



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"Obstacles are those frightful things you see when you take your eyes off the goal."

~~ Henry Ford

The Vision 2020, approved by Town Council in 1999, provided a guiding light with its policies and goals holding strong 17 years later. The Vision included four distinct

cornerstones:

Town Identity (how we look): *To preserve Castle Rock's character as a distinct and physically separate community that is the center of Douglas County.*

Community Planning (the built environment): *To ensure the Town is carefully planned to accommodate the needs of existing and future residents while preserving and protecting Castle Rock's Town identity and quality of life.*

Community Services (police, fire, parks, utilities and public works): *To ensure that all necessary community services are provided to support the public interest and well-being of all Castle Rock residents and businesses.*

Local Economy (economic development): *To promote economic self-sufficiency and long-term stability*

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

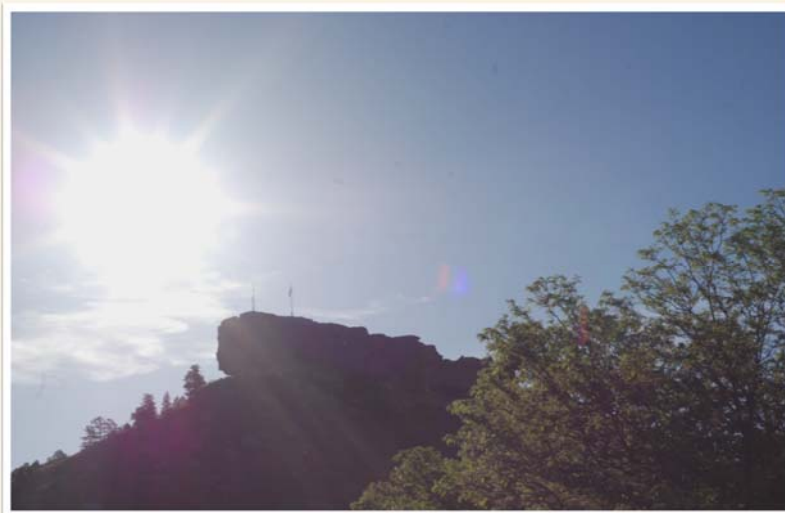
DEVELOPMENT TALES

of the local economy to provide residents with a broad range of employment opportunities and to provide the Town with a healthy tax base.

Existing approvals in place allow Castle Rock to grow to a community of more than 140,000 residents. Our current population is approximately 62,000 residents. Castle Rock provides, and will continue to provide, options to secure a mixture of housing types, a variety of businesses and employment-based businesses so residents can live, work and play. We have direct access to the I-25 corridor where nearly 100,000 cars pass daily and access to indoor and outdoor activities unique to the Colorado Front Range. The Town is located in an aesthetically pleasing natural environment. We are blessed to be surrounded by the beauty and wonder of this place.

It is important to recognize the outstanding benefits of our community and to keep growth goals and policies in mind when making decisions that impact us in the short- and long-term. I ask all involved with deciding the future of our community to never lose sight of these things. One of the challenges in a high growth community is to avoid negative and nonproductive nit picking on singular issues and lose site of the big picture.

The fall season has arrived!!! Stay safe, warm and enjoy the upcoming Halloween festivities.

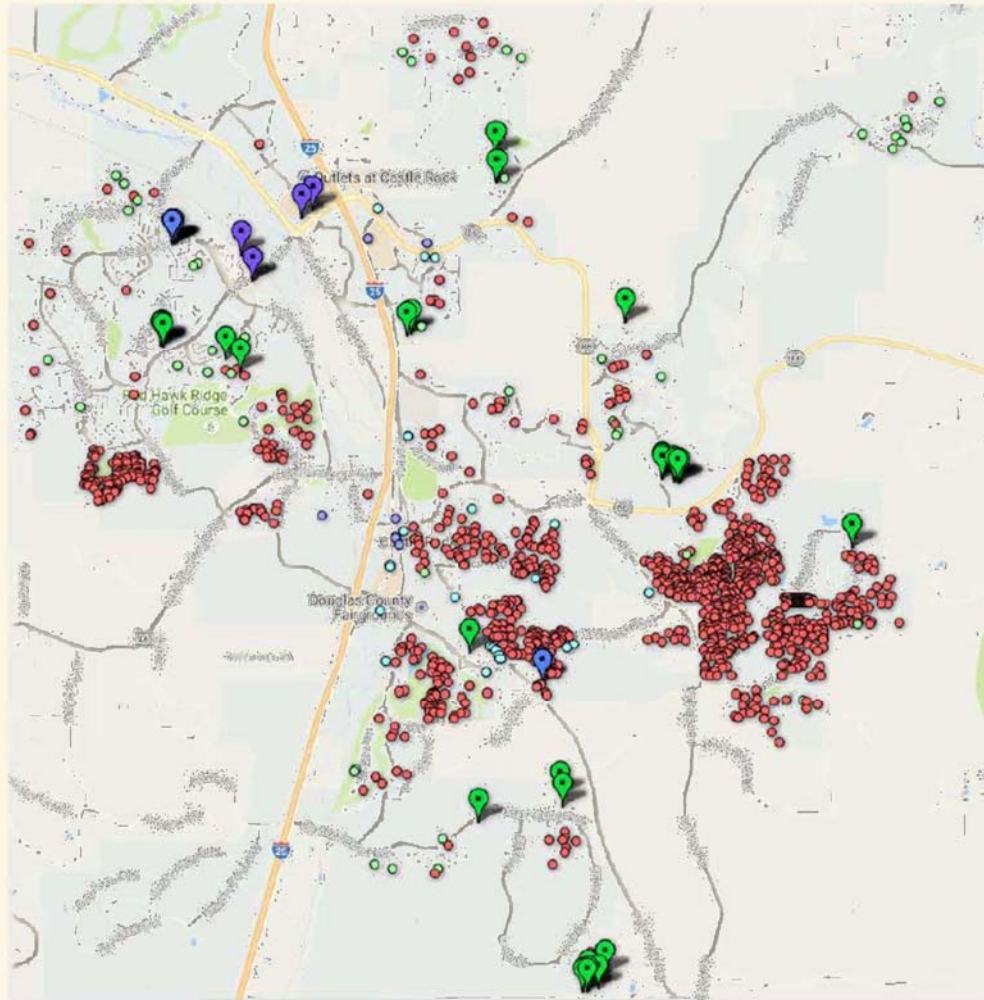


Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - SEPTEMBER

Below is a town-wide map depicting permit and construction activity for the month of September, 2016. An additional map is published each December showing the cumulative activity for the year. Our goal is to show the areas of Town where the most, or least activity, is occurring.

To view this map online, please visit: CRgov.com/buildingreports



PERMIT TYPE	SEP 16	ICON
COMMERCIAL NEW	12	
COMMERCIAL REMODEL	7	
MISC COMMERCIAL	39	
MISC RESIDENTIAL	1180	
NEW SINGLE FAMILY ATTACHED	12	
NEW SINGLE FAMILY DETACHED	31	
RESIDENTIAL REMODEL	52	
NEW MULTI FAMILY	44	

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

The Changing Face of Development Services

The month of September brought many changes to Development Services.

Mary Shaw

Mary Shaw, Zoning Manager, accepted a position with the Kootenai County Planning Department in Coeur d'Alene, Idaho. This exciting, professional challenge for Mary will also bring her back to her family, located in the northwest. Her last day with the department was September 16th.

As Bill Detweiler, DS Director, announced her resignation, he noted, *"Mary should be extremely proud of what she accomplished during her tenure with the Town. I am very proud of her. She has been an integral part of the DS management team and a high profile staff member in the organization. She created and implemented several significant zoning code changes that positively impact our community and worked hard to establish a zoning division and zoning team where none previously existed. What a great accomplishment."*

Patrick Fuller, Vice President of National Sign Plazas, noted, *"Mary, It was a pleasure working with you. The Castle Rock Sign Plaza program has been a huge success, and your contribution was immeasurable. We look forward to continuing our partnership with The Town of Castle Rock."*



Mary Shaw
former Zoning
Manager



Dan Roberts

Tara Vargish, Assistant Director, announced on September 7th that Dan Roberts was stepping down from the Development Review Manager position to accept a position with Douglas County engineering. Tara wrote, *"Dan has done a fantastic job in the six months that he has been here and we will miss his leadership of the Development Review team and the TRC team."*

Dan Roberts, former Development Review Manager

Kevin Wrede and Larry Hearold

On September 12th, Tara Vargish, Assistant Director, announced that:

Larry Hearold, Plan Review Project Coordinator, will be the Acting Development Review Manager until that position is filled; and

Kevin Wrede, Planning Manager, will serve as our Acting Zoning Manager, until that position is filled.



Left, Larry Hearold,
Plan Review
Project Coordinator; Above, Kevin Wrede,
Planning Manager

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

The Changing Face of Development Services (Con't)

T. J. Kucewesky

On September 12th, Tara Vargish, Assistant Director, made the following announcement:

"It is my pleasure to announce that T. J. Kucewesky has accepted the position of Plan Review Engineer Technician in our DS department, effective September 19th. T. J. has currently been working as our DS Technician under our Zoning division. T. J. brings over 10 years of experience working with commercial land development projects, engineers and architects to this role on our plan review team, and we are confident that he will be able to use this experience directly to assist with interactions with our land development applicants. T. J. will continue to assist in Zoning for the next few weeks as we work through this transition."



T. J. Kucewesky
Plan Review Engineer
Technician



Kyle Sipes
Building Inspector

Kyle Sipes

Also on September 12th, James Martino, Assistant Chief Building Official, announced that Kyle Sipes had been selected to fill the position of Building Inspector:

"The Building Division is excited to announce that Kyle Sipes will be joining the Inspections Team effective September 12th. Kyle has been a valued member of the Town since 2006 working in variety of roles including Maintenance, DESC & Stormwater Inspector and most recently in the role as Plans Examiner with the Building Division. We look forward to capitalizing on Kyle's varied experience."

Brad Boland

Kevin Wrede, Planning Manager, announced on September 19th that the Planner I position had been filled by Brad Boland.

Brad brings planning experience from Clear Creek County, and previously, he was a Planning Intern with the Town in 2014.

Brad's first day with the department was October 3rd.



Brad Boland
Planner I

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

The Changing Face of Development Services (Con't)



Scott Seubert
Zoning Inspector

Scott Seubert

Tara Vargish, Assistant Director, announced on September 28th that Scott Seubert was hired to fill the open position of Zoning Inspector. Scott previously worked as a Seasonal Building Inspector in our Building Division, and is a licensed Building Inspector in the State of California.

Tara noted, *"His previous experience with inspections and code enforcement, as well as his strength in customer services skills, will be a great asset to our team. We are excited to add Scott's background and experiences to our department."*

Scott is married with two sons, and enjoys playing golf, snowboarding, archery, fishing, hunting and playing music along with videography and music production.

Colorado Law Institute - Public Financing Seminar

Tara Vargish, Assistant Director, and Kevin Wrede, Planning Manager, attended the Colorado Law Institute's September 26th seminar, "Public Financing - Changing Demographics & Expectations," held at the Embassy Suites Denver.

"The financing of public infrastructure in Colorado is rapidly developing to meet the demands of a growing population and the ever-changing economic, political and regulatory environment.

"With this development, public infrastructure faces new challenges and opportunities. We have gathered industry leaders to discuss accessing public finance tools while attracting new development."

(www.cle.com/product.php?proid=1599&page=Public_Financing)

The keynote speaker was Donald L. Elliott, FAICP, Director of Clarion Associates in Denver. Mr. Elliott focuses his practice on land planning and zoning, growth management and international land and urban development issues.



Tara Vargish
Assistant Director



Kevin Wrede
Planning Manager

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE



T. J. Kucwesky
Plan Review Engineer
Technician

9/11 Red Rocks Memorial Stair Climb

T. J. Kucwesky, Plan Review Engineer Technician and volunteer fireman with the Rist Canyon Volunteer Fire Department, participated in and completed the 9/11 Red Rocks Memorial Stair Climb, equivalent to the 110 stories of the World Trade Center.



Rist Canyon Volunteer Fire Department responds to a primary fire and medical response area of 105 square miles, with a mutual area adding 70 square miles. The



Department serves a rugged and mountainous area to the northwest of Fort Collins, Colorado.

Leadership Douglas County Retreat

Tara Vargish, Assistant Director, has been accepted into the 2017 Leadership Douglas County class and attended their kick-off retreat on September 16th.

"Leadership Douglas County, a program of the Castle Rock Chamber of Commerce, is committed to ensuring the continuity of knowledgeable and effective leadership in Douglas County. Today, Douglas County is virtually the geographic center of Colorado and provides an enviable blend of quality lifestyle and business environment."

"Established in 1999, Leadership Douglas County (LDC) was created to ensure that our community would continue to identify, educate, and motivate current and emerging leaders to improve Douglas County through personal and collective commitment. LDC seeks motivated, capable men and women from diverse professional backgrounds and supports best practices in setting standards of excellence."



Tara Vargish
Assistant Director

For additional information of Leadership Douglas County, please visit: leadershipdouglascounty.org/potential-applicants-ldc/

Implementing the Community Vision through Development Activities

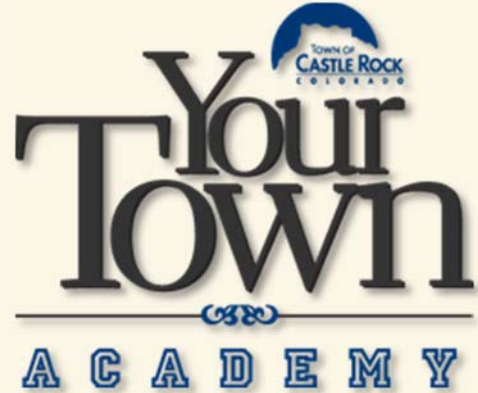
WHAT'S NEW - PEOPLE

DS Presentation

September 18th was Development Services night at “Your Town Academy.”

Bill Detweiler, DS Director; Tara Vargish, Assistant Director; Kevin Wrede, Planning Manager and James Martino, Assistant Chief Building Official, teamed-up to present “Your Town Character,” which included:

- Details of the Development Services Enterprise Program,
- How Castle Rock is planned,
- How Castle Rock is growing,
- How Castle Rock is built,
- Economic Development,
- Planning,
- Development Review,
- Building, and
- Zoning



“Your Town Academy” is an eight-week class designed to provide Castle Rock residents and business owners a broad, formal education on their Town government. The program’s purpose is to increase governmental transparency by increasing community awareness about Town operations, with a hope of improving understanding of service levels. The inaugural program began with 29 students.

For additional information on “Your Town Academy”, please visit:
crgov.com/2645/Your-Town-Academy



Bill Detweiler
DS Director



Tara Vargish
Assistant Director



Kevin Wrede
Planning Manager



James Martino
Assistant Chief Building
Official

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Stars Among Us - We Built Castle Rock Video

KerriAnne Mukhopadhyay, Community Relations Specialist and video guru, recently produced a series of videos to promote the Town's Celebration Concert Series at the amphitheater at the Philip S. Miller Park.

The final video, promoting "Starship, featuring Mickey Thomas" was a take-off on the group's song, "We Built This City" and featured employees from each of the Town's departments.



The video stars from Development Services were: Tara Vargish, Assistant Director; Joseph Montoya, Chief Building Official; Larry Hearold, Plan Review Project Coordinator; Donna Ferguson, Planner II and Kyle Sipes, Building Inspector.

The DS folks had a great time and did an amazing job along with all of the other Town stars.

To view this video, please visit: vimeo.com/179488546?from=outrio-embed

Joseph Montoya, Chief Building Official; Tara Vargish, Assistant Director; Larry Hearold, Plan Review Project Coordinator; Donna Ferguson, Planner II and Kyle Sipes, Building Inspector



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Inaugural Castle Rock Ninja Warrior Event

The Healthy Living Team sponsored the inaugural Castle Rock Ninja Warrior Event at the Epic Sky Trek at the Philip S. Miller Park on September 14th. Although the weather was windy, the rain held off and the event was a great success.



Participants from Development Services included Bill Detweiler, DS Director; Tara Vargish, Assistant Director; Larry Hearold, Plan Review Project Coordinator and Kyle Sipes, Building Inspector and DS Representative to the Healthy Living Team.

A total of 125 employees participated in the event with 72 employees trying out the Sky Trek and approximately 50 employees who chose to take a 1-mile walk.

HEALTHY LIVING TEAM

—Town of Castle Rock—



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

“Spit Home” Development

The September/October edition of The Western Planner magazine featured an article authored by Bill Detweiler, DS Director, entitled, *“What in the World is ‘Spit Home’ Development?”*



Bill Detweiler, Director
Development Services

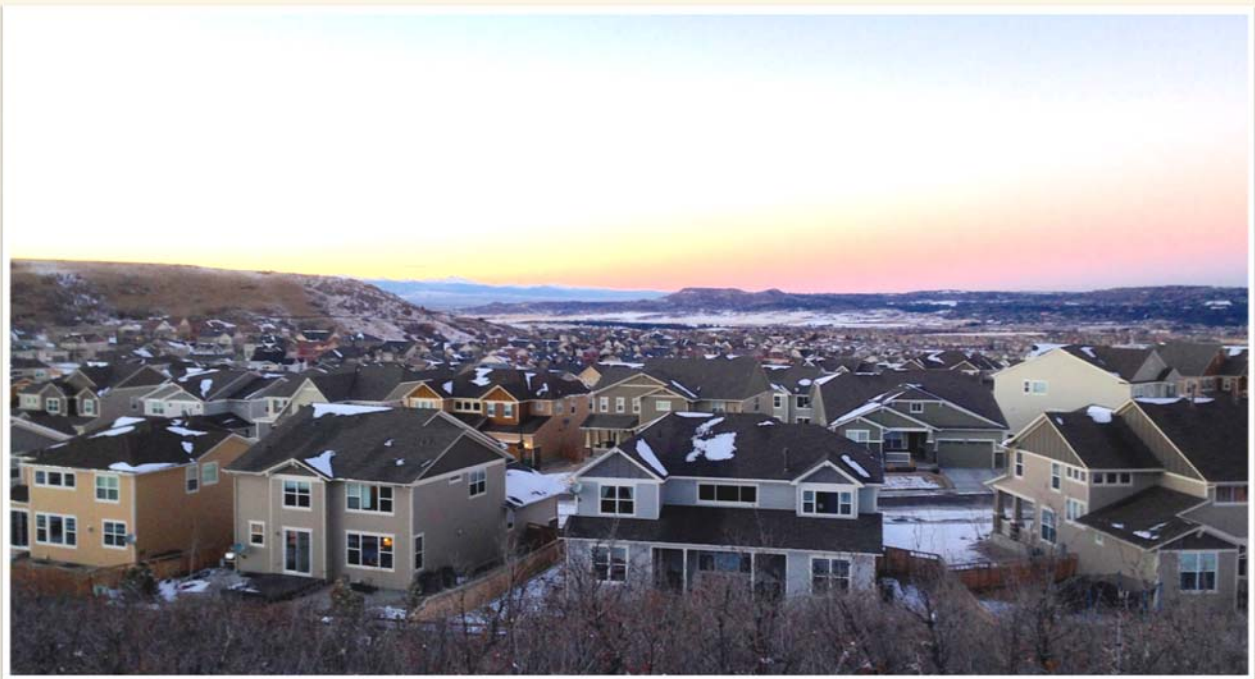
Castle Rock, recipient of numerous awards, is a high-growth community consisting of roughly 33 square miles with a growing population of approximately 60,000. This high rate of growth brings many challenges. *“On one hand, the increase in population resulted in an increase in commercial and employment-based investment, which resulted in additional investment in homebuilding, and on and on ...”*

Allowing for infrastructure costs, lot costs, material costs, etc., developers are trending toward smaller lots even though the market dictates home sizes of between 2800 and 3200 square feet. Hence, the developments are being referred to as “spit” homes, i.e., one can spit into

one’s neighbor’s house from the kitchen, bathroom or bedroom window.

Small-lot development will more than likely continue as long as the market prefers single-family detached homes over paired homes, townhomes or multi-family developments.

Bill Detweiler is the Colorado representative of the editorial board of The Western Planner magazine. For a complete copy of this article, please email Development Services at: planning@CRgov.com



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Lunch / Learn: Water Main Testing / Disinfecting

On September 21, 2016, the Town of Castle Rock Utilities Department hosted a Construction Methodology “Lunch and Learn” session for our development partners.

The primary purpose of the informational presentation was to reiterate the disinfection, pressure and bacteriological testing procedures and requirements currently specified in both the Town of Castle Rock Construction Methodology and Materials Manual and Sections C600 and C651 of the AWWA Standards.



The meeting was scheduled and coordinated by Sean Davin, DS Construction Project Manager, who welcomed and thanked those in attendance. A brief introduction was provided by Mark Marlowe, Utilities Director, followed by presentations from Utilities’ staff Shawn Griffith; Operations Manager, John Chrestensen, Field Services Superintendent, and Kevin Elliott, Plan Review Supervisor. The presentations not only outlined the procedures and requirements currently required by the Construction Methodology and Materials

Manual and AWWA Standards, but also included clarifications to the Standard Water Notes and the addition of two new Standard Details.

Attendees included representatives from Richmond Homes, DR Horton, Oakwood Homes, KB Homes, Starwood Land Ventures and Castle Rock Development Company.



Sean Davin
DS Construction
Project Manager



Utilities staff (left to right):
Mark Marlowe, Director; John
Chrestensen, Field Services
Superintendent; Shawn Griffith,
Operations Manager and Kevin
Elliott, Plan Review Supervisor



KUDOS

CORA Request

Mitch Johnson of Columbia Pacific Advisors, LLC, emailed the following in response to the information he received on a CORA request:

"Thanks so much for the information - Super helpful!"

In return Sally Misare, Town Clerk, noted the following to Denise Hendricks, Administrative Supervisor, and Lynda Halterman, Diane Maki and Cindy Brooks, Permit Specialists, *"Thanks to all of you for your help ... Kudos to you all!"*

Great job, Denise, Lynda, Cindy and Diane!



Above left, Lynda Halterman, Diane Maki, Cindy Brooks, Permit Specialists, and Denise Hendricks, Administrative Supervisor



Promenade: TJ Maxx and HomeGoods

Regarding the issuance of TCOs for TJ Maxx and HomeGoods, Peter M. Cudlip, Principal, Alberta Development Partners, LLC, noted to Sean Davin, Construction Project Manager, and T. J. Kucewesky, Plan Review Engineer Technician:

"Kudos from me ... You guys have been great to work with."

Amazing customer service, Sean and T.J.!

Above, Sean Davin, Construction Project Manager
Left, T. J. Kucewesky, Plan Review Engineer Technician



KUDOS

ICC Certifications

September 14th, James Martino, Assistant Chief Building Official, announced that Jon White, Combination Building Inspector, passed the ICC Residential Building Inspector exam. This is Jon's second ICC Certification.

James Martino, Assistant Chief Building Official, announced on September 30th that Raul Gierbolini, Combination Building Inspector, passed the ICC Commercial Electrical Inspector exam. This is Raul's first ICC Certification.

The ICC Certification exams require many hours of study and are particularly difficult.



"The International Codes, or I-Codes, published by ICC, provide minimum safeguards for people at home, at school and in the workplace. The I-Codes are a complete set of comprehensive, coordinated building safety and fire prevention codes. Building codes benefit public safety and support the industry's need for one set of codes without regional limitations."

(iccsafe.org/about-icc/overview/about-international-code-council)



Top: Jon White
Bottom: Raul Gierbolini
Combination Building
Inspectors

Hats off to Jon and Raul!



Above: Cindy Brooks, Permit Specialist;
Right: Jennifer Bingham, Temporary Front Counter Assistant



Customer Service Superstars I

Ross Lewis, Sr. Project Coordinator for M & R Roofing, Inc., wrote:

"... I just wanted to say thanks to Jennifer and Cindy for helping to expedite and approve the roofing license for M & R Roofing that had lapsed. Jordan is new at her job here at M & R, and I really appreciate the help she was given to get this renewal done. I know you are really busy, and I wanted to make sure you knew how thankful I am that you could help her with the process. You definitely went above and beyond normal service."

James Martino, Assistant Chief Building Official, added:
"This is a testament of the exceptional customer service that each of you provide."

Woo Hoo! Kudos to Cindy and Jennifer!

Implementing the Community Vision through Development Activities

KUDOS

Customer Service Superstars II

Breakfast Burritos

On September 9th, Century Communities treated the front counter staff to breakfast burritos from Dos Amigos Mexican Grill in appreciation of their amazing customer service.



Phil (left) and Roland (right)
of Century Communities

DS Front Counter Staff

Top left: Lynda Halterman, Cindy Brooks
and Diane Maki, Permit Specialists and
Ben Christensen, Jen Bingham and
Melodie Dieter, Temporary Front
Counter Assistants

Job well done, Front Counter Staff!



Customer Service Superstars III

Mini Bundt Cakes

James Martino, Assistant Chief Building Official, noted that on September 27th, Heritage Roofing surprised the Building Division with an assortment of mini bundt cakes from The Bundt Shoppe in Castle Pines to show their appreciation for the incredible customer service provided by the Building Division.

The team enjoyed the treats during the Building Division All Hands Meeting.

Way to go, Building Division!



Implementing the Community Vision through Development Activities

WHAT'S NEW - KUDOS

Customer Service Superstar IV

Gift Basket

Dan Sheldon, Managing Principal of United Development Companies, LLC, sent a basket of treats to DS acknowledging Sandy Vossler, Sr. Planner, with the following note:

"Thanks for everything you did in assisting with the Town's closing on the fire station site last week. I appreciate your help."

Well done, Sandy!



Sandy Vossler
Senior Planner

Value Award

On September 12th, the Town employees involved in the production of the videos related to the Celebration Concert Series received the Town Value Award. The Value Award is presented to an individual or a work team that demonstrates exceptional dedication in upholding the Town Values.

DS awardees were Tara Vargish, Assistant Director; Joseph Montoya, Chief Building Official; Larry Hearold, Plan Review Project Coordinator; Donna Ferguson, Planner II and Kyle Sipes, Building Inspector.



Congratulations, everyone!



Implementing the Community Vision through Development Activities

PROJECT UPDATES

Renaissance Secondary School, SDP, CDs and GESC

A proposed Site Development Plan and construction documents have been submitted to build a secondary school for Renaissance Expeditionary Learning Outward Bound School on Trail Boss Road. The proposed school will include just under 42,000 square feet of space. This application is under administrative review and does not require public hearings.



Town Hall Expansion



Artist's Rendition of Town Hall Expansion

Construction documents have been submitted for the Town Hall Expansion. The addition will result in a new main entry to Town Hall. The new main entrance and lobby area provides space for a central front counter area served by Development Services, Finance and the Town Clerk. The second and third floors will include office space for DS Planning, Development Review and Administration staff. This application is under administrative review and will not require public hearings.

Promenade Block 6, Lot 5 Site Development Plan

The Promenade at Castle Rock, Lot 5, Block 6, Site Development Plan proposes two, new retail stores — a new 55,322 square foot retail store (Hobby Lobby) and a new 25,000 square foot retail store (Ross Dress for Less) with associated parking lot and landscaping on 7.507 acres. The project is located on New Beale Street, between Factory Shop Boulevard and Highway 85. This Site Development Plan is currently under administrative review and will not require public hearings.



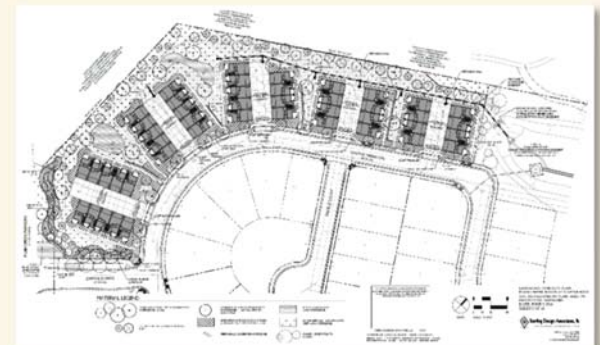
HOBBY LOBBY

Plum Creek Ridge Townhomes CDs

Construction documents have been submitted for the Plum Creek Ridge Townhomes, located at the northwest intersection of East Plum Creek Parkway and Emerald Drive.

The Site Development Plan encompasses 45 townhome units and 1.98 acres of open space upon a 3.34-acre lot. This Site Development Plan represents Phase II of the Plum Creek at Castle Rock residential development.

This submittal is under administrative review and no public hearings are required.



Plum Creek Ridge Townhomes
Site Development Plan

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

208 North Cantril Street

Approval of this item would allow the Mayor, or his designee, to sign a National Register Nomination Review Report Form for the Dyer House. Staff finds the nomination meets the eligibility criteria, as listed in the application for nomination because the property embodies the distinctive characteristics of a type, period, or method of construction. The Town's Historic Preservation Board reviewed the application on August 3, 2016, and directed its Chair to sign the form.



Samuel Dyer House - 1960s
208 North Cantril Street

The Dyer House is located on the northeast corner of Cantril and Second Streets. The property was designated as a local landmark by Town Council in 1994 as part of the Town's first landmark ordinance. Three of the four historic buildings included in the designation were constructed in 1875 by Samuel Dyer, who was the son of the famous Colorado preacher, John Dyer, and was a local druggist and Douglas County Clerk and Recorder. The barn was built in 1890 by William Chamberlain, who was the manager of Douglas County Mercantile on Perry Street (The Barn) and served as Douglas County Treasurer.

Council supported this designation on September 6th.

Pot-Bellied Pigs

Town Council received an inquiry from a resident requesting that Council consider amending Town code for the possibility of allowing pot-bellied pigs as household pets. Currently the Town animal code prohibits the keeping of hoofed livestock, including Vietnamese pot-bellied pigs. Council



directed staff to research the issue and provide Council with an overview on whether the Town code can be amended to allow pot-bellied pigs as household pets in the Town.

Staff presented its research and sought discussion about and direction from Council whether to explore the idea of amending Town regulations to allow miniature pot-bellied pigs as household pets in residential districts.

A motion to conduct additional research failed by a vote of 4 to 3, on September 6th, and the regulation preventing pot-bellied pigs in residential zones will remain in place.

WHAT'S NEW - TOWN COUNCIL



Vicinity Map
Valley View Drive / Rocky View Road
Right-of-Way Vacations

Valley View Drive / Rocky View Road ROW Vacations

Starwood Land Ventures, LLC, the owner and developer of the Terrain residential community, is requesting a vacation of public rights-of-way for portions of Valley View Drive and Rocky View Road which travel through the community. Because these roads are open for public use, review and approval by Town Council is required. Due to the need to build the newly platted roads and to relocate the existing underground facilities into them as soon as possible an emergency adoption at second and final reading is being requested.

On September 6th, Council approved the right-of-way vacations of portions of Valley View Drive and Rocky View Road by a vote of 7-0 via Ordinances 2016-023, 2016-024 and 2016-025.

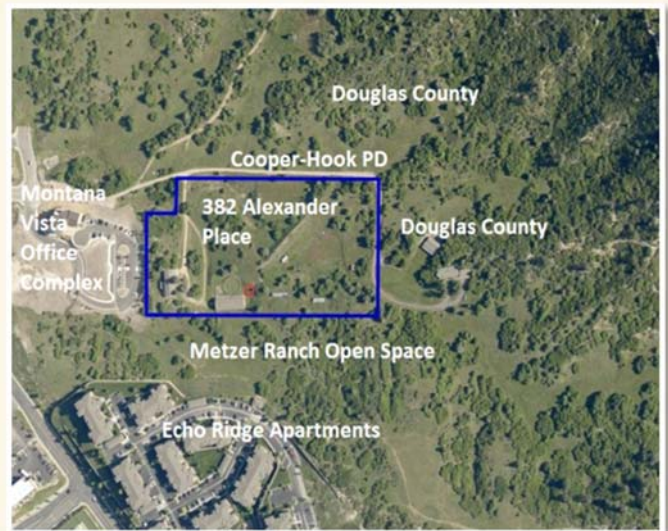
Alexander Place Annexation Eligibility Hearing

Staff is seeking Town Council approval finding the proposed 8.36 acre Alexander Place Annexation is in compliance with the required State statutory findings concerning the eligibility for annexation into the Town of Castle Rock.

Council found the Annexation petition to be in Substantial Compliance with State requirements for annexation on July 19, 2016, and now Staff recommends that the Town Council approve a resolution making statutory findings that the property is eligible for annexation.

The Eligibility Hearing is procedural; this hearing only determines whether the proposed annexation meets State requirements and makes findings on whether or not an election is required.

Council found that the Alexander Place Annexation is eligible for annexation on September 6 by a vote of 7-0 via Resolution 2016-082.



Vicinity Map
Alexander Place Annexation

WHAT'S NEW - TOWN COUNCIL

Hillside / Arbors Site Development Plan

On September 20th, Town Council approved the Hillside / Arbors Site Development Plan by a vote of 7 to 0 by means of Resolution 2016-085.

For details of the project, please visit the Planning Commission feature on this project.

Auburn Ridge Planned Development Plan No. 1 Amd. 1 and the Auburn Ridge Planned Development Plan No. 1 Amd. 1 Zoning Regulations and Development Agreement

The zoning ordinance was approved as presented on first reading on August 4, 2015, by a vote of 5 to 0, with no changes.

The second reading was postponed until the details of the Development Agreement could be finalized.

The purpose of this report is to seek Town Council approval of the proposed amendment to the Auburn Ridge Planned Development zoning to allow both age-restricted and non-age restricted dwelling units and allow a height increase on a portion of the site. The gross density would be reduced.

On September 20th, Council approved the Auburn Ridge PD Zoning by a vote of 3 to 2 with the amendment to require the community to be 55 years of age or older via Ordinance 2015-024.



Auburn Ridge PDP No. 1, Amd. 1
Vicinity Map



Auburn Villas
Artist's Rendition

The Development Agreement was presented as a separate agenda item at the September 20, 2016, public hearing and Council approved the Development Agreement via Resolution 2016-084 by a vote of 7 to 0.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board - Riverwalk

A public hearing was held at the September 14th Design Review Board meeting on the Riverwalk project, 111-133 North Wilcox Street and 215 North Wilcox Street.



The *Downtown Master Plan's* vision states, "Downtown Castle Rock should be the Main Street of Douglas County, providing the region with an authentic Western Downtown experience and a central gathering place, which unites neighborhoods, families and individuals." The Plan further acknowledges that the historic core needs to provide retail and dining while the southern area provides an opportunity to create new, mixed-use neighborhoods that include housing.

This proposed project includes two phases, Riverwalk North within the Downtown Core and Riverwalk South within the South District. Sellars Gulch would separate the buildings.

Riverwalk North (215 North Wilcox Street) would be a 5-story building with 9,000 square feet of retail space, 114 residential units, and 153 parking spaces. Riverwalk South (111-133 North Wilcox Street) would be a 6-story building with 2,000 square feet of retail space, approximately 20,000 square feet of office space, 114 residential units, and 175 parking spaces.

Approximately 10 members of the public spoke at the public hearing, and their comments included both support for and against the project.

The Design Review Board voted 6-0 to approve the Riverwalk Site Development Plan, to allow one additional story on the Riverwalk North building and to approve the landscape variance relating to the required trees and perennials.



Implementing the Community Vision through Development Activities

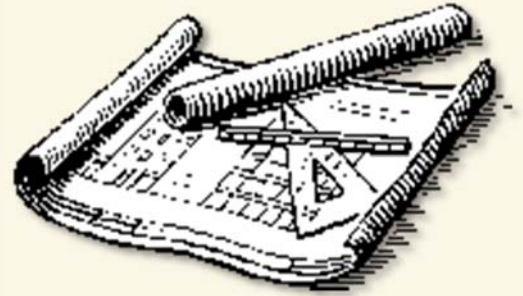
WHAT'S NEW - BOARDS & COMMISSIONS

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 2-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.



Interested or need further information? Please contact Sally Misare, Town Clerk, at 303-660-1367 or SMisare@CRgov.com.

Planning Commission

Neighborhood Meeting Ordinance

The Castle Rock community is continually changing. Residential and business growth is occurring at a rapid pace making it critical to keep interested parties aware of all land development activity.

Based upon community feedback and giving consideration to the Town's method of communicating development activity during previous rapid growth periods, staff is seeking approval to change the manner in which applicants and staff communicate with residents, businesses and interested parties for all land use applications.

Staff is proposing a text amendment that would require applicants to conduct neighborhood meetings on development applications.

On September 8th, Planning Commission voted 7-0 to recommend approval of this Ordinance to Town Council.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Hillside / Arbors Site Development Plan

At the September 8th meeting of the Planning Commission, a public hearing was held regarding the Hillside / Arbors Site Development Plan.

The Hillside at Castle Rock and Arbors Planned Developments are located in northwest Castle Rock, nestled below the butte of the old Santa Fe Quarry where West Wolfensberger Road dips down and out of Castle Rock into the agricultural lands of the County.

Wolfensberger Property Group, LLC, is proposing a Site Development Plan for a 120-unit gated, residential community for seniors 55 and older. If approved, the residential community will provide additional housing choices for the senior residents of Castle Rock.

The residential units are made up of a combination of single-family detached and single-family attached homes (aka duplex or paired homes) which are laid out in either a four-unit lot or single-unit lot arrangement. The four-unit lot is square-shaped and consists of two single-family homes which are separated by a private drive that leads to a single-family attached unit in the rear. The single-unit lot is a typical rectangular lot which can accommodate a single-family detached or single-family attached home. Each unit will contain its own two-car garage.

Planning Commission voted 6-1 to recommend approval of this Site Development Plan to Town Council.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMISSIONS

Planning Commission

Posting Requirements for Public Hearings Ordinance

The Planning Commission held a public hearing into a proposed Ordinance concerning Posting Requirements for Public Hearings on September 8th.

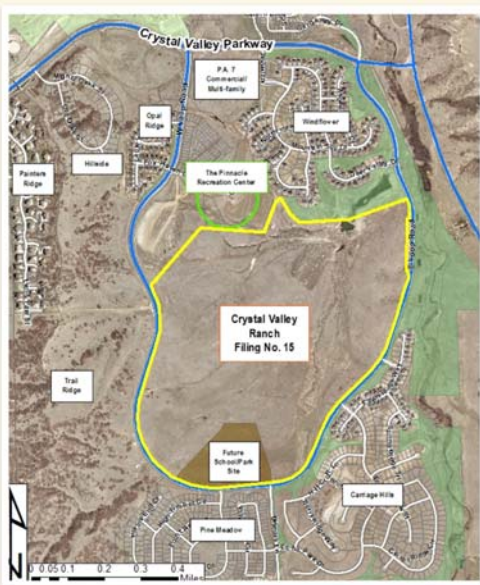
Development Services recently obtained new public hearing signs of higher quality then previous signs used for posting notifications. The DS staff would like the ability to be responsible for the delivery, installation and removal of these new assets. Therefore, staff has identified the need to provide clarification in the Municipal Code with respect to who is allowed to post public hearing signs on properties as required for land use applications being presented to Planning Commission and Town Council.

A text amendment is being proposed that would allow for either the Town or the applicant the ability to place the signs on site, but continue to require the applicant to certify by affidavit that signs have been posted for the required number of days. Staff believes the ability to have the Town and / or applicant post notification signs for public hearing items improves the public process and maintains the intent of the municipal Code with respect to public notification.

Planning Commission voted 7-0 to recommend the Ordinance to Town Council.



Crystal Valley Ranch Filing No. 15 Site Development Plan



Crystal Valley Ranch Filing No. 15
Vicinity Map

Crystal Valley Ranch is a master-planned subdivision located in the southeast portion of the Town of Castle Rock. The property was zoned in 2001 for 3,475 dwelling units. Residential development within Crystal Valley Ranch was slow in the 2000s due to economic conditions and other factors. In 2012, Crystal Valley Recovery Acquisition, LLC, purchased a significant portion of the undeveloped PD and began site planning the development.

Sales of residential lots have increased steadily over the past few years. To date, approximately 1,308 single-family residential lots have been platted in Crystal Valley Ranch. This proposed development is in conformance with the approved zoning.

At public hearing on September 22, Planning Commission voted to recommend this Site Development Plan to Town Council.

WHAT'S NEW - BOARDS & COMISSIONS

Planning Commission

Site Development Plan for Lot 1, Block 11, The Meadow Filing No. 20, Phase 1

The Planning Commission held a public hearing on the Site Development Plan for the Echelon Luxury Apartments on September 22nd.

This Site Development Plan proposal is for a new 240-unit multi-family, market-rate apartment development with private amenities to include a dog wash and run, clubhouse and pool.

The Meadows is a master-planned subdivision located in the northwest portion of the Town of Castle Rock. The original Meadows Planned Development (PD) was approved in 1984 and allowed a maximum of 14,000 dwelling units. Under the 1984 zoning, this particular property was zoned for multi-family development.

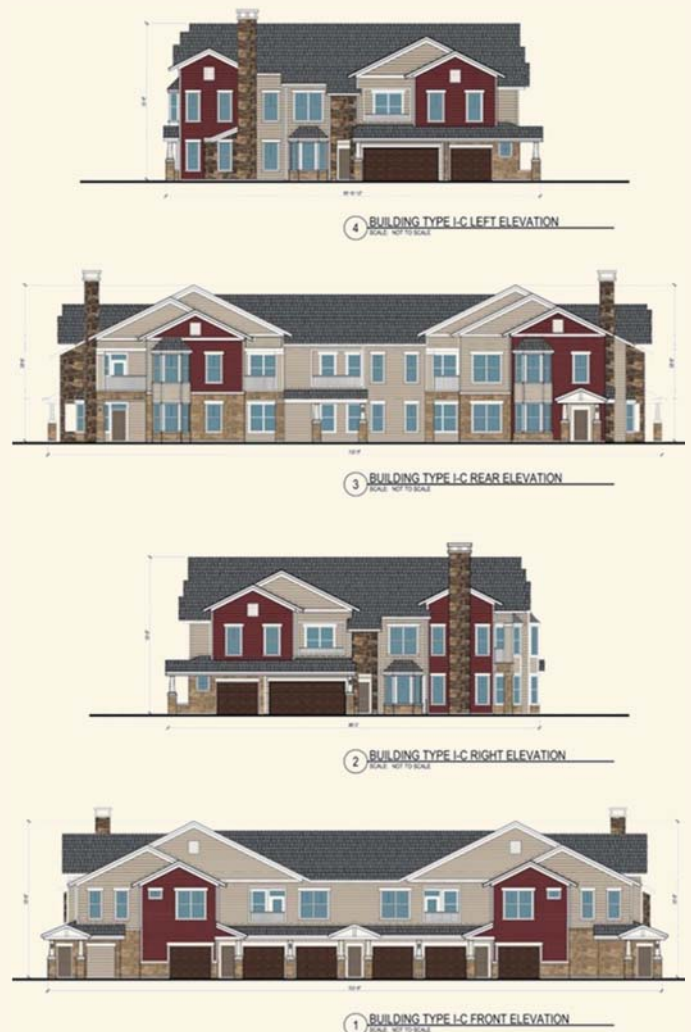
The Meadows has gone through several rezonings over the years. The current PD zoning, approved in 2003, allows a maximum of 10,644 dwelling units. To date, approximately 5,660 units have been approved or constructed in The Meadows. This property is within the Town Center use area and permitted uses include single-family, multi-family and commercial.

Residents who spoke at the public hearing had concerns about property values, schools, traffic, parking on Coriander Street, the main entrance of the project and speeding.

Planning Commission voted 6-1 to recommend that Town Council approve the Site Development Plan with the addition of 18 parking spaces.



Vicinity Map
Echelon
Luxury
Apartments



Artist's Rendition of the Echelon
Luxury Apartments

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Board of Building Appeals

The Board of Building Appeals held its quarterly meeting on September 12th. A Resolution of Appreciation was read into the record acknowledging the service of Heather Attardo to the Board.

TRR Construction, Inc., wrote a letter to the Board regarding a failed mid-roof inspection. TRR has agreed to provide a stamped engineer's letter in this regard, but is asking for a resolution that is not merely punitive.

After review and discussion, the Board voted 4-0 that the Town is not being punitive, and that the Town is following published policies and procedures for the quality and well-being of the residents.



Upcoming Contractors Luncheons:

The well-attended September 14th luncheon covered the following:

- DESC Bonding by David Van Dellen, Stormwater Manager, Utilities
- Meter Set Inspections by Nikki Hoyt, Meter Services Supervisor, Utilities
- Final Plumbing Inspections by Joseph Montoya, Chief Building Official
- Other changes, residential TCOs and same day COs
- Open discussion



- Wednesday, October 12th
Council Chambers
11:30 am to 1:00 pm
- Wednesday, November 9th
Council Chambers
11:30 am to 1:00 pm

Sponsor opportunities are available for upcoming luncheons.

If you're interested, our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact them at buildingcounter@CRgov.com or 720-733-3527.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Building Division Field Training

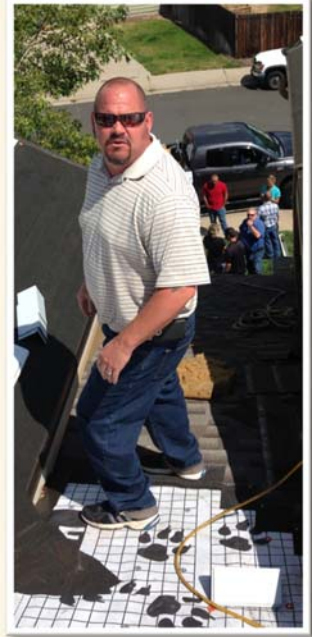
On September 1st, Joseph Montoya, Chief Building Official, and James Martino, Assistant Chief Building Official, conducted a Mid-Roof Consistency training session in the field for the entire DS Building inspection team.

William Shell, President of WRS Roofing, Inc., opened his job site to the Building Division for the training session.



Left: William Shell, President of WRS Roofing, Inc., addressing the Building Division Inspection team

Right: Scott Seubert Seasonal Building Inspector



WRS
ROOFING INC.

On Another Mid-Roof Note ...

On September 9th, James Martino, Assistant Chief Building Official, conducted a mid-roof inspection at the Castle Rock Museum.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

The Real Cost of Affordable Housing

With the high demand for affordable housing, have you ever wondered why developers haven't filled this gap?

There are only 29 “adequate, affordable and available” rental units for every 100 exceedingly low income families (two adults working minimum wage jobs with two children). Often times these families may wait years to find a safe and affordable place to live.

There is a enormous gap in what the developers pay to purchase land, construct and then maintain these buildings and what low income families can afford to pay. Government subsidies are in short supply, and without some type of aid, “creating, preserving and operating” affordable housing becomes impossible.

An interactive tool, noted below, examines how this gap can be bridged. The tool considers donated public land, tax credits, higher rents, etc., and then allows the user to try to develop a building using these concepts.

This tool was developed by “the Assisted Housing Initiative, a project of the Urban Institute, and made possible by support from HAI Group, to provide fact-based analysis about public and assisted housing.”

For additional information and to use this interactive tool, please visit:
apps.urban.org/features/cost-of-affordable-housing/



The Need for Affordable Homes

A September 28th article authored by Maya Brennan entitled, “Why (and How) Localities Should Say Yes to Housing,” notes:

“Every town and city needs to know that its essential workers—such as teachers, firefighters, mechanics, police officers, home health aides, grocers, and food prep workers—can find a place to live within a reasonable commuting distance. Communities also need room for retirees to stay, new families to grow the next workforce, people with disabilities to live stably with access to services and supports, and our struggling friends and family to recover from life’s traumas. Yet, the rules and regulations on the books in many communities create barriers that reduce the housing supply, drive up prices, and make it difficult for people to access the foundation for a healthy life—a stable and affordable home.”

The article further notes how affordable housing can be accomplished via streamlining the approval and permitting processes and modernizing land use and zoning codes.

To read this article in its entirety, please visit:
howhousingmatters.org/articles/localities-say-yes-housing/



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

On The Home Front Column

In the September 17th edition of The Denver Post, columnist Mark Samuelson published a feature on CalAtlantic's Reflections Patio Homes in The Meadows.

Marketed primarily to those buyers looking for single-level, low maintenance living, these new ranch floorplans include landscape maintenance and snow removal. Many designs include finished spaces on the lower level to accommodate guest rooms or recreation areas.



The column mentions that Castle Rock has received *"national kudos for its lifestyle and amenities."* Also noted are the new restaurants and commercial projects in The Meadows area, Castle Rock Adventist Hospital, the fact that The Meadows is just ten minutes from Castle Rock's historic downtown and minutes to the Philip S. Miller Park with its many attractions.

CalAtlantic was chosen "Builder of the Year" this year by Builder Magazine.

To view this article in its entirety, please see the September 17th edition of The Denver Post or contact Development Services at: planning@CRgov.com.

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

*"Listen!
The wind is rising,
And the air is wild with leaves,
We have had our summer evenings,
Now for October eves."*

*~~ Humbert Wolfe, British Poet
(1885 - 1940)*

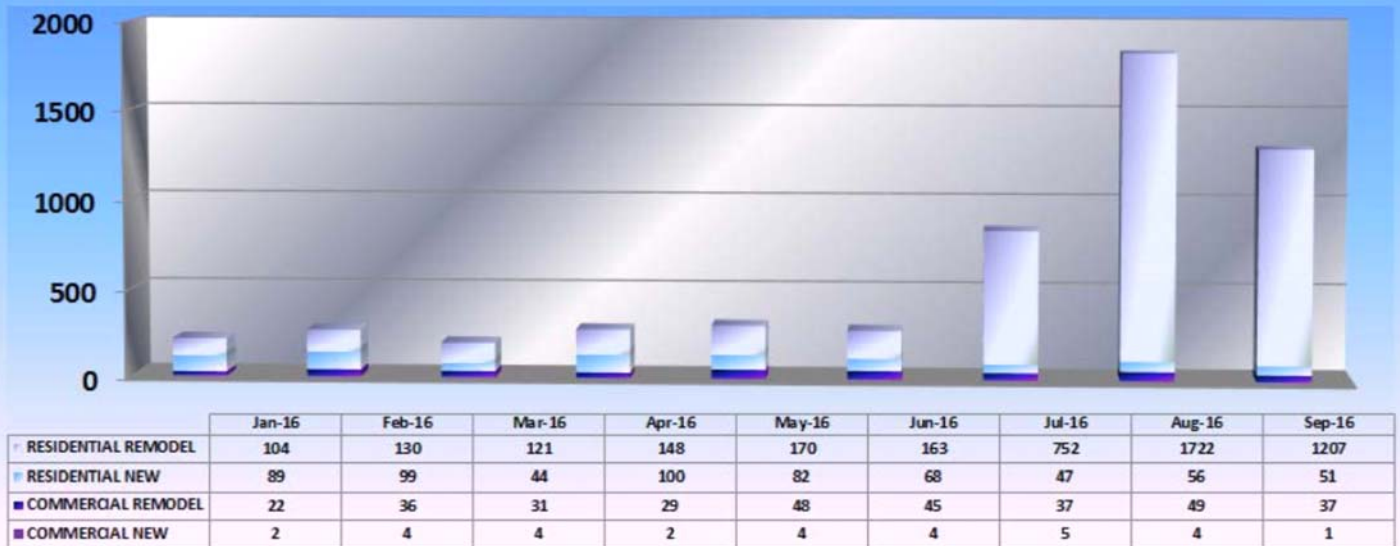
To subscribe to this monthly report via E-mail, please
send your request to Planning@crgov.com.

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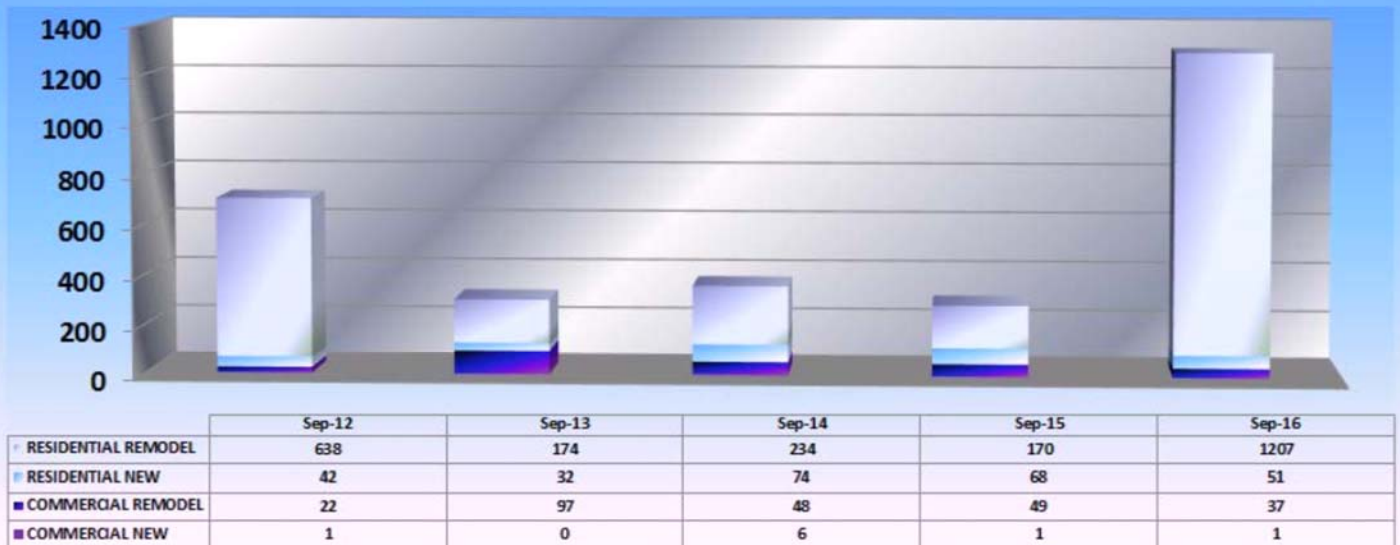
CORE SERVICE LEVELS

Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
SEPTEMBER 2012 - 2016**



**BUILDING PERMIT APPLICATIONS RECEIVED
SEPTEMBER 2012 - 2016**



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

BUILDING PERMIT REVIEW

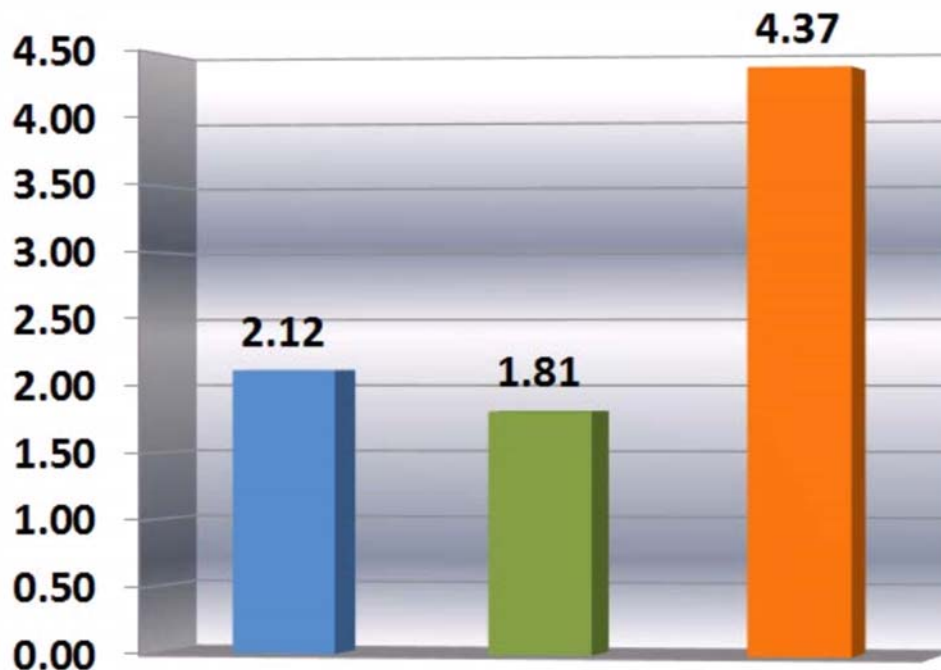
SEPTEMBER 2016

(5 late due to volume and oversight/error)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
LATE	0	5	0
ON TIME	7	39	7

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 141% FROM LAST YEAR



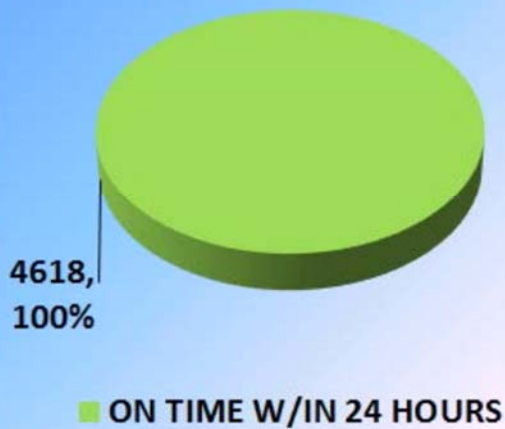
	Sep-14	Sep-15	Sep-16
Total	2.12	1.81	4.37

Implementing the Community Vision through Development Activities

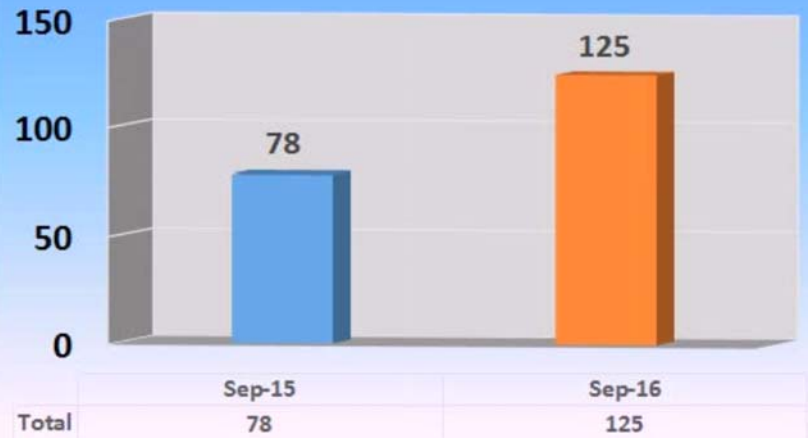
CORE SERVICE LEVELS

Building Division

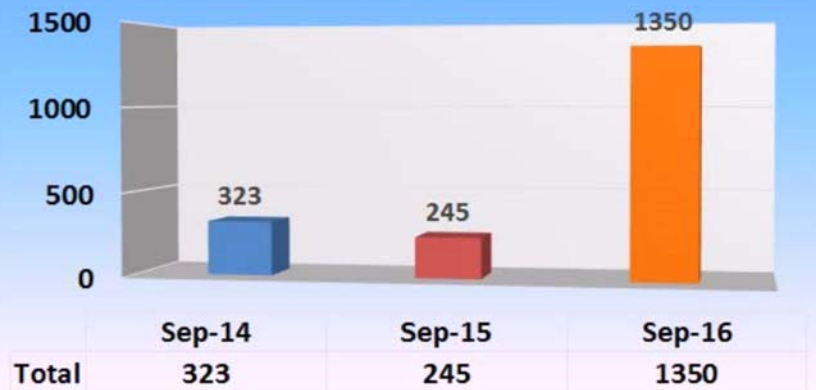
BUILDING INSPECTIONS SEPTEMBER 2016



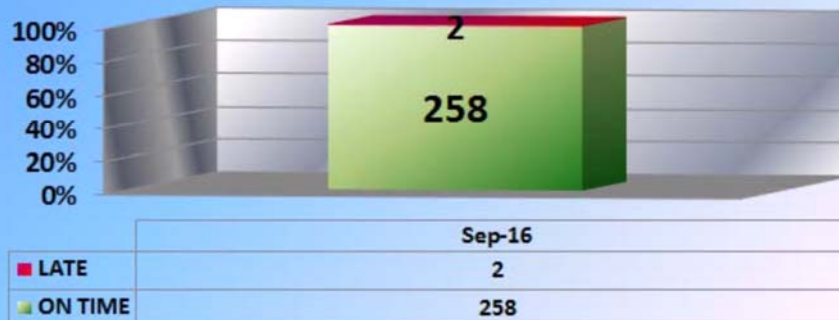
CONTRACTOR REGISTRATION AUGUST 2015 VS 2016 UP 60%



BUILDING PERMITS ISSUED UP 451% OVER 2015 DUE TO HAIL STORM



FEEES CALCULATED (W/IN 3 DAYS) (2 late due to volume and oversight/error)



Implementing the Community Vision through Development Activities

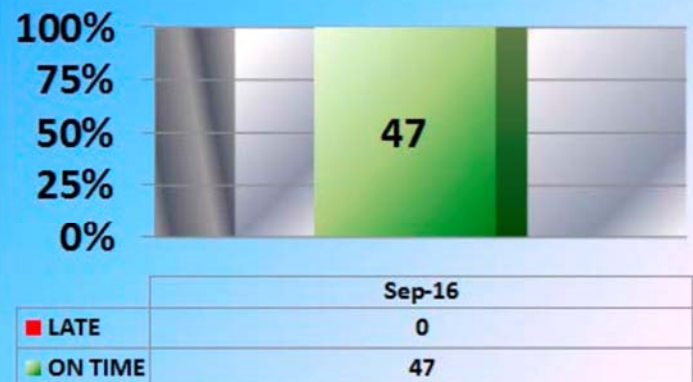
CORE SERVICE LEVELS

Code Compliance

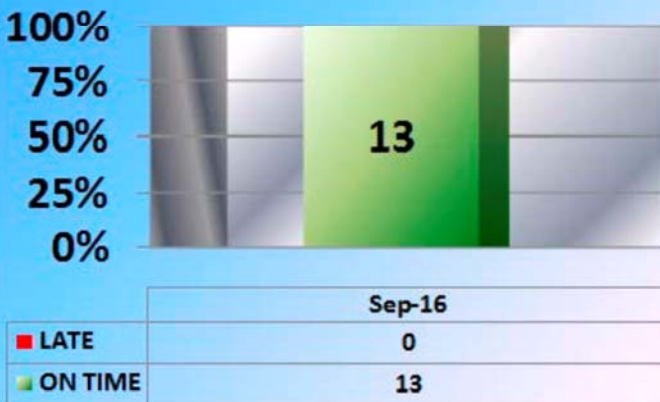
**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



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



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



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

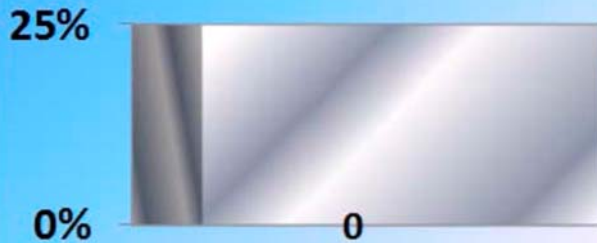


CORE SERVICE LEVELS

Code Compliance

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

None removed due to staff turnover



	Sep-16
LATE	0
ON TIME	0

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



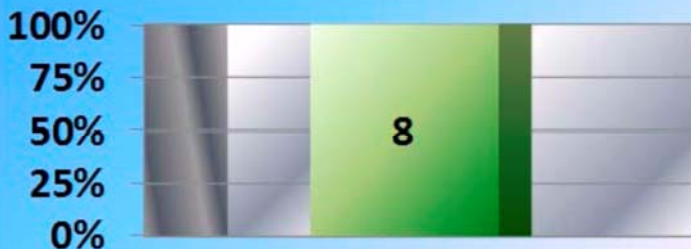
	Sep-16
LATE	0
ON TIME	1

SITE VISITS (W/IN 5 BUS. DAYS)



	Sep-16
LATE	0
ON TIME	12

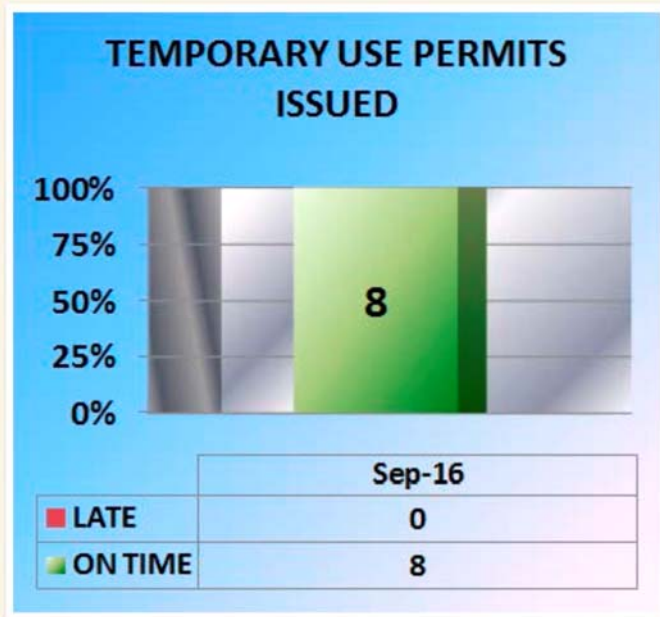
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



	Sep-16
LATE	0
ON TIME	8

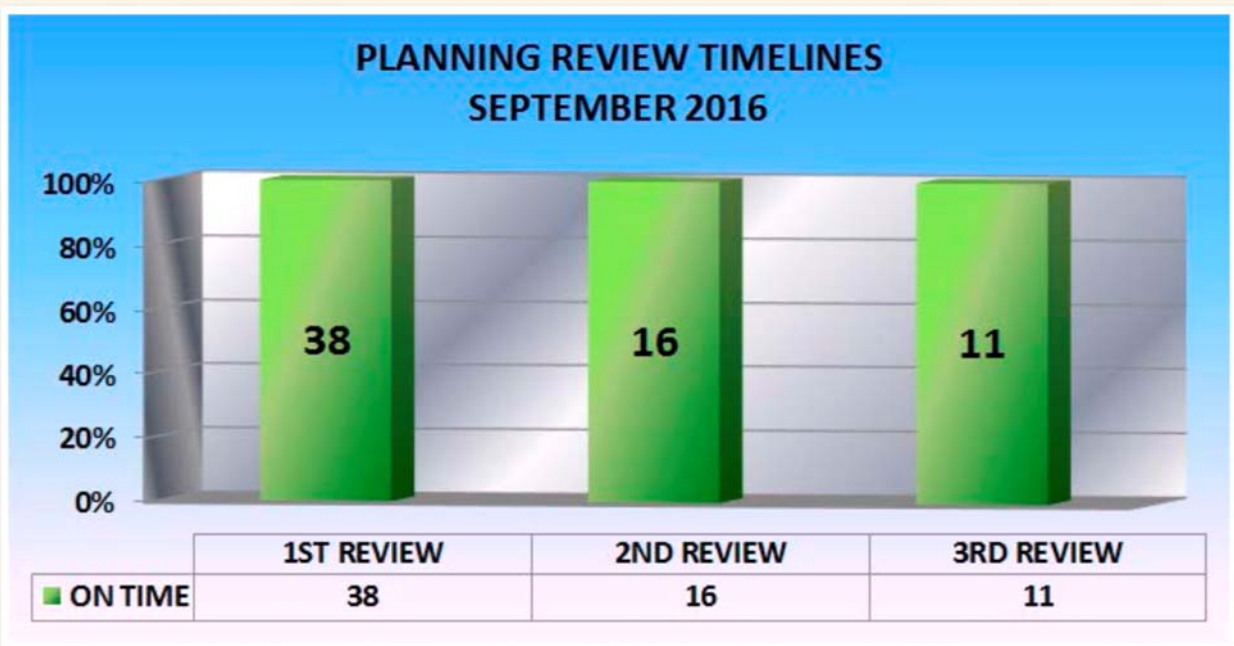
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS



**Zoning
Division**

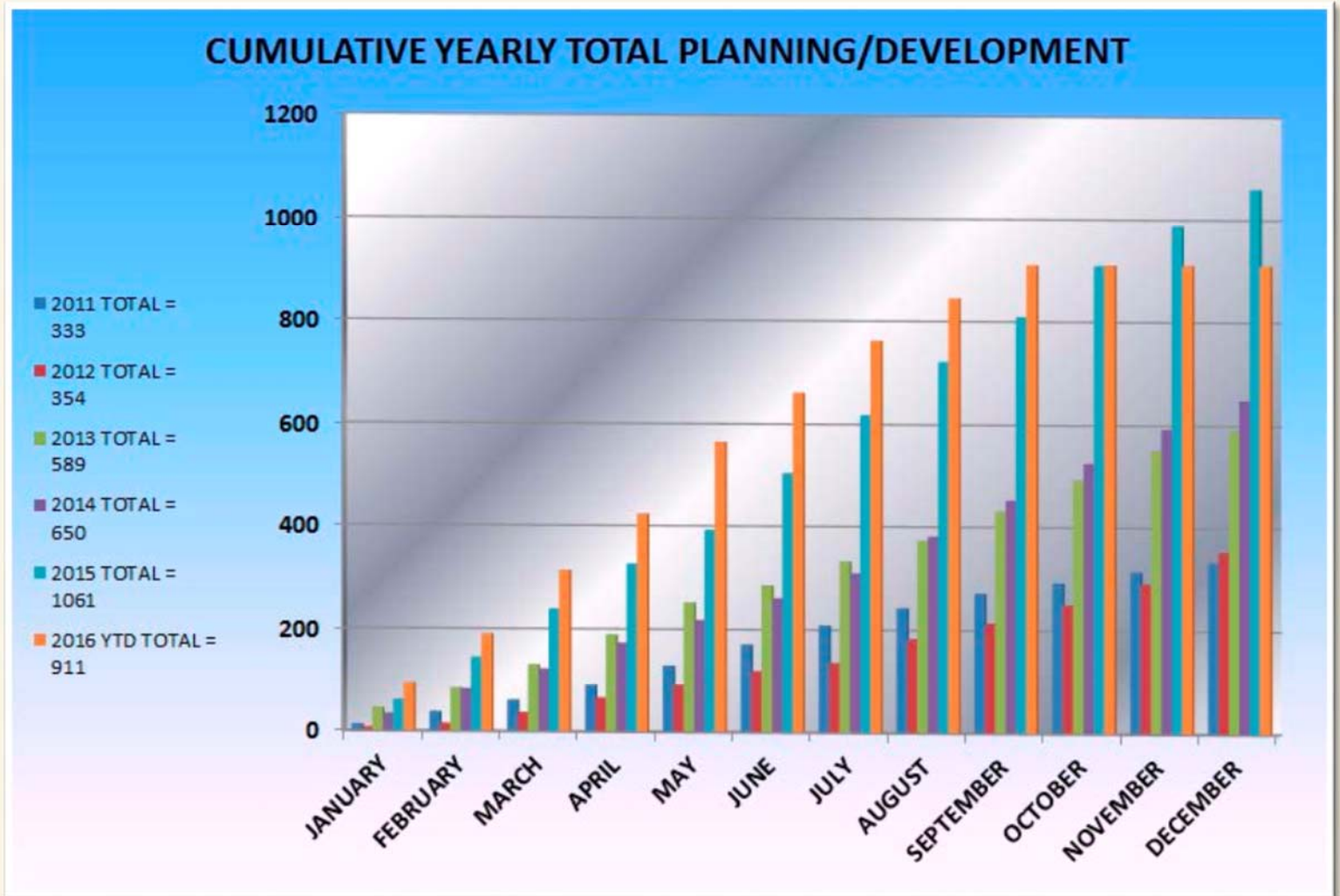
**Planning
Division**



Implementing the Community Vision through Development Activities

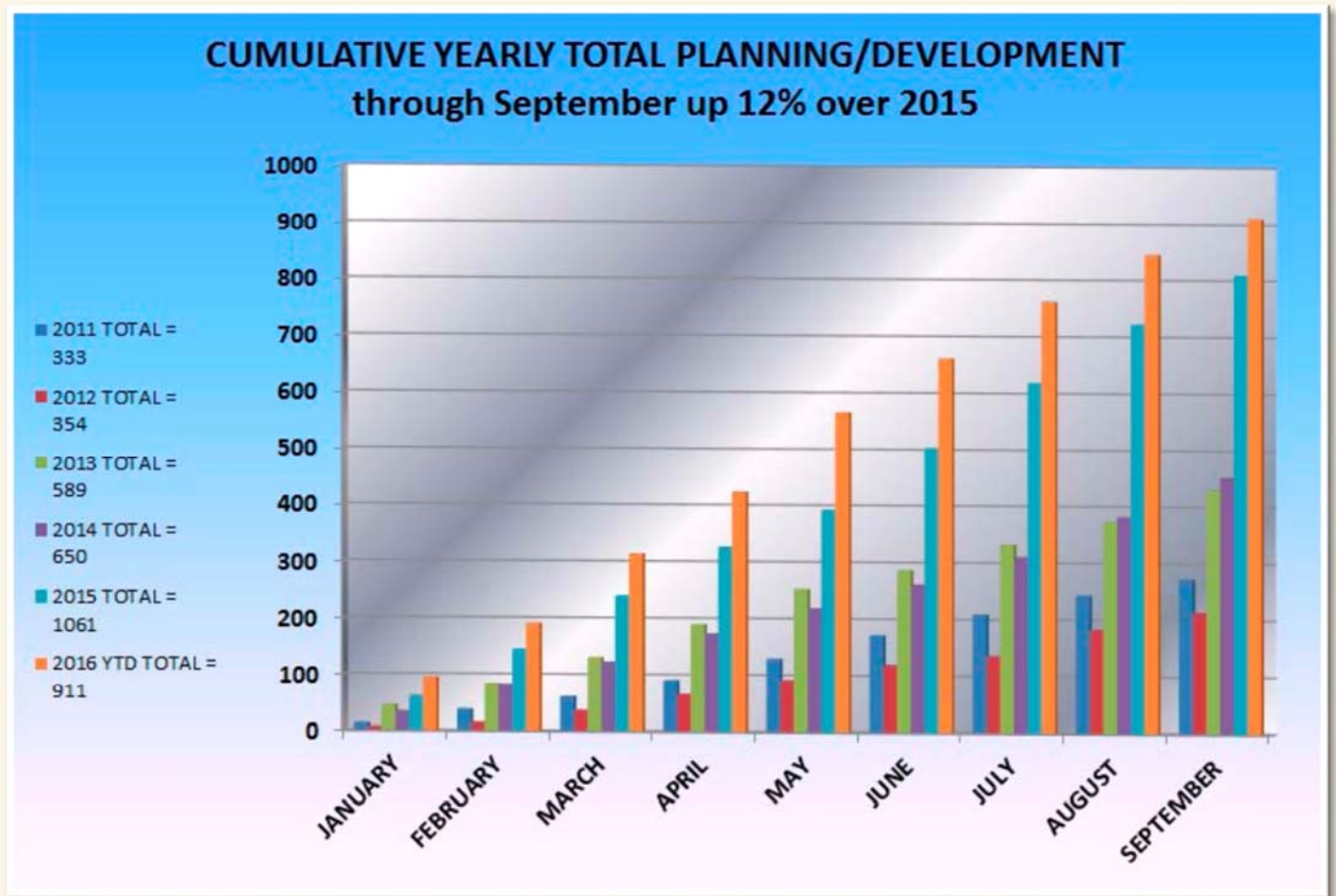
DEVELOPMENT ACTIVITY

Planning Division



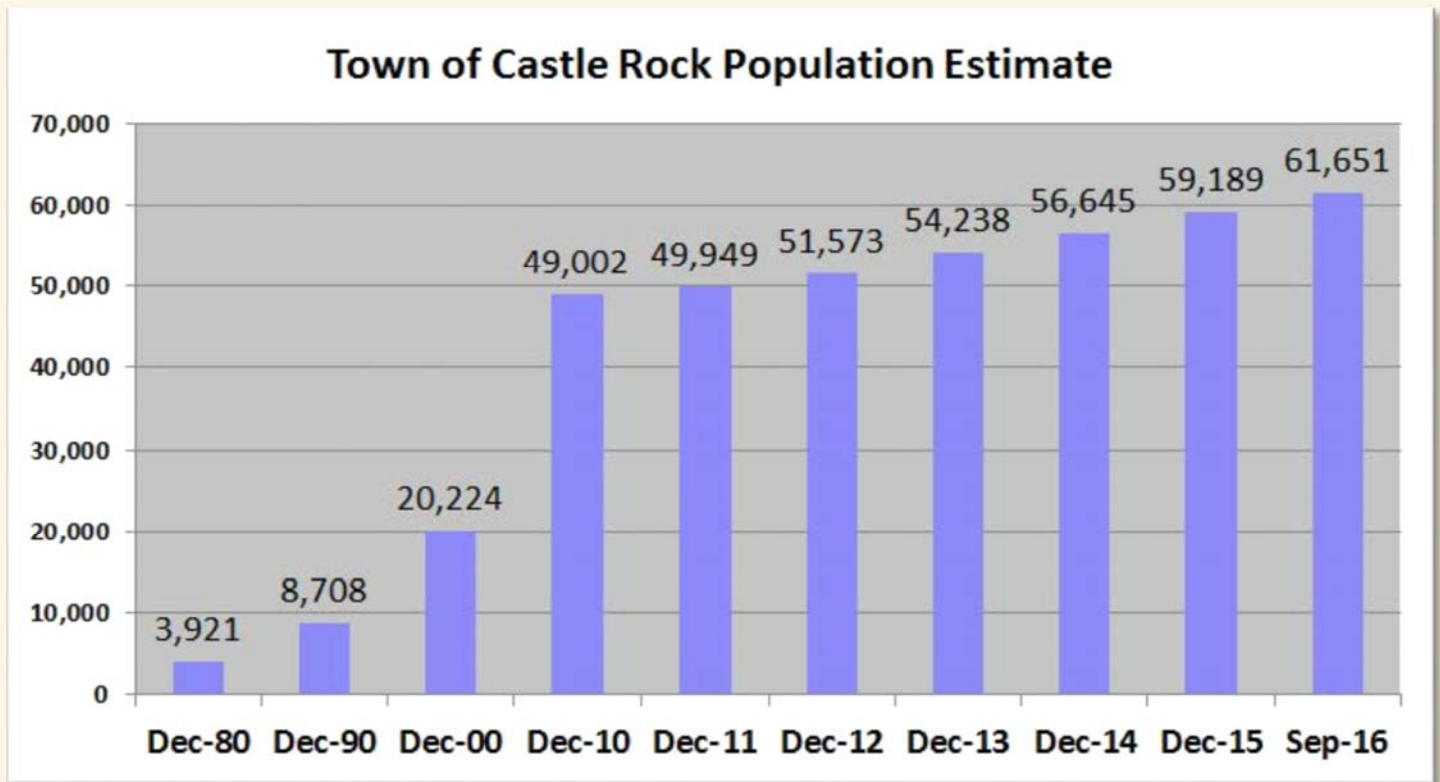
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities