

DISCUSSION

# INTERCHANGE OVERLAY (IO) DISTRICT

TOWN COUNCIL MEETING  
APRIL 15, 2025



# INTERCHANGE OVERLAY (IO) DISTRICT

CASTLE ROCK MUNICIPAL CODE SECTION 17.44

## 2010 TOWN ADOPTED INTERCHANGE OVERLAY DISTRICT

Promote Economic Development At Key I-25 Interchanges:

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

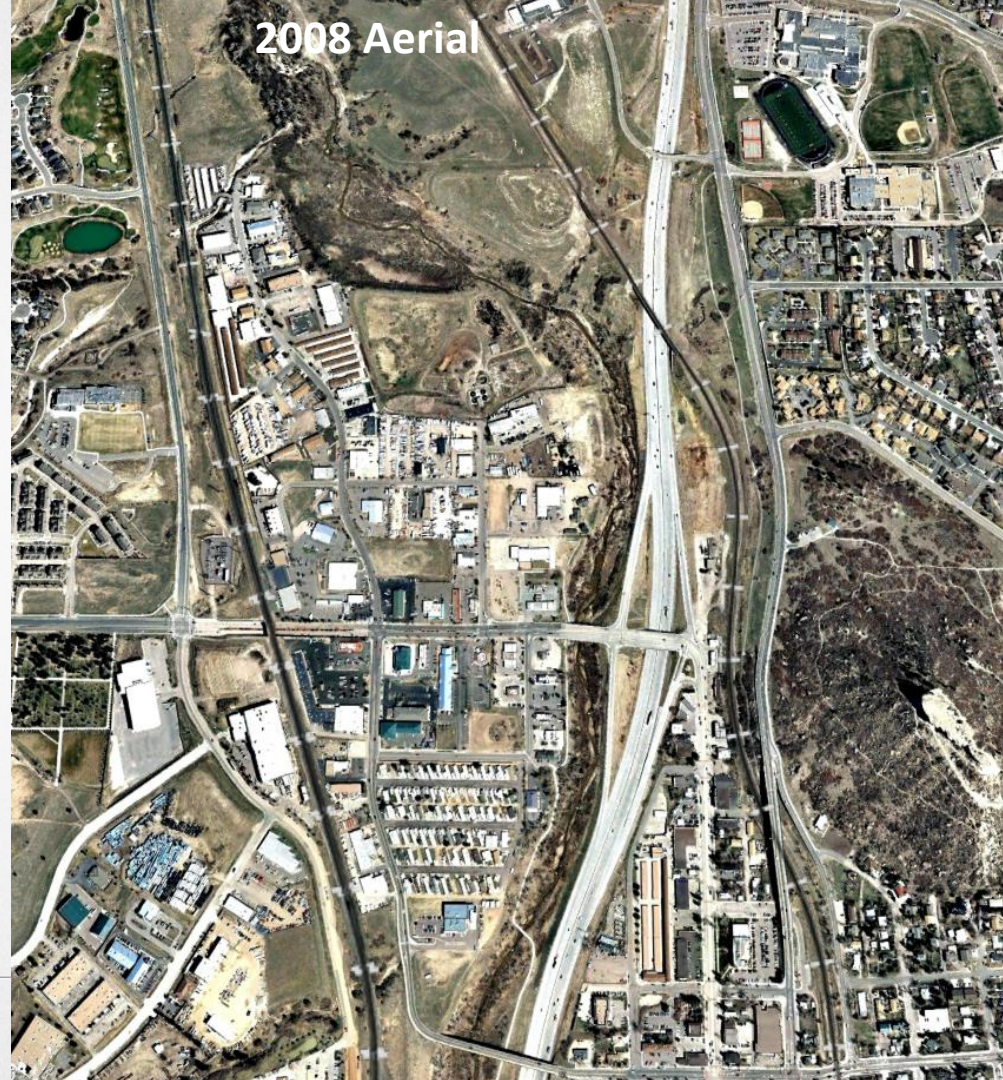
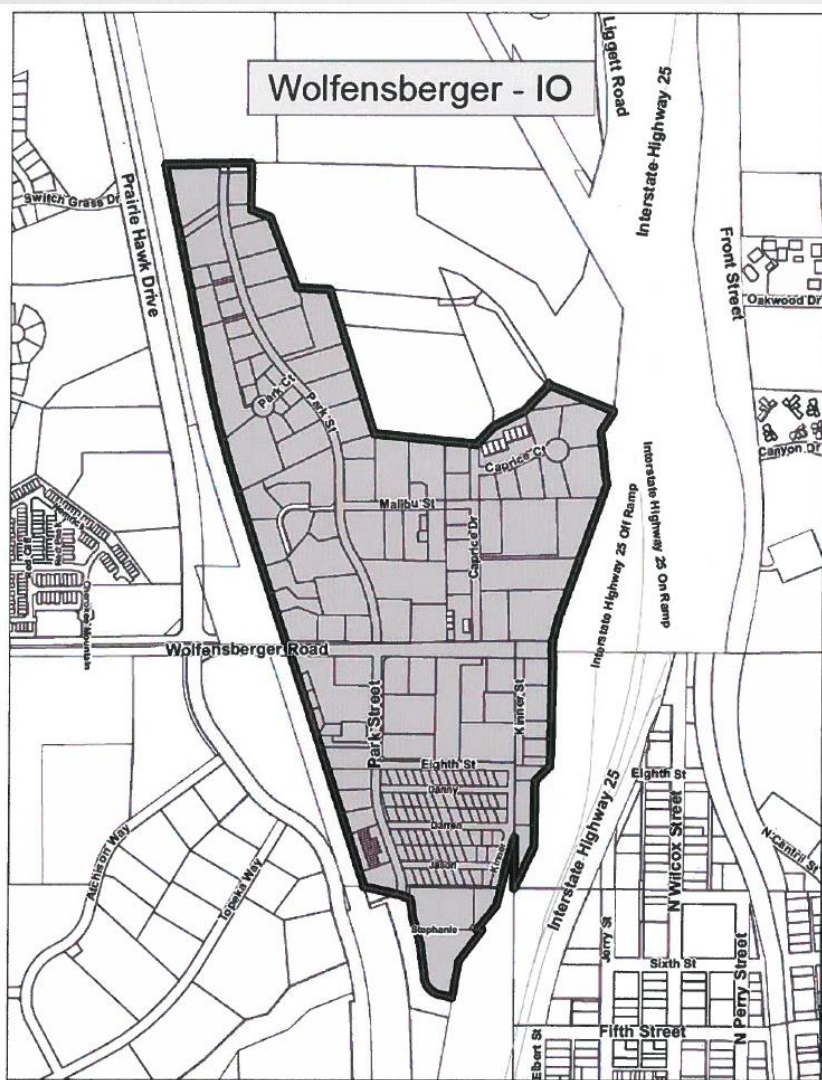


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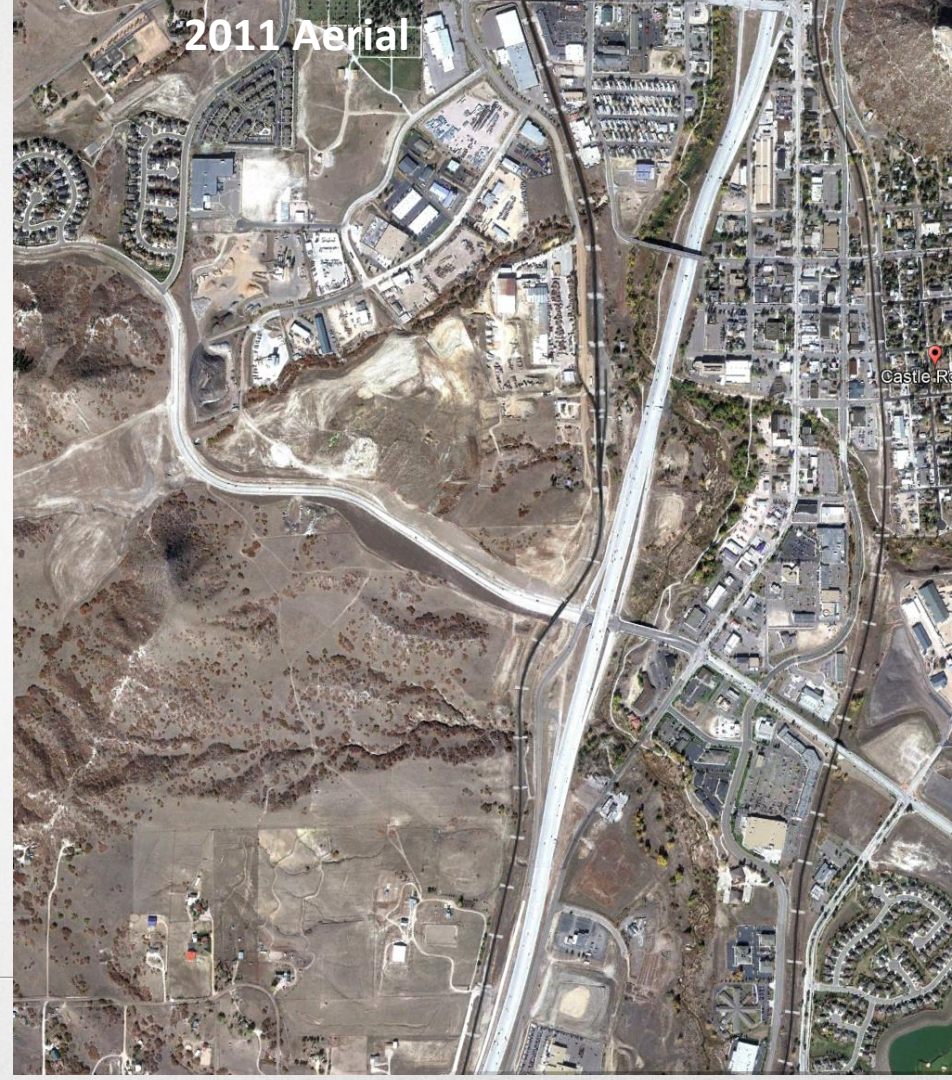
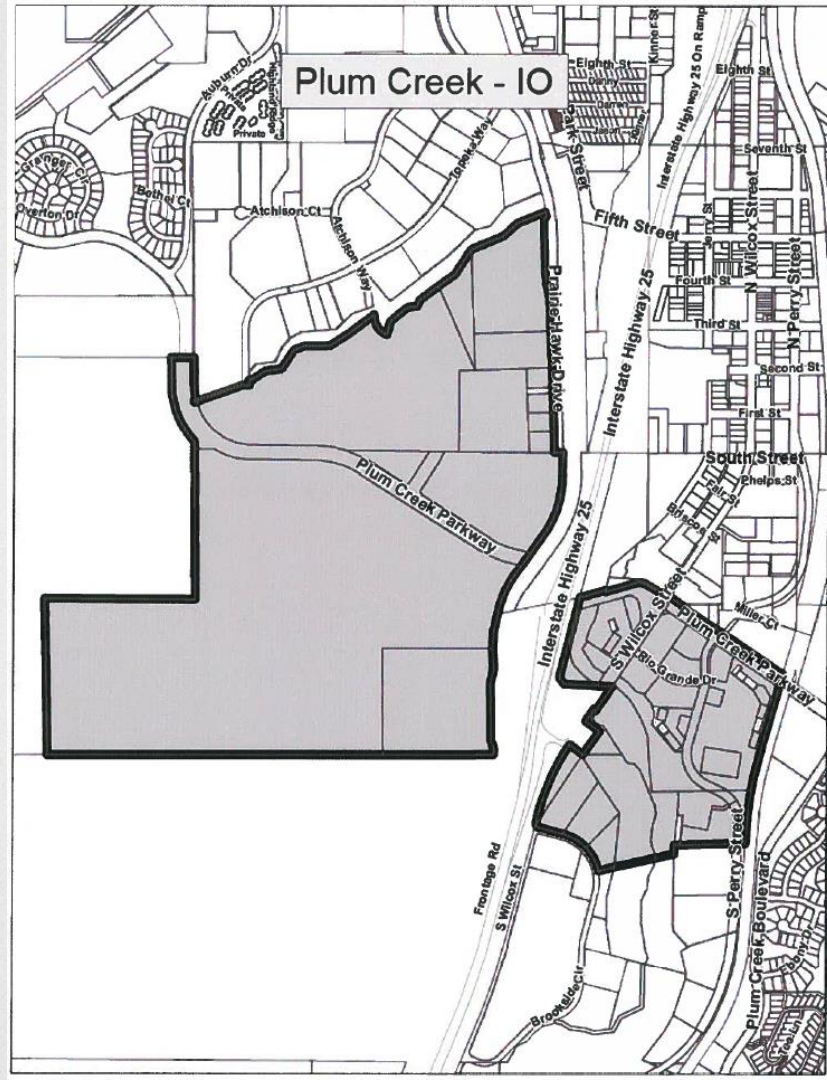
2008 Aerial

This aerial photograph from 2008 shows the same area as the 2001 image, but with significant development. A large, multi-lane highway interchange is visible in the center, replacing the simpler road layout of 2001. The parking lot for the shopping center has been expanded and reconfigured. The surrounding landscape remains largely undeveloped, with some new residential areas visible on the right side of the image. The text "2008 Aerial" is overlaid in the top right corner.









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### Key Features of IO Zoning:

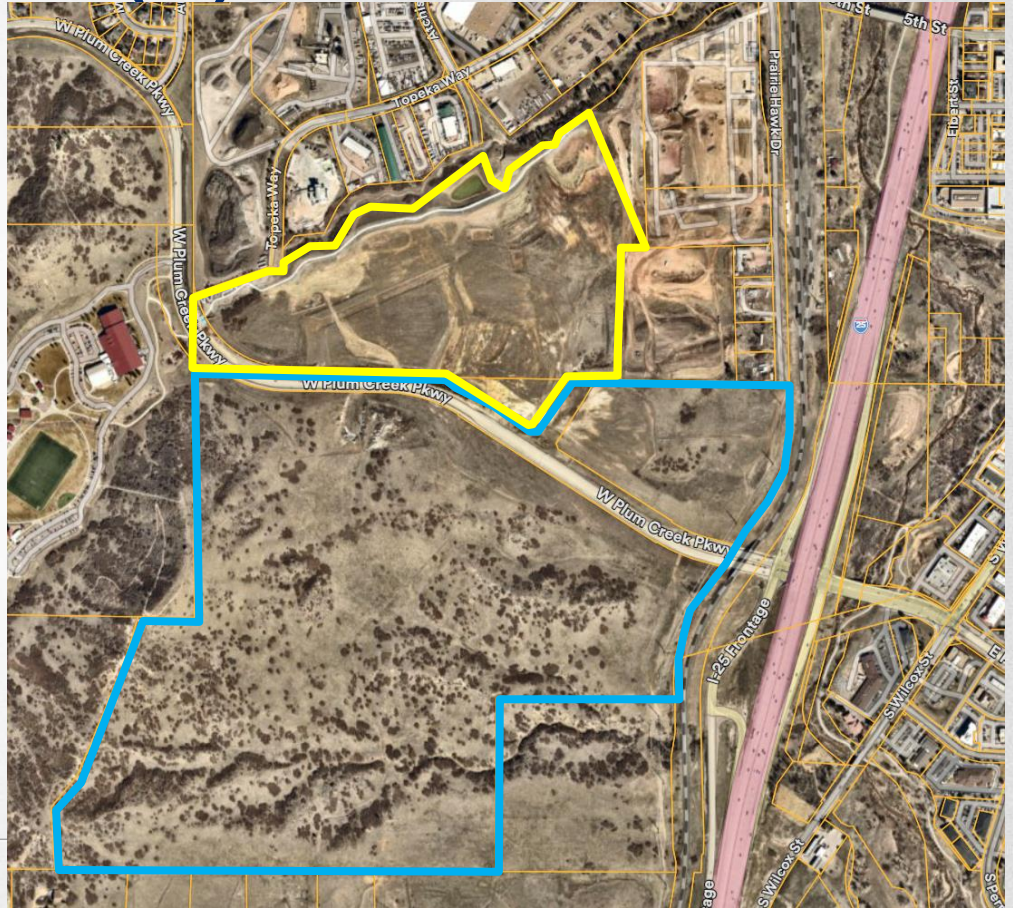
- Voluntary – property owners must ask to rezone to IO
- Uses include residential, commercial, office, and industrial
- Encourages mixed-uses within building or block
- Allows higher building height to maximize densities (6 stories or 90 ft)
- Reduced open space and parking requirements
- Streamlined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



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## TWO PROPERTIES HAVE REZONED TO IO:

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



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### SUMMARY

The Interchange Overlay District is a targeted economic development tool designed to attract investment and high-value commercial activity to Castle Rock's key I-25 interchanges. The IO zoning framework is designed to:

- Encourage diverse business and industrial development.
- Enhance Castle Rock's tax base by leveraging high-traffic volumes along I-25.
- Support economic diversification and job creation.
- Establish high-density, mixed-use environments integrating commercial, residential, and transit-oriented developments.
- Promote sustainable development practices and quality architectural standards.



# QUESTIONS?

