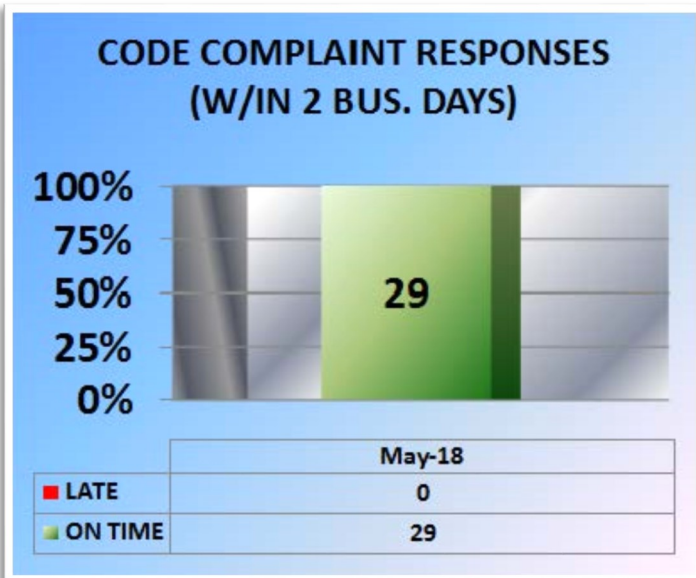
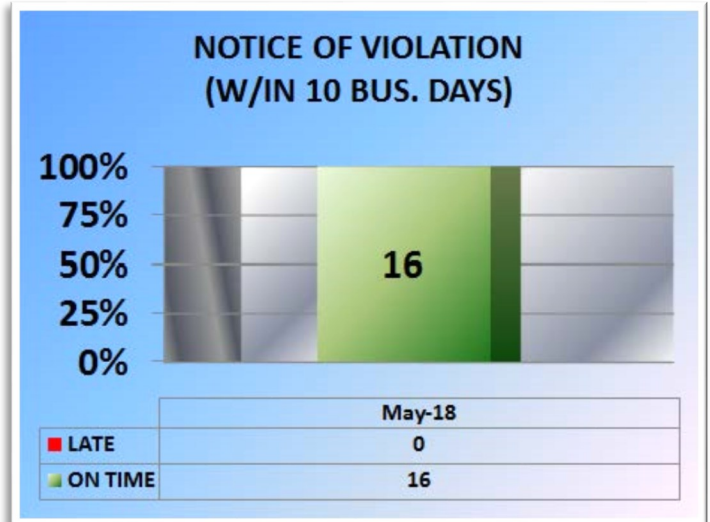
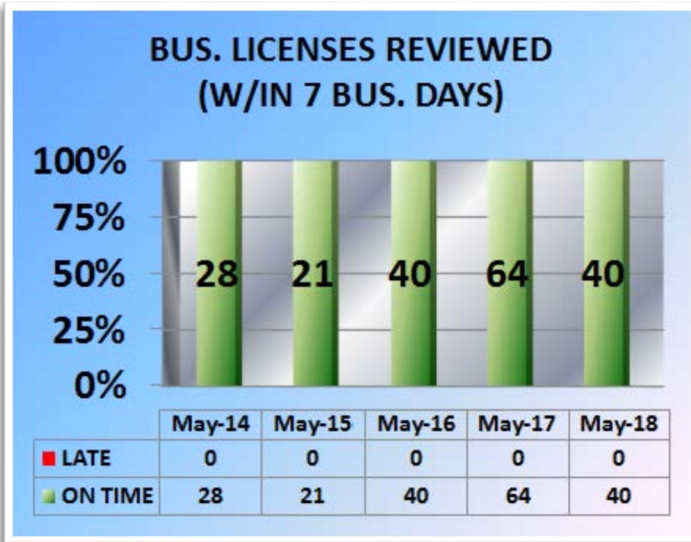
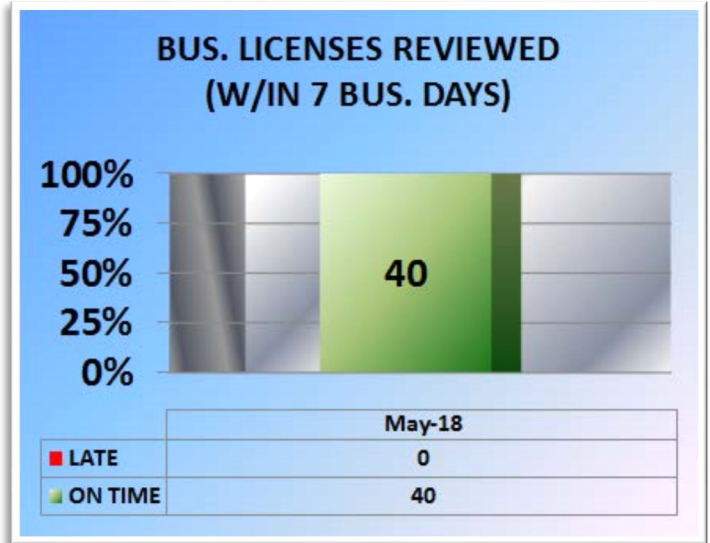
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

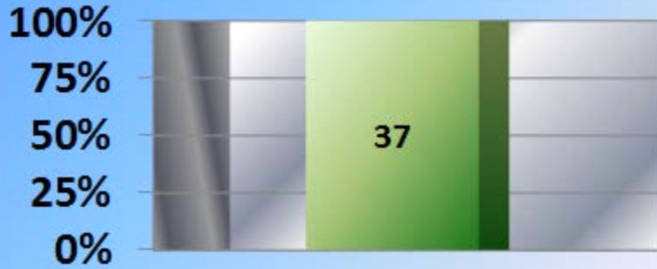
Code Compliance



CORE SERVICE LEVELS

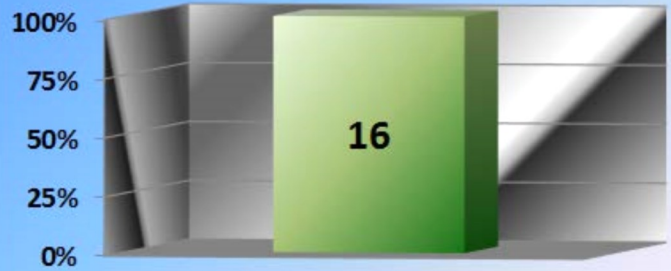
Code Compliance

**SITE VISITS
(W/IN 5 BUS. DAYS)**



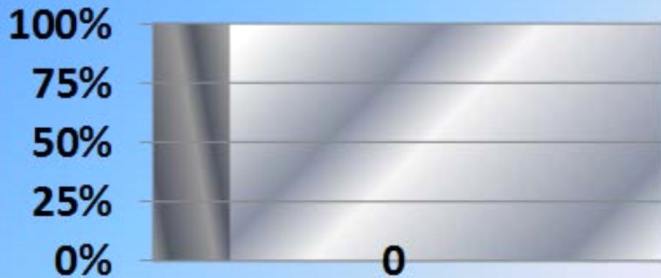
	May-18
LATE	0
ON TIME	37

**SIGN PERMIT REVIEW
(W/IN 14 BUS. DAYS)**



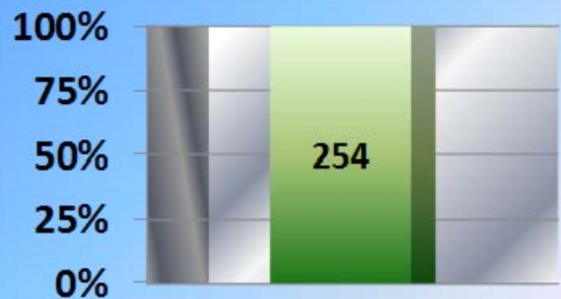
	May-18
ON TIME	16

**SIGN COMPLAINT RESPONSE
(W/IN 24 HOURS)**



	May-18
LATE	0
ON TIME	0

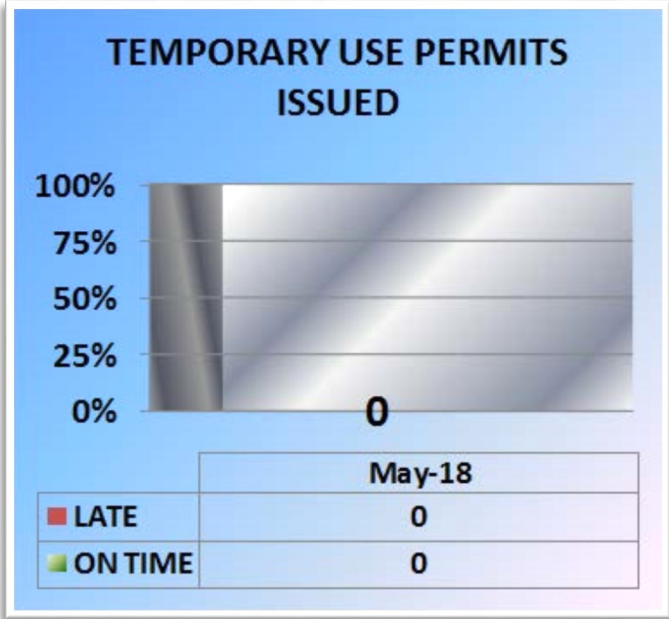
**SIGNS REMOVED FROM ROW
(W/IN 7 BUS. DAYS)**



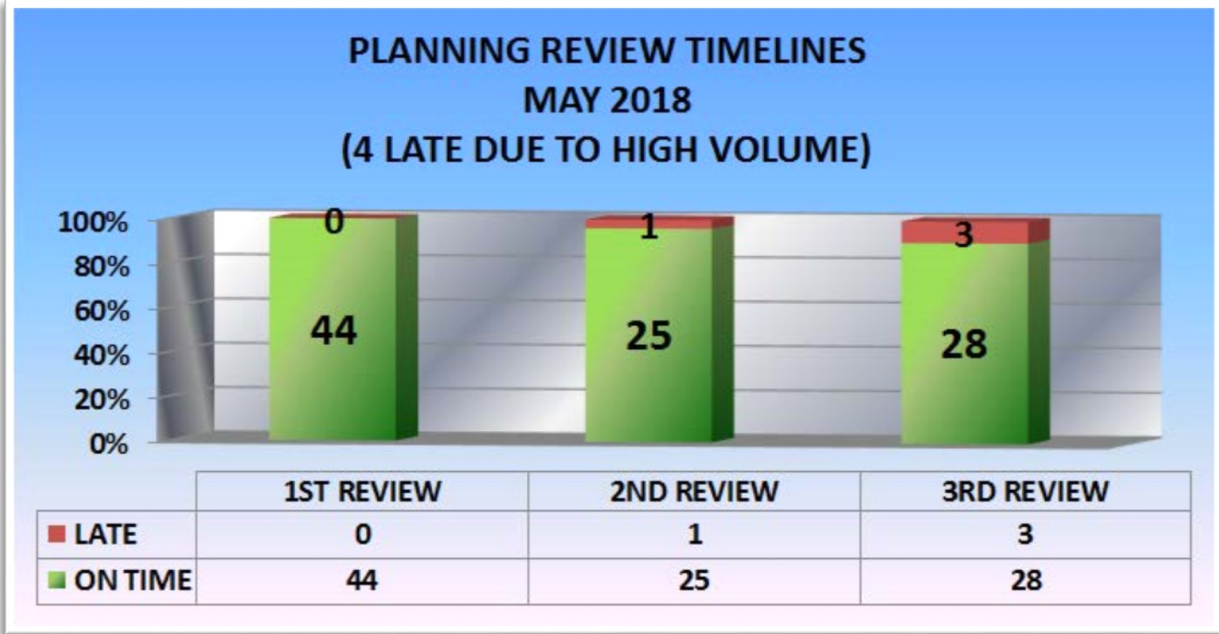
	May-18
LATE	0
ON TIME	254

CORE SERVICE LEVELS

**Zoning
Division**



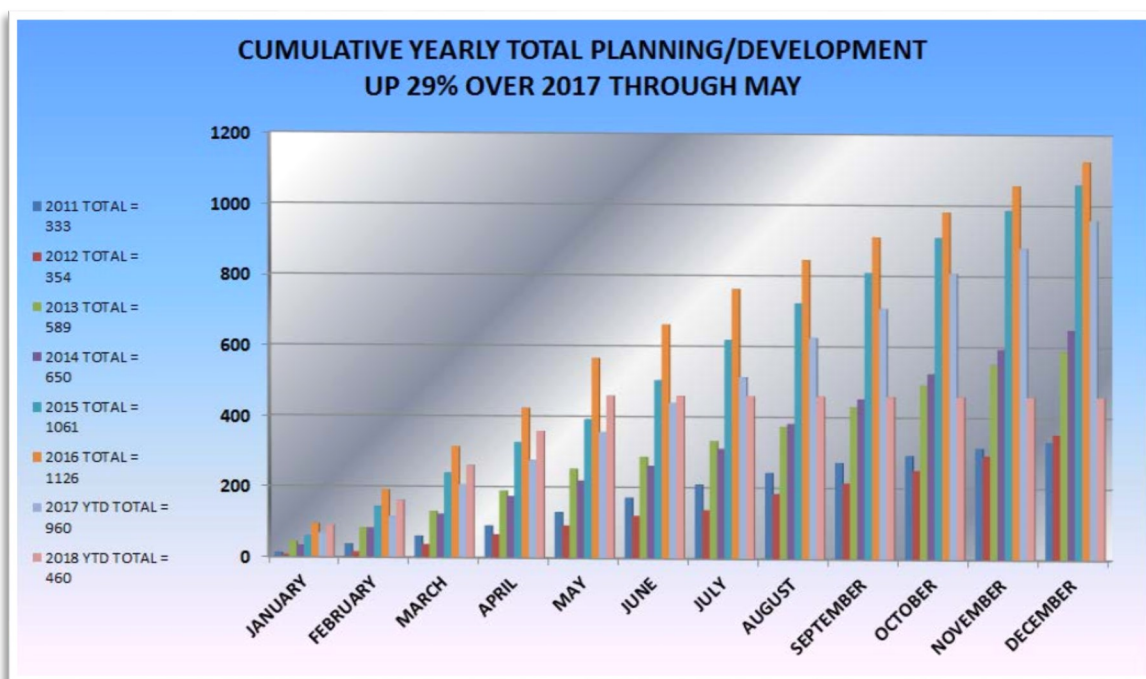
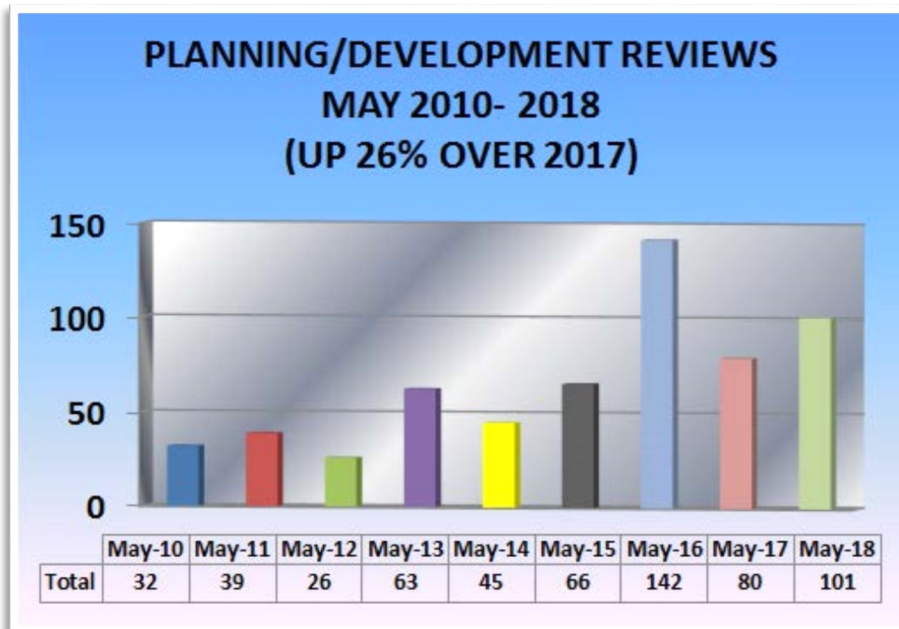
**Planning
Division**



Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

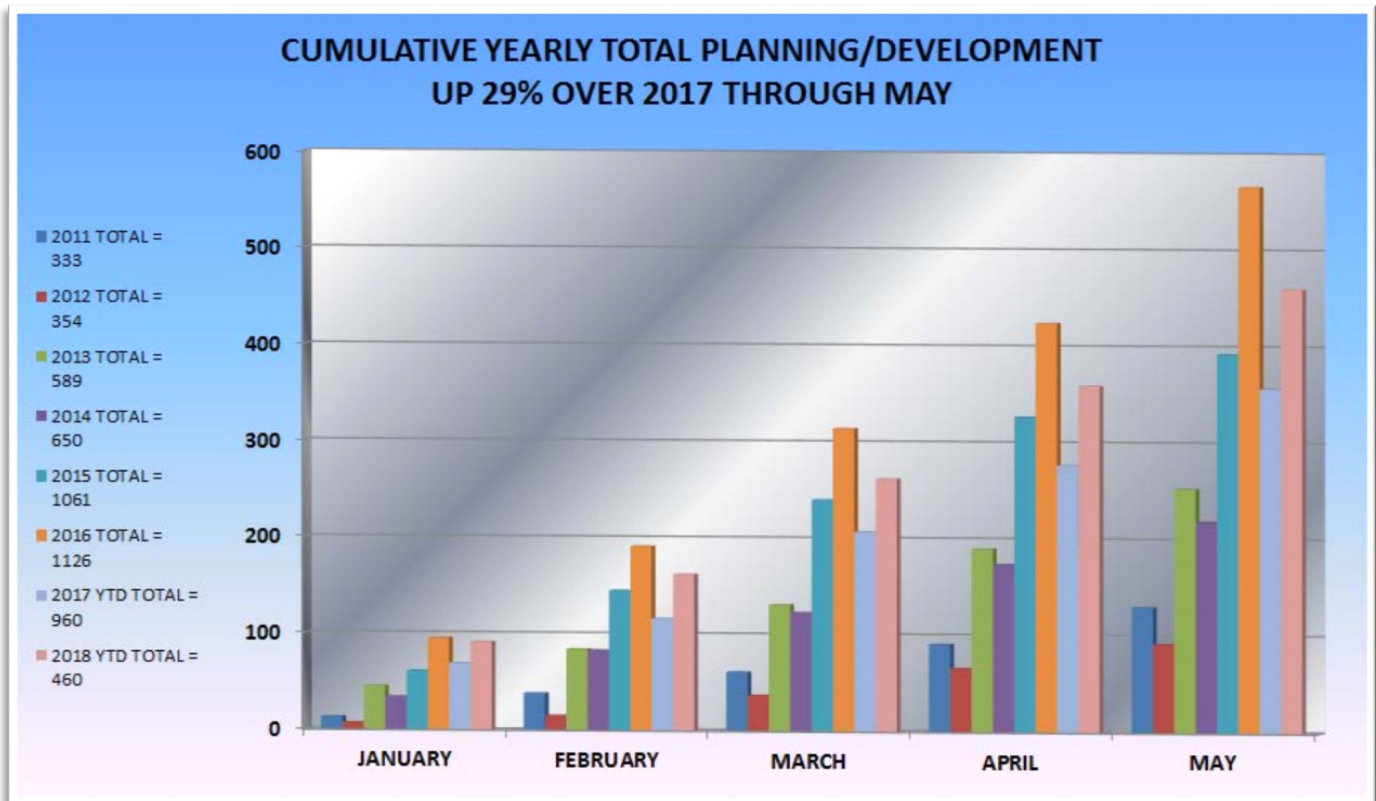
Planning Division



Implementing the Community Vision through Development Activities

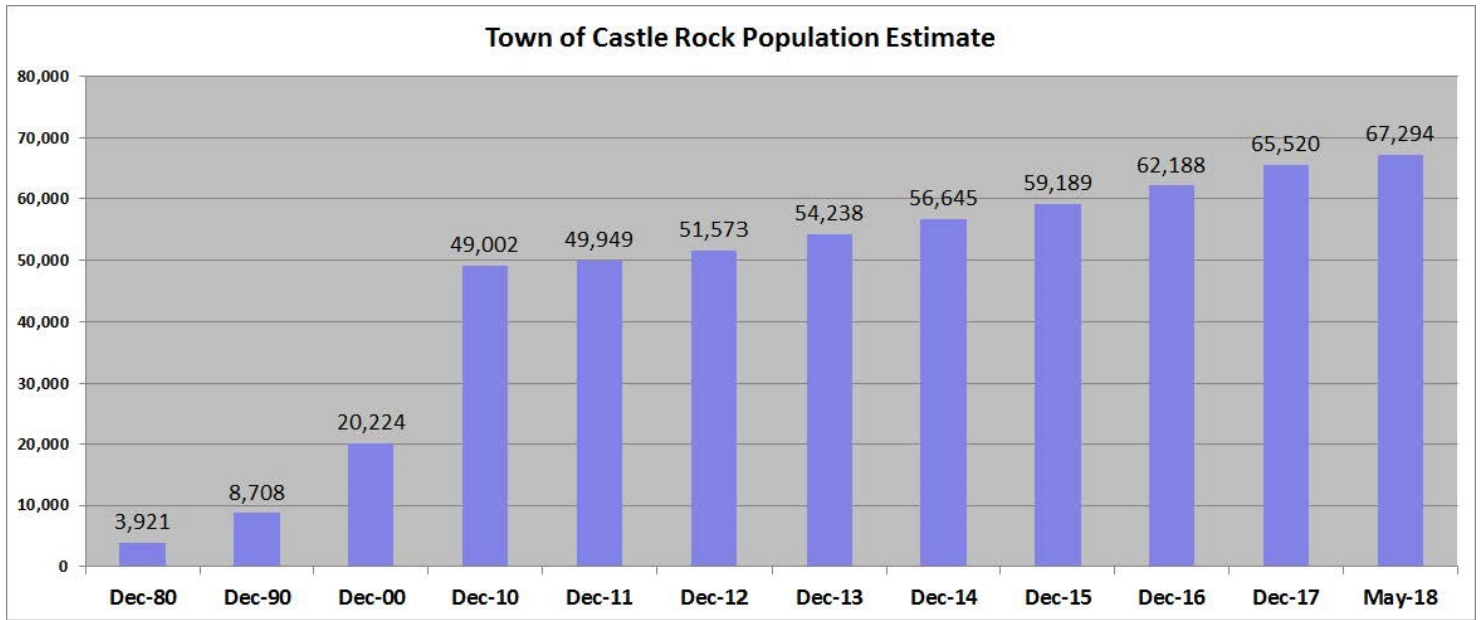
DEVELOPMENT ACTIVITY

Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities