




Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities


Development Tales by the Director

"Rest is not idleness, and to lie sometimes on the grass under trees on a summer's day, listening to the murmur of the water, or watching the clouds float across the sky, is by no means a waste of time."
~~ John Lubbock

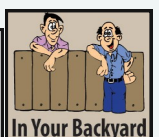
 Staff continues to keep pace with a high level of development activity equal to the busiest development years in Castle Rock - 2005 through 2007. Staff levels during that period exceeded 55 employees in the Development Services Enterprise program compared to 40 employees in the Enterprise program today. I am extremely proud of the Enterprise Team and their commitment to serve our development community partners by providing service at the "speed of business." My hope is that all staff enjoys the challenges and success stories on a daily basis. More important, my hope is that staff enjoys quiet time away from work during the fantastic Colorado summer months. Balance is critical.



Bill Detweiler, Director
Development Services

 uly permit activity remained high with the issuance of 71 new residential permits. In total, we have issued 608 residential permits through July compared to 504 issued through July in 2014. We are on track to issue more than the 808 residential permits

Visit *In Your Backyard* for all the latest development activity at:
www.CRgov.com/InYourBackyard



DEVELOPMENT TALES

issued in 2014 and anticipate this level of residential permit activity to continue for several years.

We will be conducting a series of developer roundtable meetings in August to review the statewide construction defects issue, development reimbursement language, staff coordination with plan review applicants and scheduling a team meeting where a financial expert will provide information and examples on how development financing impacts construction activity in our community.

I hope everyone enjoys the remainder of the summer months – the fall school session is almost here.

The End

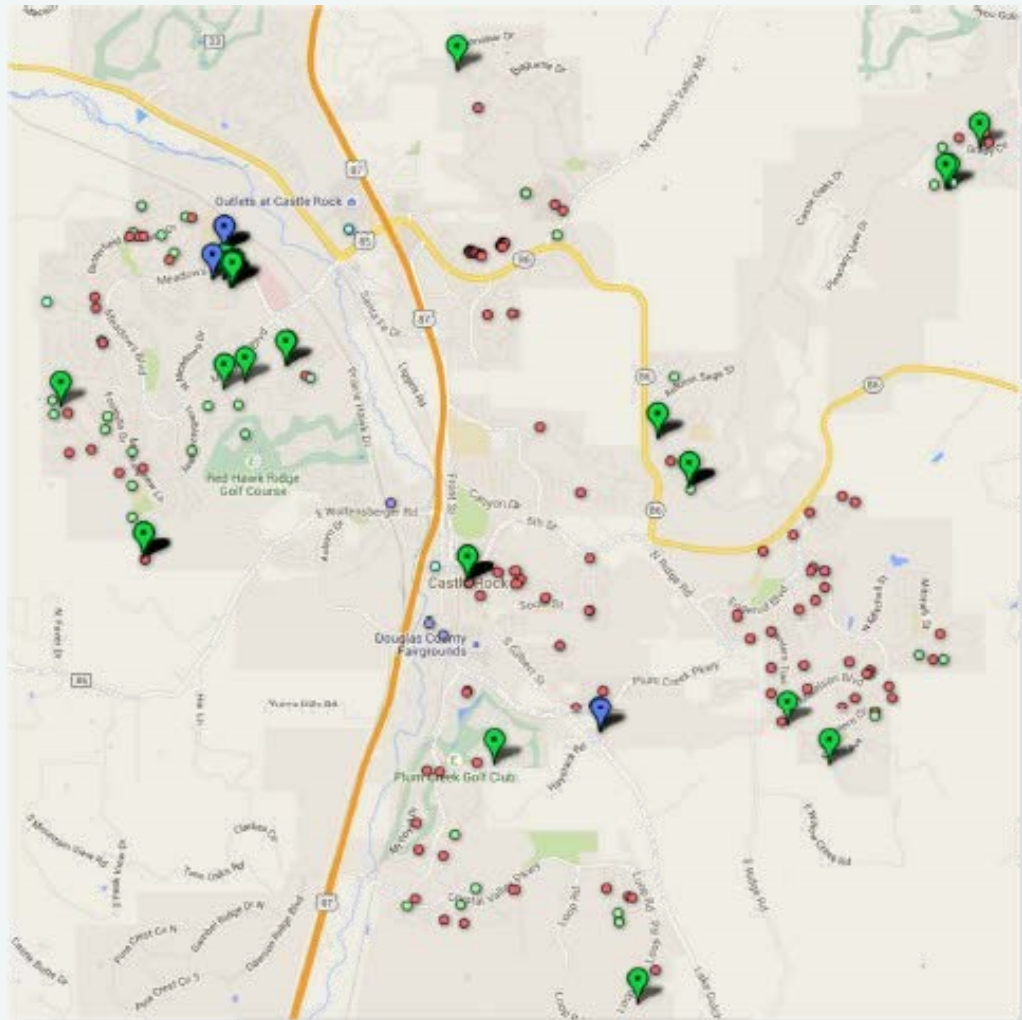


Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP

Below is a town-wide map depicting permit and construction activity for the month of July, 2015. December's map will show 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	Jul-15	ICON
COMMERCIAL NEW	8	
COMMERCIAL REMODEL	6	
MISC COMMERCIAL	6	
MISC RESIDENTIAL	136	
NEW SINGLE FAMILY ATTACHED	10	
NEW SINGLE FAMILY DETACHED	61	
RESIDENTIAL REMODEL	36	
NEW MULTI FAMILY	0	

Implementing the Community Vision through Development Activities

KUDOS

Look Ahead Kudos

Kudos to Sharon Chavez, Temporary Sr. Office Assistant, who modified Development Services' Look Ahead to accommodate the new Granicus information and rearrange the categories as per the Planners preferences.

The DS Look Ahead document is vital to the department's operations. All of the DS deadlines are recorded on this document from Town Council items, to each meeting of the five Boards supported by DS, neighborhood meetings, Enterprise Team meetings, Contractors Luncheons, etc.

Great job, Sharon!



Sharon Chavez
Temporary Sr. Office
Assistant

Customer Service Superstars

Phil Melody, a Town resident, recently emailed Dave Corliss, Town Manager,



Joseph Montoya
Chief Building Official

"I am emailing to alert you as to some individual staff members who I think deserve an 'ATTABOY' for performance beyond expectations.

... Mike Kopek, Public Works Construction Inspector, and Joseph Montoya, DS Chief Building Official, recently assisted me during a household disaster consisting of a flooded basement and a collapsed sewer main. Unfortunately, the sewer contractor on the job was less than desirable with little or no supervision provided by the company owner. Mike Kopek, recognizing a less than desirable situation for both the homeowner [me] and the town, took control of the situation by basically shutting the

contractor down until they could properly pursue a quality installation. This occurred during the late evening when Mr. Kopek could have easily left for the day. Instead, he maintained a presence on the job until the contractor shut down the job and properly sealed the street for the evening.

Thank you, gentleman. Your professionalism is appreciated."

Hats off to Joseph and Mike!



Mike Kopek
PW Construction
Inspector



Implementing the Community Vision through Development Activities

KUDOS



Residential Combination Inspector

Josiah Flamm, Combination Building Inspector, has achieved the accreditation of Residential Combination Inspector through the International Code Council. ICC certification tests are quite challenging, and this certification required multiple exams. Josiah has been working toward this goal, and the entire department congratulates him on this very impressive accomplishment.

Way to go, Josiah!

Josiah Flamm, Combination
Building Inspector



Technical Review Committee

On July 15th, Tara Vargish, Acting DS Assistant Director, wrote:



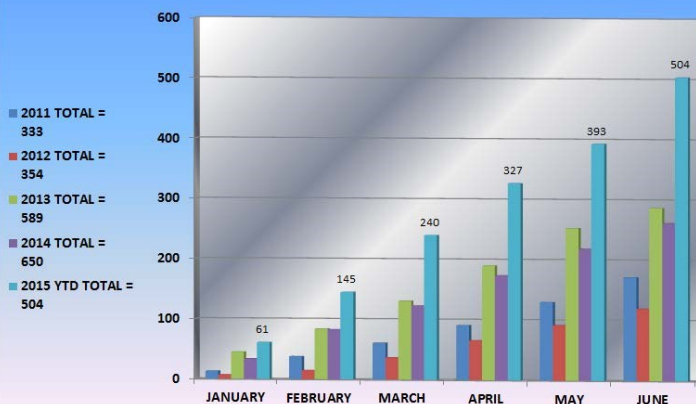
“June was a record-setting month with 111 development plan reviews completed by the TRC Team! This was more reviews in June than typical — in years past we did 28-48 this month. We are now at a year-to-date total of 504 plan reviews, and we are only halfway through the year. We thought February was a big month with 84, and we just blew that one away.”

I'd like to thank all the plan reviewers for their hard work in working through this crunch time – you are a great team, and I appreciate your efforts in helping our development community

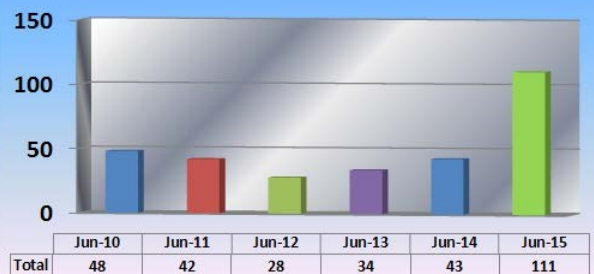
get their new developments or businesses through the review process and under construction.”

Cheers to the Town's intradepartmental Technical Review Committee!

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
REVIEWS THROUGH JUNE 2015



PLANNING/DEVELOPMENT REVIEWS
JUNE 2010- 2015
(158% OVER 2014)



Implementing the Community Vision through Development Activities

KUDOS

Race the MAC Mountain Bicycle Racing Series

Kyle Sipes, Plans Examiner and avid mountain bike racer, is the event coordinator for the new Race the MAC mountain bicycle racing series. Held each Wednesday from July 15th through August 12th, this family racing series is hosted by the Philip S. Miller Activity Complex. The inaugural race of July 12th featured 95 competitors of all ages and abilities. Five classes divide the participants as they compete on the 6-mile trail and prizes are awarded from local sponsors.



Bravo to Kyle!

Kyle Sipes, Plans Examiner, standing, readies the Open Class to begin the Race the MAC on July 15th.

Photo courtesy of the News Press



Philip S. Miller Activity Complex

Implementing the Community Vision through Development Activities

KUDOS

“Seamless” Transition

Jon Freisem, Land Development Project Manager, Castle Rock Development Company, commented on how great it was that the transition from working with Tara Vargish, Acting Assistant Director, to Larry J. Hearold, III, Plan Review Engineering Technician, has been seamless. He said it's been a pleasure working with Larry and that the level of service hasn't dropped off a bit. Mr. Freisem also stated he felt Tara was the anchor of Development Services for so long that his statement regarding the seamless transition is high praise.

Excellent job, Larry and Tara!

Top, Larry J. Hearold, III,
Plan Review Engineering
Technician;
Bottom, Tara Vargish,
Acting Assistant
Director



Annual Employee Picnic

On July 22, the Annual Employee Picnic was held in conjunction with the Monthly Manager's Meeting. The picnic, held at Philip S. Miller Activity Complex, featured updates from the Parks and Recreation Department on their latest projects, a Castle Rock Zip Line Tours demonstration and raffle giveaways.



Far right—James Sanchez, Building Inspector, and Josiah Flamm, Combination Building Inspector, arrive at the Annual Employee Picnic



Town employees enjoy the presentations at the Annual Employee Picnic

A tip of the hat to the Parks and Recreation Department for a fun, successful employee picnic!

Implementing the Community Vision through Development Activities

WHAT'S NEW?

Centennial Airport Noise Monitoring

The Town of Castle Rock is a community member of the Centennial Airport Noise Roundtable, with Councilman Mark Heath as the Town's primary representative and Heather Lamboy, DS Long Range Project Manager, as alternative representative.

"The Centennial Airport Community Noise Roundtable was created in May, 2009. Its purpose is to work with the airport to find ways to reduce and mitigate the impact of aircraft noise on surrounding communities. The Roundtable is comprised of local elected officials, appointed representatives from the community, airport staff, the FAA, CDOT (Aeronautics Division) and airport users." (centennialairport.com/index.php/en/community/noise-roundtable)



Heather Lamboy
Long Range Project
Manager

Centennial Airport's \$1.4 million noise and operations management system, 95 percent paid for by a Federal Aviation Administration grant, is now fully operational. Heather recently noted, *"Castle Rock has very few complaints; however, areas closer to the airport do receive many complaints. The airport is able to access data on the noise level, a recording of the noise from the ground, and often times the associated plane's tail number. Castle Rock has a monitor adjacent to the Sapphire Pointe neighborhood, and we can access information if a Castle Rock constituent is concerned."*

Heather conducted a study session on July 9th for the Planning Commission regarding the Centennial Airport Community Noise Roundtable.

For additional information, please visit: denverpost.com/arapahoeco/ci_28283334/centennial-airport-noise-monitor-data-helping-mitigation-efforts; and centennialairport.com/index.php/en/community/noise-roundtable



Implementing the Community Vision through Development Activities

WHAT'S NEW?



New Design Review Board Member

On Tuesday, July 7, Town Council appointed Monica Crum to the Design Review Board. Monica will serve as one of two representatives from the Historic Preservation Board.

Monica Crum, Design Review Board Member

7 North Lewis Street Design Review

Applicant submitted plans to remove the existing one-story rear addition and attached garage and proposes to construct a new, two-story addition on the back of the house. This application will be scheduled for public hearing before the Historic Preservation Board.



Amendment of Home Occupation Ordinance

On July 23, at a public hearing before the Planning Commission, Mary Shaw, Zoning Manager, presented an ordinance that would repeal and re-enact Section 17.52.230 of the Town's Municipal Code concerning Home Occupations. The proposed code amendment would clarify and update the zoning regulations for home occupations to be allowed in R-1, R-1A, R-2, R-3, MH and residential Planned Development zoning districts. The Planning Commission voted 4-1 to recommend approval of this Code amendment to Town Council.

Milestone Filing No. 4, Amendment 9, Lot 1, Block 1

Applicant submitted construction documents for a Goodwill Retail and Donation Center, a new proposed 18,000 square foot facility providing retail sales and donation entry services on approximately 2.7 acres. The Site Development Plan and Plat are in review and have staff approval, however, neither document has been recorded. The site approvals are all administrative and do not require public hearings.

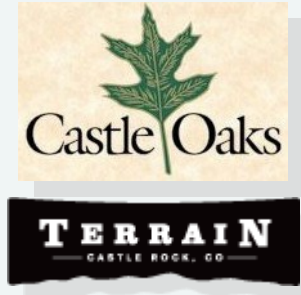


Implementing the Community Vision through Development Activities

WHAT'S NEW?

Castle Oaks/Terrain Planning Areas 45 & 46 Site Development Plan

On behalf of SLV Castle Oaks, LLC, CORE Consultants, Inc., submitted a Site Development Plan (SDP) for Planning Areas 45 and 46 within the Castle Oaks development. Located on the west side of Autumn Sage Road and adjacent to State Highway 86, the SDP proposes 154 single-family, detached homes within the new "Flat Rock Village" of Terrain. The SDP includes approximately 60 acres with roughly 33 acres of private open space dedication. This SDP is quasi-judicial and will be scheduled for public hearings before the Planning Commission and Town Council.



Auburn Ridge Lot 3

Auburn Castle Partners, LLC, has submitted construction documents and plat application for Castle Highlands Filing No. 2, Replat of Lot 1. The proposed project, on 4.83 acres, is a multi-family development. This plat and construction document application is under administrative review and does not require public hearings. The associated Site Development Plan will be scheduled for public hearings.

Auburn Ridge Lot 2 Early Grading

Applicant submitted a construction document application to do early grading on Lot 2, Auburn Ridge, a 6.13 acre lot. This submittal is administrative and does not require public hearings.

IREA Easement Request

IREA has requested a 15-foot easement on Town-owned property for an underground electric tie line along the platted, yet unbuilt, Valley View Road, located north of State Highway 86 and east of Founders Parkway. The easement will allow IREA to connect three IREA substations and provide a tie to an existing Town water treatment facility and to the future build-out of Castle Oaks subdivision. The request will require public hearings.



First Bank Castle Rock

Applicant has submitted a construction document land use application for FirstBank located 4775 Front Street. The applicant proposes to construct improvements to the existing facility, which will include new drive-through lanes and remote tellers on the east side of the building along with an overhead canopy. The area proposed for the new drive-through lanes is in the landscape area, and the proposed area of disturbance is 0.17 acres.



Implementing the Community Vision through Development Activities

WHAT'S NEW?

Promenade Block 1 Plat

Promenade at Castle Rock, LLC, has submitted a plat to subdivide the 25.43-acre area known as Block 1 into six separate lots. This site is located just south of the new Castle Rock Parkway, currently under construction, and just west of I-25. The plat is administrative and will not require public hearings. However, the associated Site Development Plan is scheduled for upcoming public hearings.



— Promenade at —
CASTLE ROCK

Liberty Village Planning Area 7



Richmond Homes has submitted a Site Development Plan Minor Amendment and construction documents pertaining to the proposed Planning Area 7 portion of the Liberty Village development. Planning Area 7 is located south of existing

Castle Oaks Drive and west of the built-out portions of Cobblestone Ranch. Planning Area 7 of Liberty Village was originally approved in 2006 as Phase F. The purpose of this submittal is to reapprove those plans as Planning Area 7, in anticipation of construction within the next year. The basic layout of Planning Area 7 has not changed since it was approved as Phase F. Platted streets are not being altered, street design is identical and drainage facilities support the platted layout as presented. The lots are being replatted with the lot total increasing from 120 to 132 lots. These site approvals are all administrative and will not require public hearings.

Liberty Village Planning Area 5

Richmond Homes has submitted construction documents pertaining to the proposed Planning Area 5 section of the Liberty Village development. Planning Area 5 is located east of existing Castle Oaks Drive in the Cobblestone Ranch area



and will consist of 150 residential lots with associated infrastructure and roadways. The Planning Area 5 section of Liberty Village was originally approved in 2006 as Phase E. The purpose of this submittal is to reapprove those plans as Planning Area 5, in anticipation of construction within the next year. This submittal is administrative and does not require public hearings.

Montaña Vista, 1st Amendment Plat

Applicant submitted a Plat application to subdivide the existing 3.42-acre lot into three commercial lots. This site is located on Alexander Place, just north of Allen Street. This submittal is administrative and does not require public hearings.

Implementing the Community Vision through Development Activities

WHAT'S NEW?

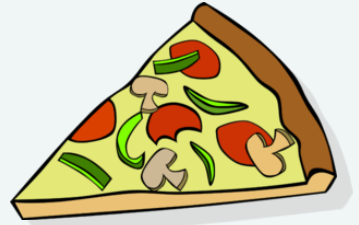
Plum Creek Fairway 13 - Sawgrass Landscape Plan CDs



The Sawgrass Condominium Association submitted landscape plans for the condominium complex proposing a renovation of its landscaping and irrigation system. The renovations include removal of dead or dying plant material, installing new plant material that is better adapted for the site microclimates, installing a new, efficient modern irrigation system and a division of the existing irrigation meter to provide for separate billing between HOAs.

Granelli's Pizzeria

Applicants, Pam and Grant Carley, have submitted a Site Development Plan and construction documents for a permit to construct a new, enclosed porch at 21 North Wilcox Street. The application proposes an enclosed patio structure with an egress door, large garage doors with windows on the sides, with materials and colors consistent with the existing restaurant, and associated landscaping. This proposed patio is to be located on the east end of the building. A public hearing for this application is scheduled to be held before the Design Review Board on Wednesday, August 12, 2015.



Douglas County Transit Survey

Douglas County is seeking solutions and residents' input regarding public transit within the County. A survey, prepared for Douglas County residents and taxpayers, is available both online and by paper copy. This survey allows citizens to share their thoughts on transit, relate transit experiences and provide the County with information as to what residents would like and need.



"This survey is a proactive approach to help us understand what is the best fit for our citizens when it comes to providing a multi-modal transportation system," said County Commissioner Roger Partridge. *"It is part of our needs assessment to understand what will be functional, sensible and utilized."*

The survey takes less than 10 minutes to complete and results will be used to guide future transit planning and potential transit investments.

The online survey can be accessed at: douglas.co.us/transitsurvey

Paper copies are available in the lobby of Town Hall and are also available at meetings of the Planning Commission, Board of Adjustment, Historic Preservation Board, Design Review Board and the Board of Building Appeals.



PROJECT UPDATES

AT&T Mobility

On July 21st, Town Council approved this Use by Special Review for a personal wireless service facility for New Cingular Wireless, aka AT&T Mobility, to be located at 472 North Ridge Road. The proposal for this Town-owned, 5-acre site includes a 70-foot pole and equipment shelter.



Atrium Drive Right of Way Vacation



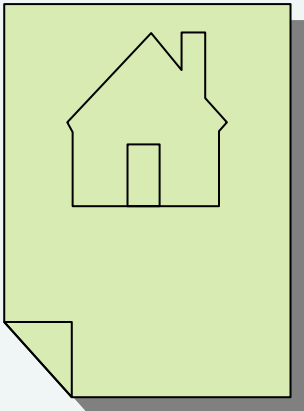
On July 21st, Town Council approved the request of Promenade at Castle Rock, LLC, to vacate the right-of-way in a portion of Atrium Drive. This ordinance was approved on emergency basis, and the ordinance became effective immediately. A new, revised roadway alignment has been proposed in the associated plat that is under review.

Brookwood PD Zoning Regulations Concerning Fences

A public hearing was held on July 9th by the Planning Commission on the proposed request by developer, Richmond American Homes, to repeal a fence provision in the Brookwood Planned Development Zoning Regulations in order to allow greater fence location flexibility within the Brookwood Planned Development. In addition to the applicant, eight members of the public also addressed the Planning Commission. All but one were in favor of the amendment lifting the fence restriction and having the HOA decide on an open-style fence. The Planning Commission voted 6-0 to recommend the amended Ordinance to Town Council.



On July 21st, this Ordinance was approved by Town Council on first reading.



403 Cantril Street Landmark Alteration Request

On July 1st, the Historic Preservation Board approved a request to add a garden room to the existing garage at 403 Cantril Street. This property is landmarked and was renovated in 2007. The applicant also plans to restore and add plumbing to the historic outhouse attached to the garage. This last request was approved by the Board in 2007.

PROJECT UPDATES

Auburn Ridge Planned Development Plan No. 1, Amendment No. 1

At a public hearing before the Planning Commission on July 23, Julie Kirkpatrick, Planner II, presented the Auburn Ridge Planned Development Plan No. 1, Amendment No. 1. John Cichon, Atlantic Development and Investments, and David Lash, PWN Architects and Planners, Inc., represented the applicant.



Key items included a reduction in density by three units, along with establishing two planning areas to address transitioning the development density away from the adjacent single-family residential homes. Planning areas A and B would allow for 45-foot and 35-foot heights, respectively. Additionally, applicant proposed to lift the requirement for the development to be senior housing and allow

it to be market rate, providing flexibility for financing in case two rounds of CHFA housing finance applications were not successful to have a senior project. All of the members of the public that spoke were opposed to the amendment.

After discussion, Planning Commission voted not to recommend this amendment to Town Council.



Proposed Auburn Villas Site Plan

Castle Oaks Estates Planned Development Plan No. 2

On July 23rd, at a public hearing before the Planning Commission, Julie Kirkpatrick, Planner II, presented the Castle Oaks Estates Planned Development Plan No. 2 and Planned Development Zoning Regulations. Representing the applicant were Craig Campbell, Vice President, Starwood Land Ventures, LLC, and John Prestwich, President, PCS Group, Inc.

The applicant proposes to move some of the unused density in selected areas of their phases to their village areas, still maintaining their density limits in those areas and maintaining the overall density of the development. Nineteen members of the public spoke, and all were opposed to the proposed ordinance.

The Planning Commission voted to continue the discussion to a special meeting of the Planning Commission scheduled for August 6 at which time the Commissioners requested the developer to provide a chart to compare the current and proposed densities side-by-side.



PROJECT UPDATES

Promenade at Castle Rock

Grading has begun at the Promenade site. This 166-acre master-planned development is located near Interstate 25 and Meadows Parkway. This development will bring new activities, entertainment, shops, restaurants and housing options to the Town. The photographs below were provided by Jeremy Herndon, LEED AP, Senior Project Engineer, W.E. O'Neil Construction Company of Colorado. It is estimated that grading will be completed around the Thanksgiving holiday.

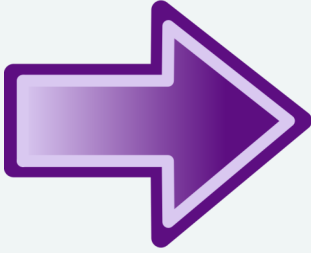


Implementing the Community Vision through Development Activities

JUST NEWS

Contractors Luncheon

The September Contractors Luncheon is scheduled for:



- Tuesday, September 8, 2015
- 11:30 am to 1:00 pm
- Council Chambers, 2nd Floor, Town Hall

The August luncheon, sponsored by Development Services, will be a barbecue held at Rhyolite Park on August 13th. Joseph Montoya, Chief Building Official, will be acting chef, and Lynda Halterman, Permit Specialist, will be hosting the event.

If you are interested in attending a luncheon, sponsoring a luncheon or receiving a copy of the Development Services' monthly report, our Permit Specialists, Dena Paulin, Christi Dwyer and Lynda Halterman, will be happy to assist you. Please contact our Building Counter at 720-733-3527, or buildingcounter@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

We hope you will join us!



*"If your actions inspire others to dream more,
learn more, do more and become more,
you are a leader."*

~~ John Quincy Adams
American President (1767-1848)

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

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

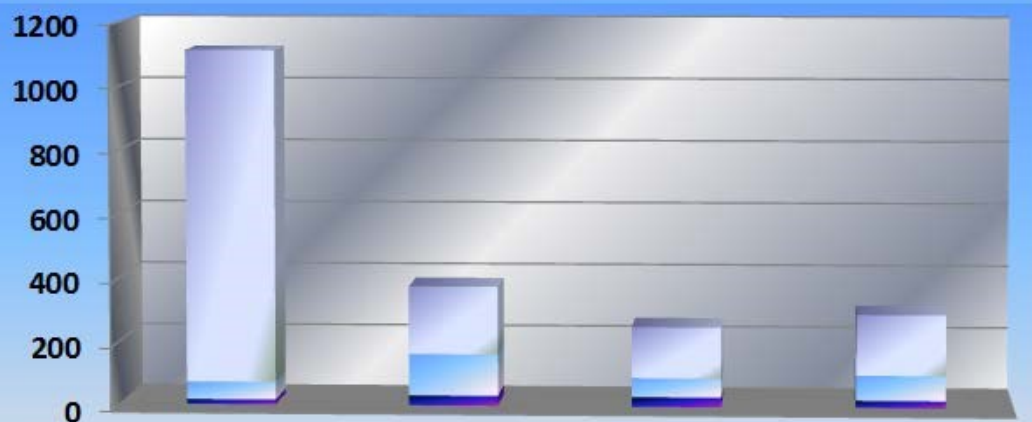
Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
2015**



	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15
TOWN PROJECT NEW	1	0	1	0	0	0	0
RESIDENTIAL REMODEL	142	113	139	202	150	150	190
RESIDENTIAL NEW	72	57	109	85	106	80	79
COMMERCIAL REMODEL	20	14	40	25	15	38	20
COMMERCIAL NEW	1	3	3	2	2	2	3

**BUILDING PERMIT APPLICATIONS RECEIVED
JULY 2012 - 2015**

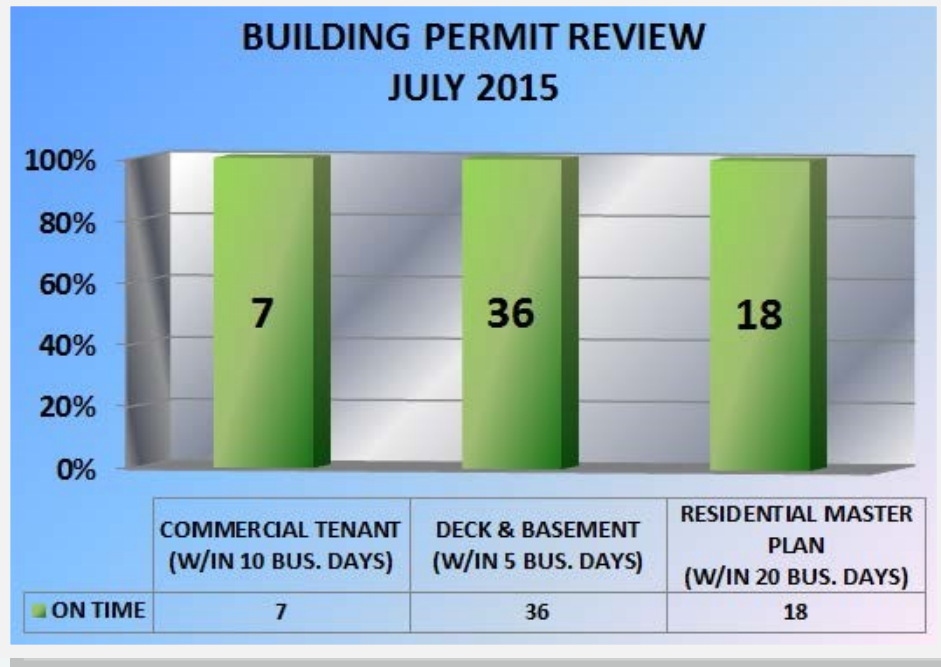


	Jul-12	Jul-13	Jul-14	Jul-15
RESIDENTIAL REMODEL	1043	213	160	190
RESIDENTIAL NEW	56	131	60	79
COMMERCIAL REMODEL	15	30	30	20
COMMERCIAL NEW	0	1	0	3

Implementing the Community Vision through Development Activities

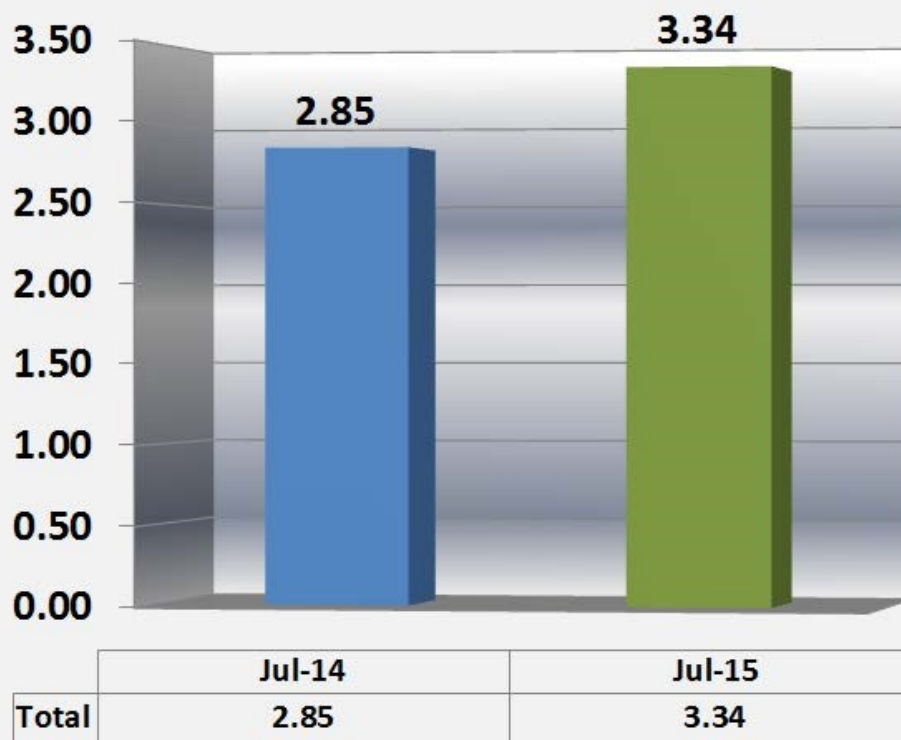
CORE SERVICE LEVELS

Building Division



MONTHLY FEES COLLECTED ON DS BUILDING PERMITS COMPARISON (\$MILLION)

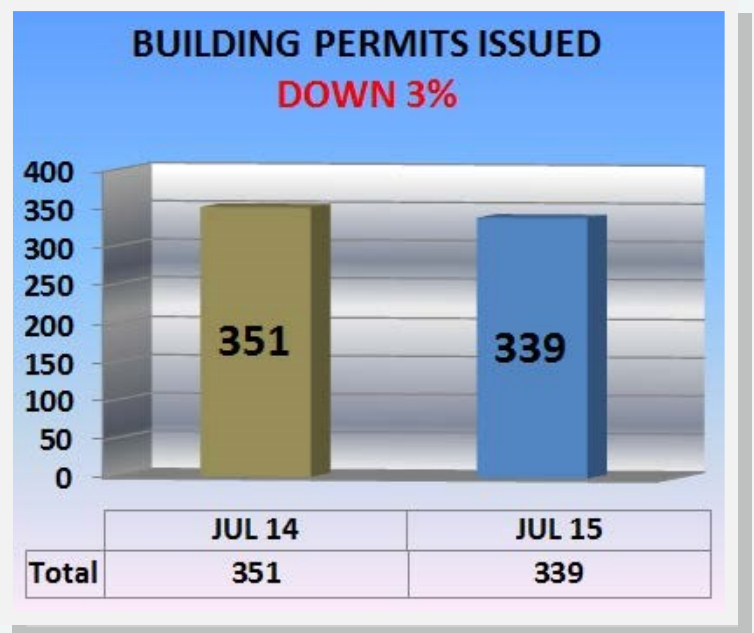
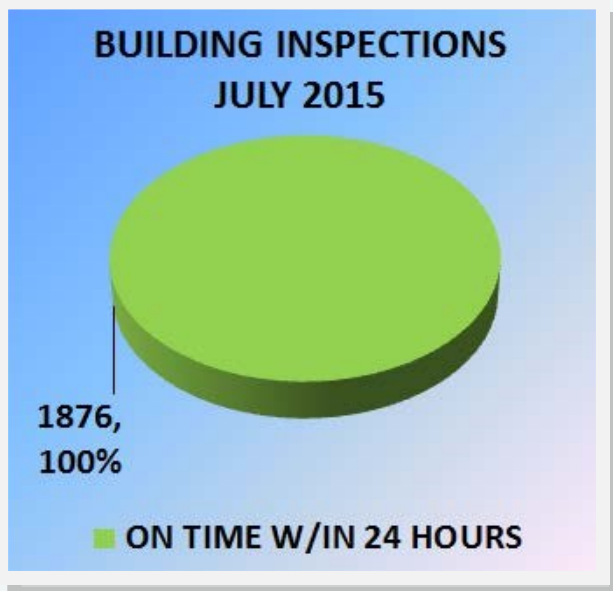
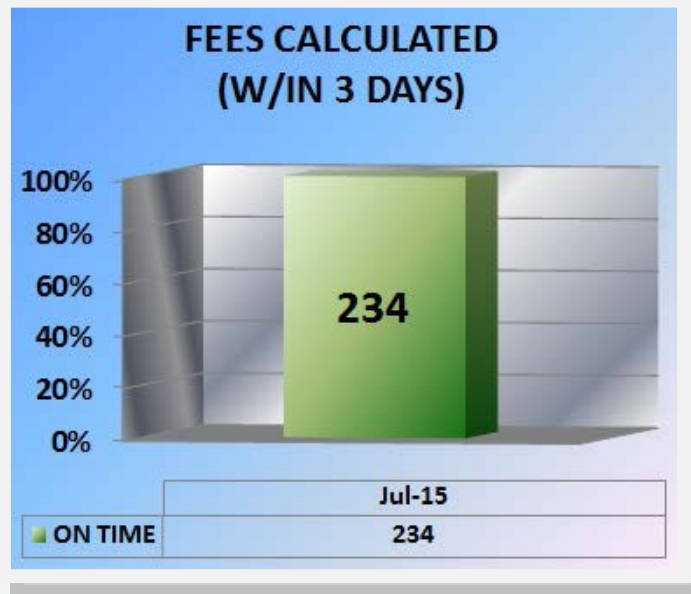
UP 17.15% FROM LAST YEAR



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

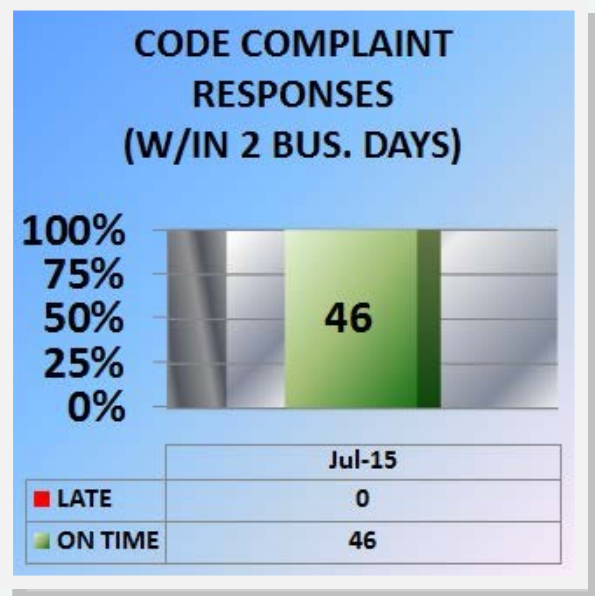
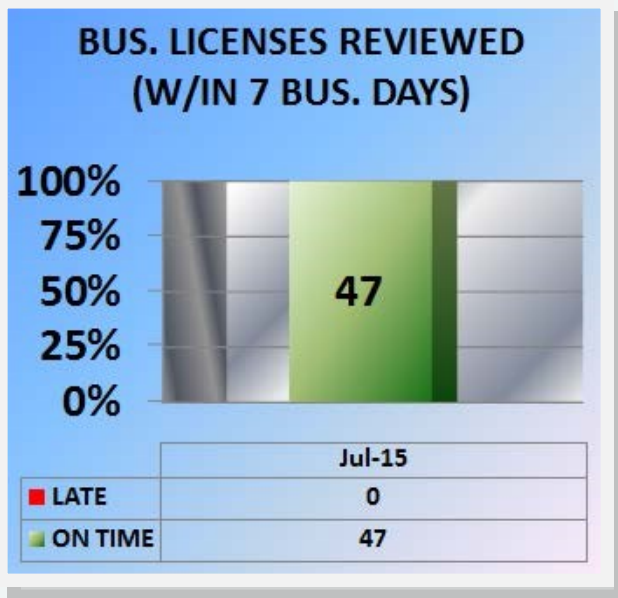
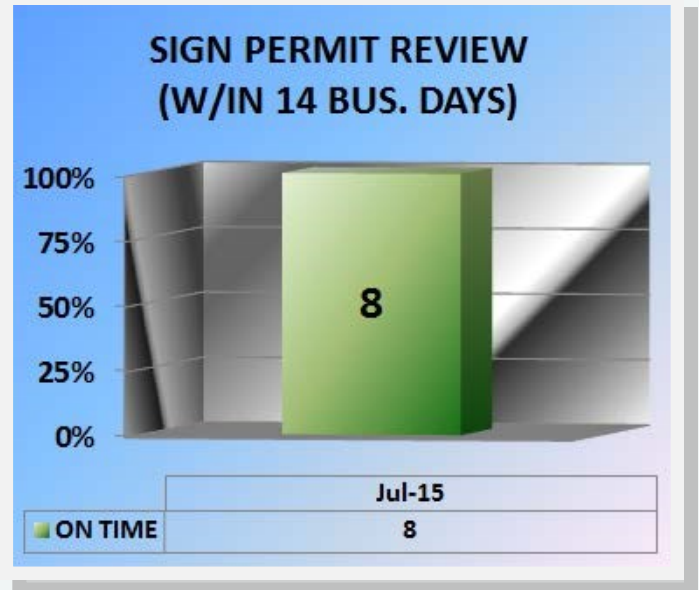
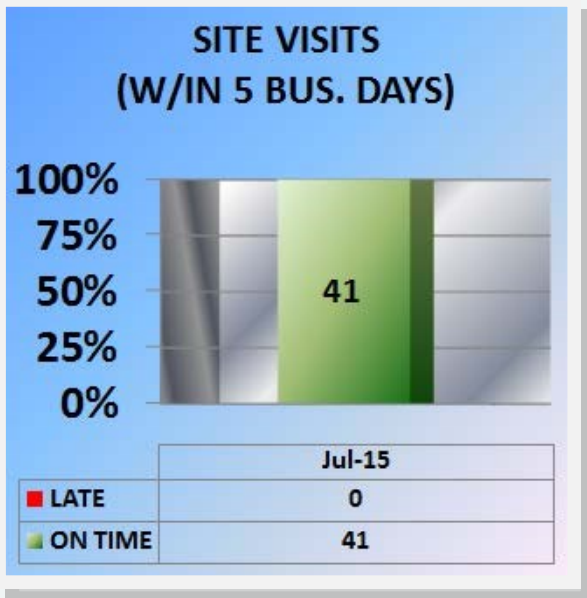
Building Division



Implementing the Community Vision through Development Activities

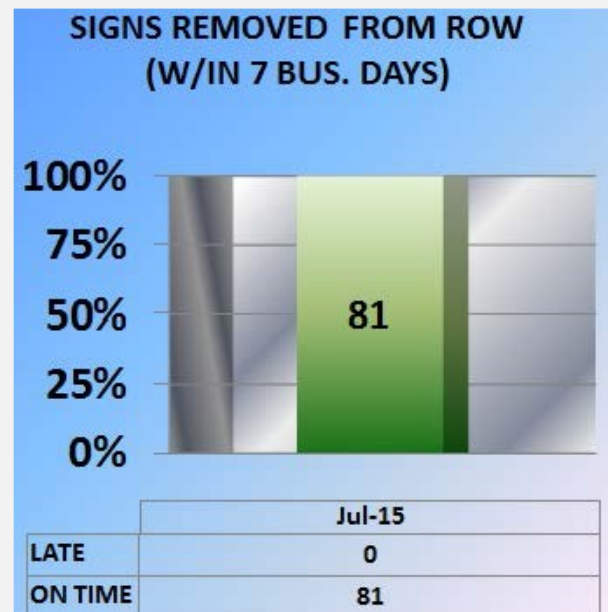
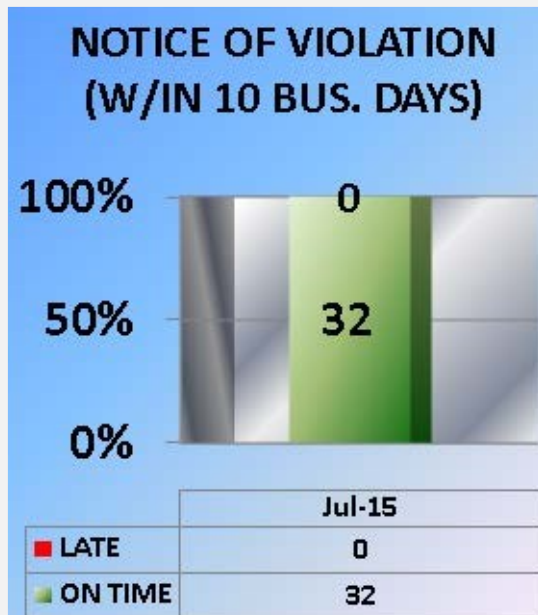
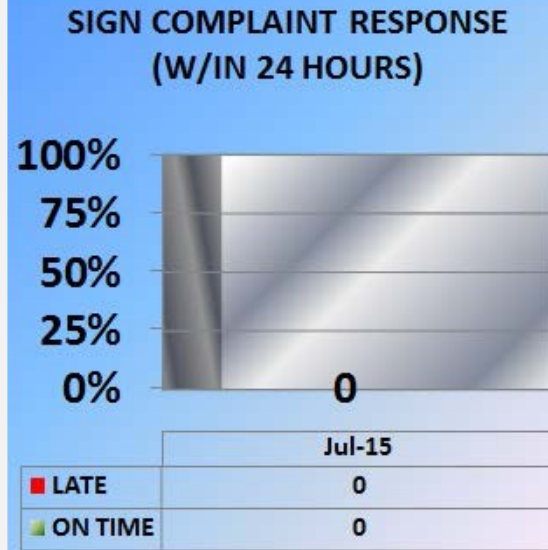
CORE SERVICE LEVELS

Code Compliance



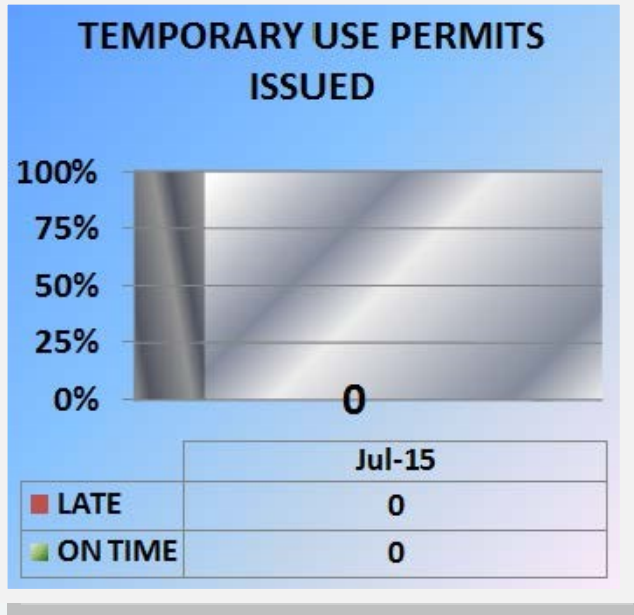
CORE SERVICE LEVELS

Code Compliance



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

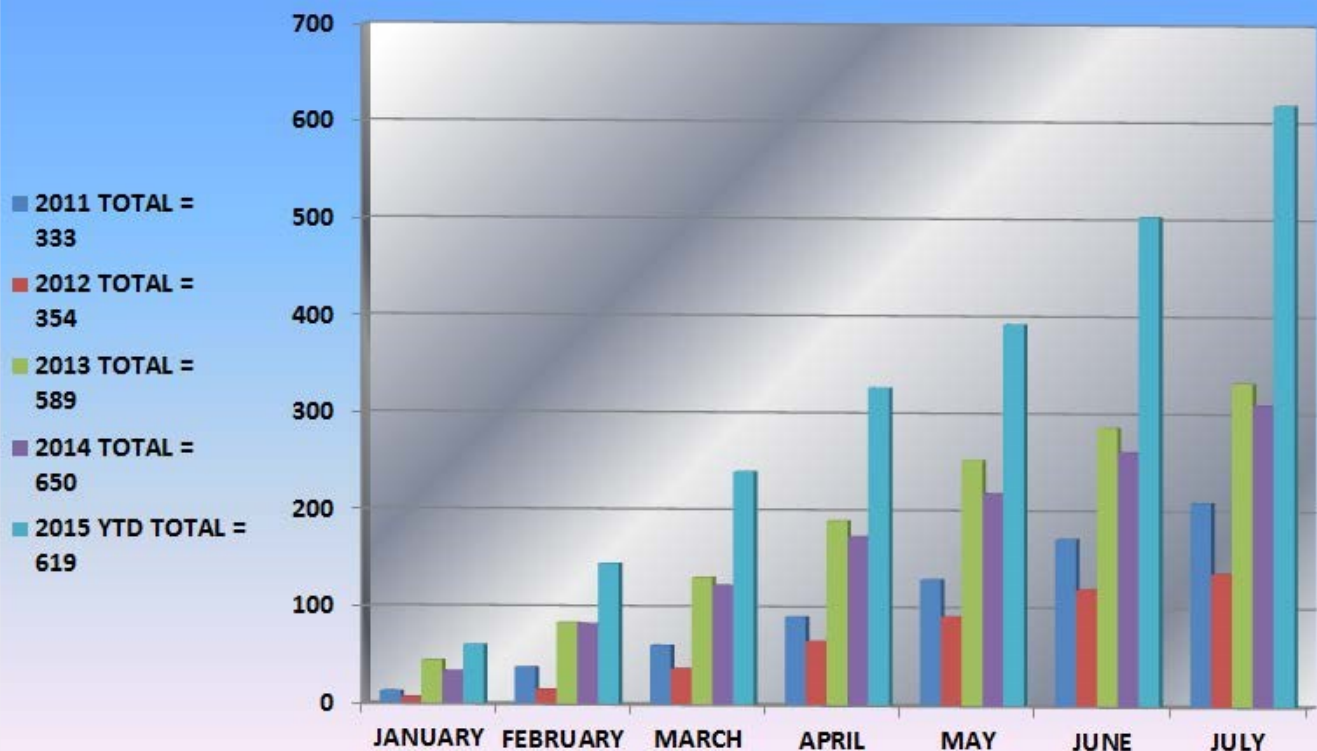


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

Planning Division

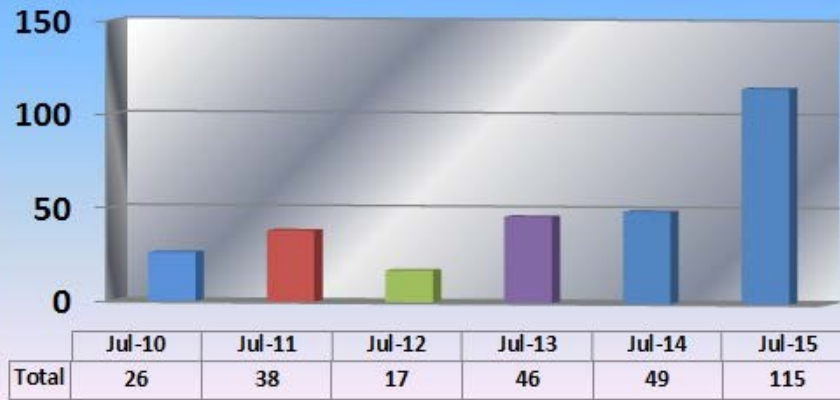
**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
REVIEWS THROUGH JULY 2015**



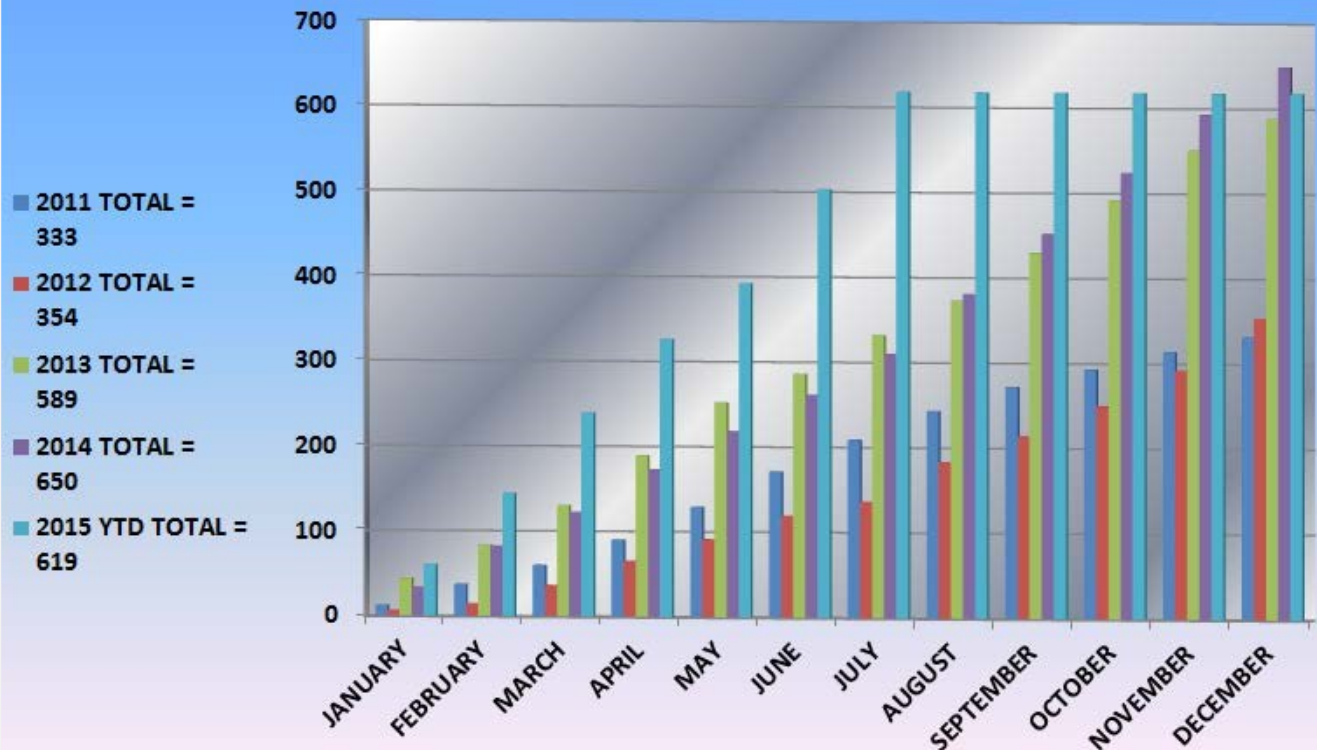
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

PLANNING/DEVELOPMENT REVIEWS JULY 2010- 2015 (134% OVER 2014)



CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT REVIEWS THROUGH JULY 2015



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities