



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"Humans are pattern-seeking story-telling animals, and we are quite adept at telling stories about patterns, whether they exist or not."

~ Michael Shermer



was recently involved in a staff discussion where those around the table asked, "Why do you write Development Tales each month?" I paused, thinking the question was obvious and would answer itself. But no, that didn't happen. So, after a brief and awkward moment staring at each other, I told the group the goal behind development tales is to go above and beyond reporting on statistics and tell a story about community development activity in Castle Rock since we have a great story to share. And, hopefully those stories would provide interest to the Development Services Department monthly report so folks would take time to read it.



must admit it is not difficult to write development tales each month given the growth and constant high level of activity we enjoy in Castle Rock. I hope you, too, find Development Tales interesting and feel free to provide me with feedback and ideas to share.



Bill Detweiler, Director
Development Services

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



DEVELOPMENT TALES



ermit issuance in May was above average. We issued 101 residential permits compared to 68 in May, 2014. What does that mean? Homebuilders, on average, take 70 to 120 days to build a single family home so the Town's building and field inspection teams will be very, very, busy August through November. It also means a significant population growth rate over the next 6-12 months. Currently, the Town uses the U.S. Census average of 3.04 residents per single family detached home. If we take into account residential permits issued in the 4th quarter of 2014 and include residential permits expected through the end of 2015, we can anticipate adding more than 3,200 residents by January, 2016. That is good news for homebuilders, contractors, mortgage companies, title companies and all businesses involved with homebuilding activity. It is also good news for economic development as adding homes provides an increase in business investment to support our growing population. My point? Homebuilding activity in Castle Rock, whether it involves single-family detached or multi-family, is a good thing for our community, a good thing for the local economy and a good thing for the south metro region.



lthough reporting on the month of May, I offer it is important to note that Council approved a resolution on June 2 accepting withdrawal of the Promenade referendum petition. That action kicks into gear the entire Promenade development plan and will require the designers, contractors, development team and Town staff to work closely together to move the project forward in a timely manner. The Promenade development team noted they are approximately three months behind initial schedule so development activity will occur at a rapid pace over the next several months and into 2016. We look forward to assisting this critical commercial development to succeed and to providing the residents of Castle Rock and the south metro region with a high quality retail experience.



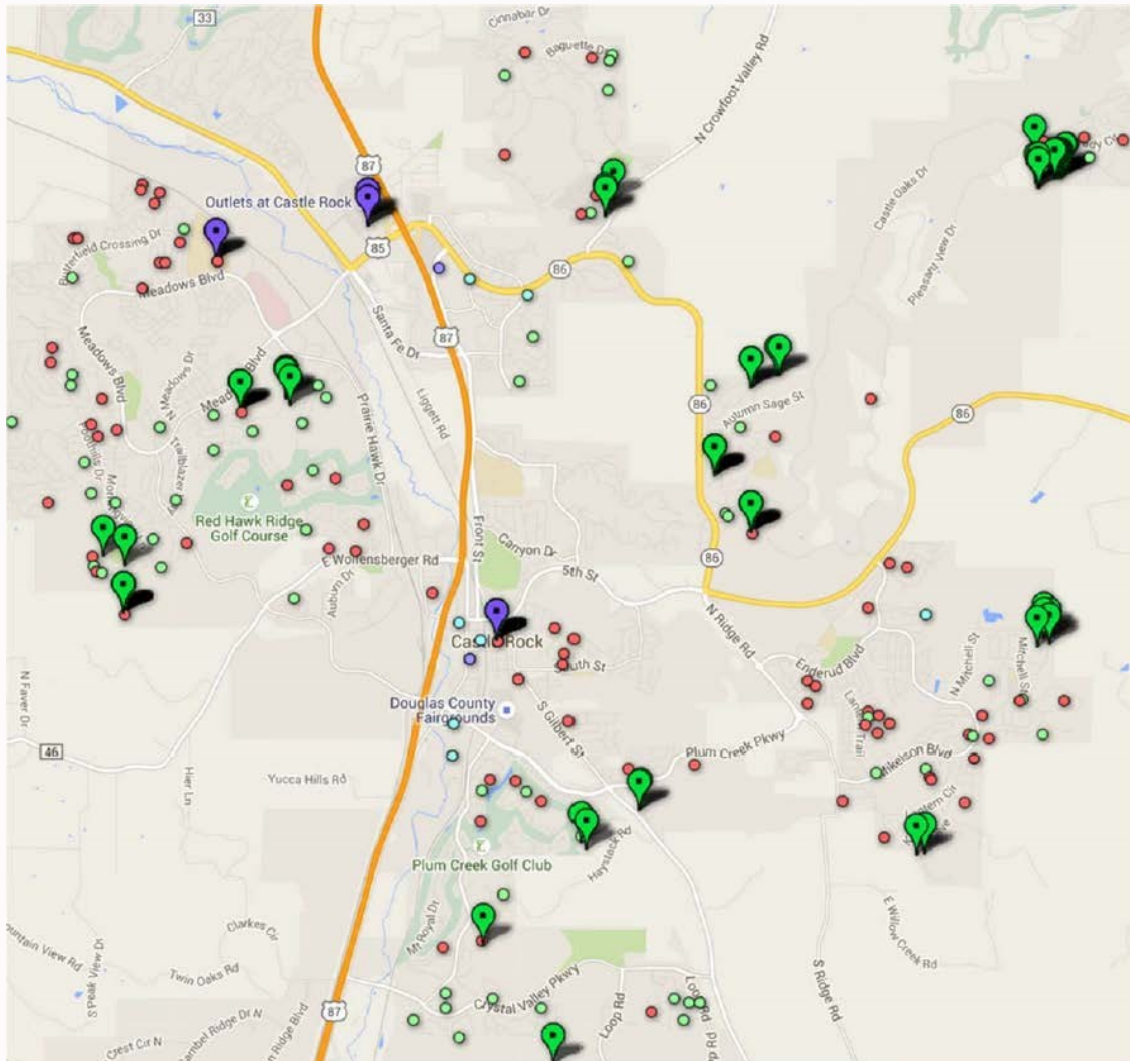
taff is looking forward to an interesting and extremely active summer construction season.

The End

PERMIT ACTIVITY MAP

Below is a town-wide map depicting permit and construction activity for the month of May, 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	May-15	ICON
COMMERCIAL NEW	7	
COMMERCIAL REMODEL	5	
MISC COMMERCIAL	10	
MISC RESIDENTIAL	94	
NEW SINGLE FAMILY ATTACHED	5	
NEW SINGLE FAMILY DETACHED	96	
RESIDENTIAL REMODEL	64	
NEW MULTI FAMILY	0	

Implementing the Community Vision through Development Activities

KUDOS

New ICC Designations



During the month of May, Lenore Bennett, Zoning Inspector, tested for and attained an ICC certification as a Residential Plans Examiner.

Congratulations, Lenore and Josiah!



Josiah Flamm, Building Inspector, tested for and achieved all four certifications (building, mechanical, electrical and plumbing) to earn his ICC Residential Combination Certification.

These exams are difficult and not an easy feat, and the entire Development Services department tips their hats to Lenore and Josiah!

"The International Code Council is a member-focused association. It is dedicated to developing model codes and standards used in the design, build and compliance process to construct safe, sustainable, affordable and resilient structures." iccsafe.org

Customer Service Superstars



Mary Shaw, Zoning Manager, received a note from Thomas Thayer, Broker, Keller Williams Realty, that noted, *"I wanted to thank you all for your recent help in finding info on a couple of properties! You guys always do a great job and are so helpful – it is greatly appreciated."*



Ms. Flesher, a resident of Plum Creek, spoke at a recent Town Council meeting and raised concerns to Council about maintenance at the Plum Creek Golf Course. In her comments, Ms. Flesher noted that Lenore Bennett, Zoning Inspector, was extremely helpful. Bill Detweiler, Director, added, *"Great work and acknowledgement for Lenore's efforts on this issue."*

WHAT'S NEW?

DS Welcomes New Board and Commission Members

Town Council made the following new appointments and re-appointments to the Boards and Commissions supported by Development Services.

Planning Commission:

Victoria Sikes joined the Planning Commission in March. Commissioner Sikes comes to us from Kentucky where she held the position of Financial Center Manager with Fifth Third Bank for the past 5 years. Victoria attended the University of Kentucky and majored in Business Management. She and her husband, Tim, transferred to the metro Denver area when Tim received a promotion in August, 2015, with his company.



Victoria Sikes
Planning Commissioner

Victoria and her husband chose to settle in Castle rock because it offers a small town feel with the big city close by. Ms. Sikes believes it's very possible to balance Castle Rock's family-friendly atmosphere with a business-friendly environment. Victoria comes from a small, growing community and feels she brings a new perspective. She also considers community service important and serving on the Planning Commission it is an opportunity to give back to a community that offers so much.

Town Council also re-appointed Mike Fronczak and appointed Jarman Smith and Suzy Chapman to the Planning Commission.

Board of Adjustment:

Brian Kelly and Linda Baumann were appointed by Council to the Board of Adjustment.

Historic Preservation Board:

Town Council re-appointed Ryan McDaniel to the Historic Preservation Board and appointed David Raday, Ted Fastert and Carlos Salinas.

Design Review Board:

Dorothy Kelly was appointed as a new member to the Design Review Board.

Board of Building Appeals:

Town Council re-appointed Kevin McNeill to the Board of Building Appeals.

(We will be providing photos and bios of the newly appointed Board and Commission members in future Monthly Reports)

Implementing the Community Vision through Development Activities

WHAT'S NEW?

203 Cantril Street (Hammar House)

On May 6, the Historic Preservation Board approved a landmark alteration certificate for the Hammar House, Built in 1891, to construct an addition to the house and a new detached garage, to make alterations to the east elevation of the house and to restore three historic brick chimneys.



111 Cantril Street (Hammond House)

Also on May 6, the Historic Preservation Board approved a local rehabilitation grant for the Hammond House in the amount of \$11,000 to assist with re-stabilization of the foundation of this early Castle Rock home, built in 1888. The property owners will provide 50% of the funding for this project.



Quadrennial Review and Program Update

Patrick Eidman, Unit Director from History Colorado, attended the May 6 meeting of the Historic Preservation Board to conduct a Certified Local Government evaluation regarding procedures, public process, etc. Mr. Eidman also gave a presentation on the history, benefits, and obligations of the CLG program.



403 Cantril Street

On May 7, the Board of Adjustment held a public hearing relating to Felix J. Nickle's request for a variance to the minimum required setbacks to construct an addition to an existing garage at 403 Cantril Street. The Board unanimously approved the applicant's request for the variance at the historic property, subject to the applicant obtaining a lot line vacation to create a single, larger parcel out of three existing smaller parcels.



DOLA Planning Commission Workshop

Bill Detweiler, Director, Development Services, made a presentation on May 13th as part of the "Planning 101" session at the DOLA Planning Commission Workshop in Fraser, Colorado. Through the Community Development Office of DOLA, training is provided to Planning Commissioners from across the state. These sessions provide a general overview for new planning commissioners and a refresher for those currently serving.



COLORADO
Department of Local Affairs

Implementing the Community Vision through Development Activities

WHAT'S NEW?



First Bank

The applicant has submitted a Site Development Plan for 4775 Front Street which proposes improvements to the existing First Bank facility. Improvements will include new drive-thru lanes and remote tellers on the east side of the building. An overhead canopy is also proposed to be constructed. Currently, the area proposed for the new drive-thru is landscaped. This application is under administrative review and does not require public hearings.

Hilltop Commons at the Meadows

The applicant has submitted a Plat and Site Development Application for a proposed 10,733 square foot professional office and commercial retail building and associated site improvements. This site is located south of Meadows Parkway and east of Limelight Avenue, adjacent to an existing multi-tenant retail building and is surrounded by commercial development. These applications are under administrative review and will not require public hearings.



701 Topeka Way

The owner has submitted a Site Development Plan to construct a proposed building over an existing foundation/pad storage site. The foundation/pad area was constructed in 2010. The site planning, storm drainage and the utilities were designed and installed to accommodate the proposed building. This project is located at the northeast corner of the Atchison Way and Topeka Way intersection. This application is under administrative review and does not require public hearings.

520 Topeka Way

The owner has submitted a Site Development Plan and associated construction documents to add a proposed chemical storage area outside the existing building. The total area of disturbance is 1,800 square feet. The project is located on the southeast corner of the Topeka Way and Prairie Hawk Drive intersection. These applications are under administrative review and will not require public hearings.

WHAT'S NEW?

Auburn Glen/Castle Highlands Filing 2, Block 7, Lot 1

Applicant has submitted a construction document application for the Auburn Glen multi-family development. This 4.84 site will be developed with 100 units and associated amenities and is located at the southwest corner of Wolfensberger Road and Auburn Drive. This application is under administrative review and will not require public hearings. Of note, this project will have public hearings for the associated Site Development Plan that is already under review.

Virtuoso Loop Extension

Castle Rock Development Company has submitted a construction document application for the Virtuoso Loop extension, located at the intersection of Dacoro Lane and the existing Virtuoso Loop right-of-way. The project will entail the construction of approximately 900 linear feet of a private street with concrete curb and gutter, asphalt and concrete sidewalk on one side of the street. This application is under administrative review and does not require public hearings.

Wolfensberger Apartments

The owner has submitted a construction document application for the proposed Wolfensberger Apartments complex, which will consist of 56 dwelling units on 4.55 acres and is located at 751 Wolfensberger Road. This application is under administrative review and will not require public hearings.



611 N. Wilcox Street

Janine and Michael Glennon submitted a Downtown Site Development Plan for their restaurant at 611 North Wilcox Street, the southern-most tenant in the building. They are proposing a new patio that measures approximately 1,000 square feet, fence, and egress door from the existing restaurant to the proposed patio. This application will have a public hearing before the Design Review Board.

IREA Easement request

Intermountain Rural Electric Association (IREA) has submitted a request for an easement from the Town to allow IREA to replace an existing overhead tie line with an underground electric feeder line on Town owned property located northeast of the intersection of Scott Boulevard and Woodlands Boulevard. The easement would run north/south along a platted, yet un-built, section of Woodlands Boulevard. The request will go through public hearing before Town Council.



PROJECT UPDATES

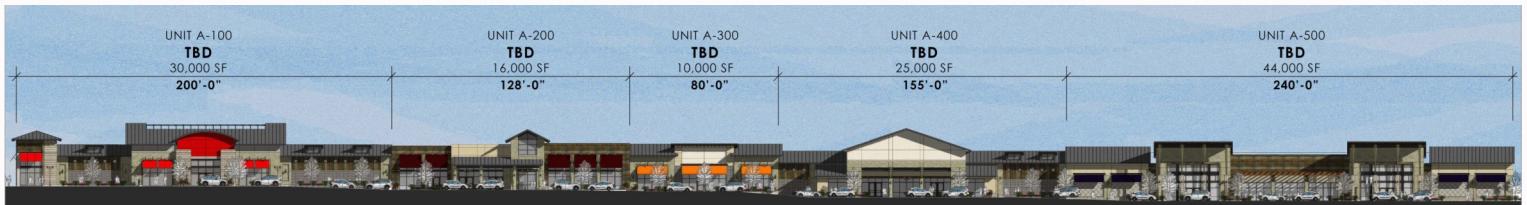
Promenade Update

Town Council approved Resolution 2015-54, acknowledging the withdrawal of the referendum petition relating to the Promenade at Castle Rock.

Town Council was prepared to decide whether to rescind the ordinance defining the project's new plan and zoning or send it to a public vote, but the discussion changed abruptly when the two petitioners who initiated the referendum withdrew their petition, hours before the Council meeting. The original zoning ordinance, passed in March by Town Council, is in effect and planning and construction can now move forward.



The Promenade at Castle Rock, near Interstate 25 and Meadows Parkway, is a 166-acre master-planned development that will bring new activities, entertainment, shops, restaurants and housing options to Castle Rock. It is expected to include a natural grocer, fitness center, Sam's Club and a sporting goods store, along with a variety of other shops and restaurants.



Conceptual West Elevation
The Promenade at Castle Rock

(For the latest information on the Promenade project, visit www.CRGov.com/promenadeproposal)

Manufactured Home District Amendment

The Town Code, adopted in 1971, for the MH Mobile Home District sets forth the zoning compliance standards for manufactured homes. Recent building permits submitted for manufactured homes have been unable to be approved for zoning compliance because modern structures cannot meet outdated regulations.

This proposed code amendment was presented for public hearing to the Planning Commission on April 23, 2015. The Planning Commission voted unanimously in favor to recommend approval to Town Council of the proposed code amendment. On May 20, Town Council voted 7-0 to approve this ordinance with no changes and on June 2, Town Council approved this on 2nd reading.



CONTRACTOR'S LUNCHEONS

Upcoming Contractor's Luncheon

Please join our Building Division for an informational luncheon on:

Wednesday, June 10, 2015

11:30 am to 1:00 pm

Council Chambers, Town Hall

100 N. Wilcox Street

Castle Rock

This luncheon will be sponsored
by Moore Lumber & Hardware



AGENDA

- ♦ Welcome (Joseph Montoya, CBO)
- ♦ Update on 2014 NEC Changes (Tim Moroney, Inspector Supervisor)
- ♦ Presentation by Moore Lumber
- ♦ Open Discussion

There will be no luncheon in July. The next Contractor's Luncheon is scheduled for:

- ♦ August 12, 2015
- ♦ 11:30 am to 1:00 pm
- ♦ Council Chambers, 2nd Floor, Town Hall
- ♦ Sponsor: Development Services

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.

We hope you will join us!



Implementing the Community Vision through Development Activities

JUST NEWS

Single Family Building Permits



The Building Division issued 101 residential permits in May compared to 68 in May of 2014. If the trend continues, we are on track for another outstanding year for single family building permits.

In Your Backyard

“In Your Backyard” is an online publication to keep our Castle Rock community informed about development activity. This web page contains links to the In Your Backyard map detailing current development within the Town along with links to the Public Notices calendar and the monthly report for Development Services.



Please visit: CRgov.com/InYourBackyard

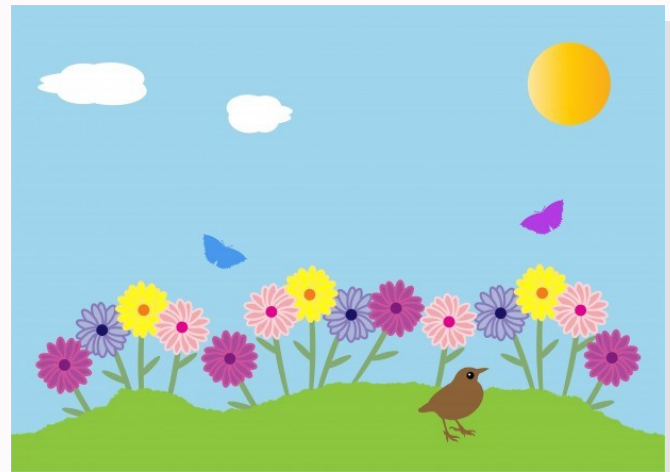
To view public notices, please visit:
CRgov.com/notices

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 gain strength, and courage, and confidence by each experience in which we really stop to look fear in the face... we must do that which we think we cannot.”

~~ Eleanor Roosevelt, American First Lady (1884-1962)

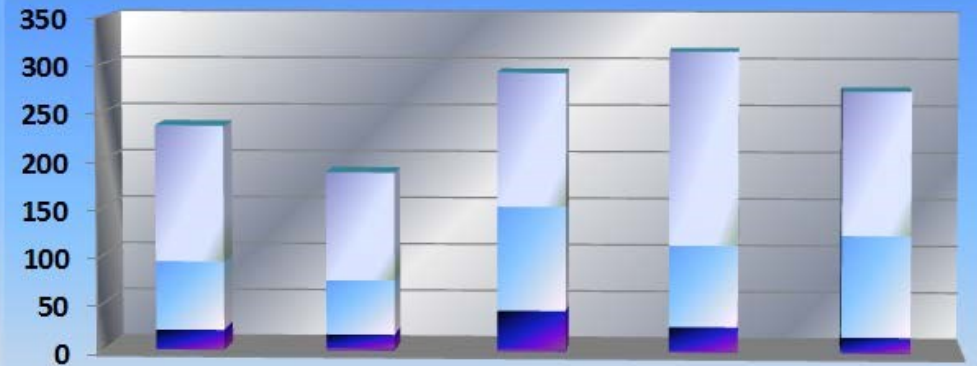
To subscribe to this monthly report via E-mail, please send your request to Planning@crgov.com.

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

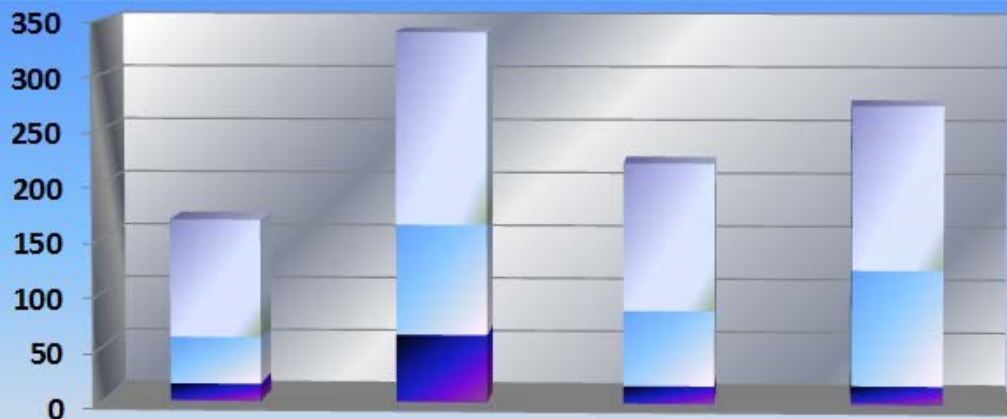
Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
2015**



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

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

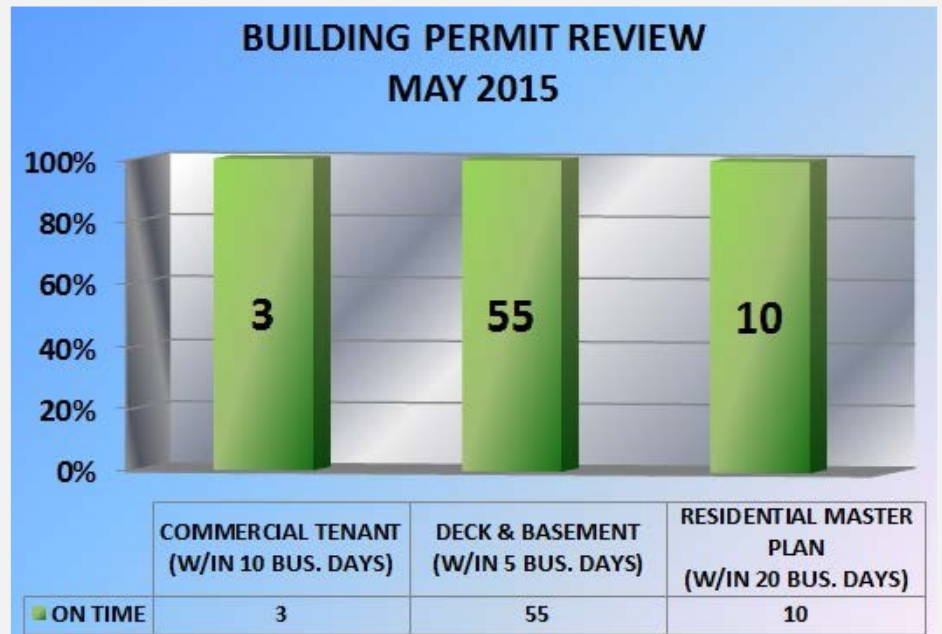


	May-12	May-13	May-14	May-15
RESIDENTIAL REMODEL	108	176	135	150
RESIDENTIAL NEW	43	101	69	106
COMMERCIAL REMODEL	15	61	16	15
COMMERCIAL NEW	1	1	0	2

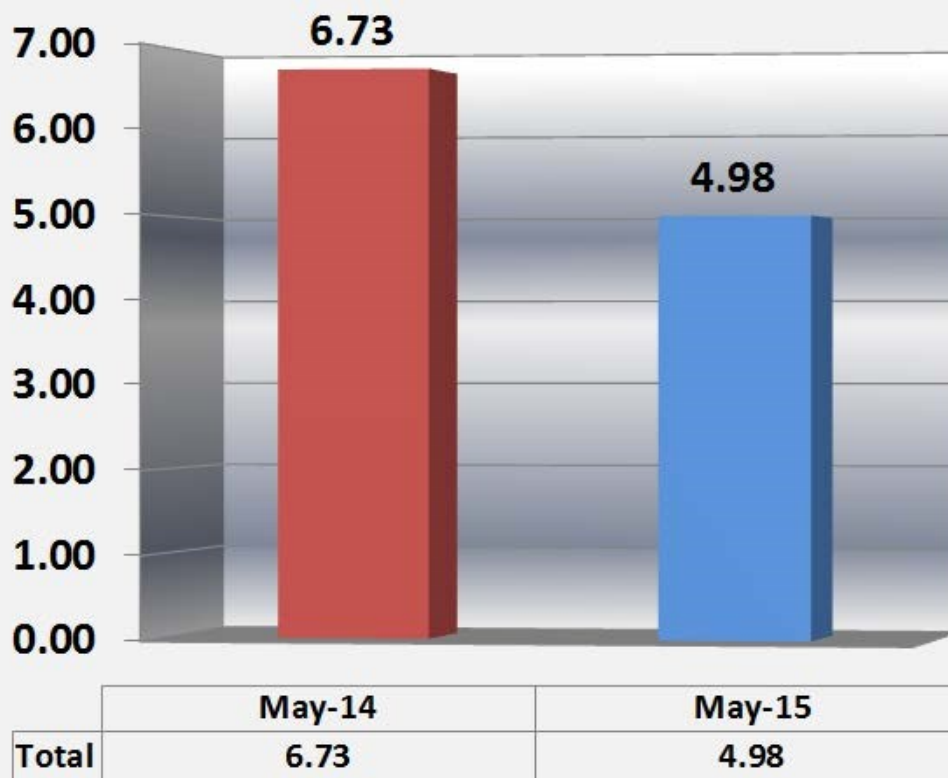
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division



MONTHLY FEES COLLECTED ON DS BUILDING PERMITS COMPARISON (\$MILLION) **DOWN 26% FROM LAST YEAR**

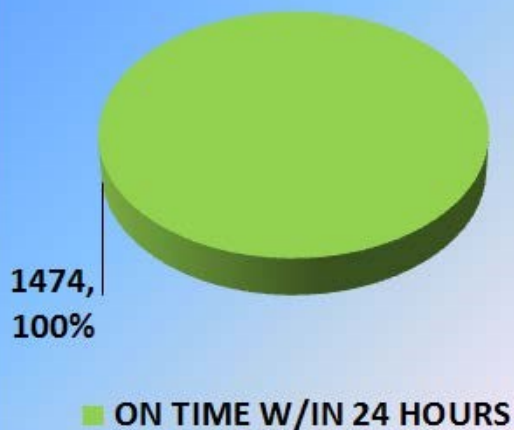


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

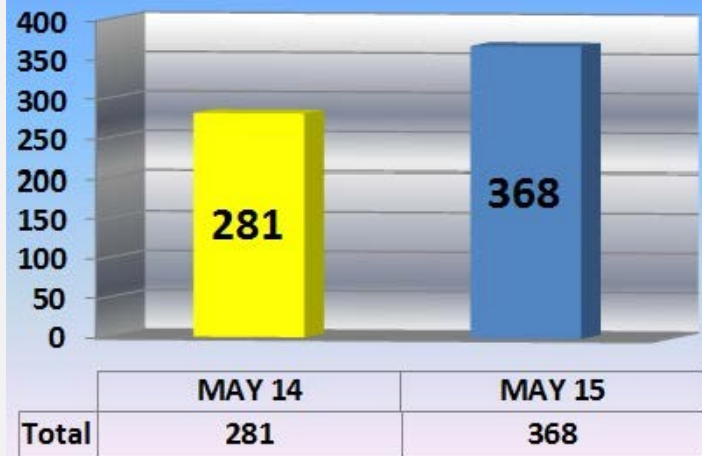
Building Division

BUILDING INSPECTIONS MAY 2015



BUILDING PERMITS ISSUED

UP 31%



FEES CALCULATED (W/IN 3 DAYS)

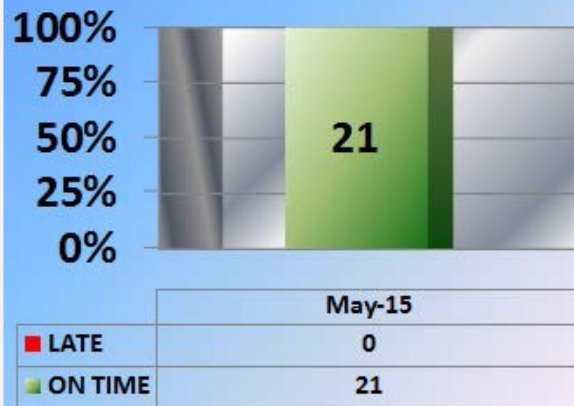


Implementing the Community Vision through Development Activities

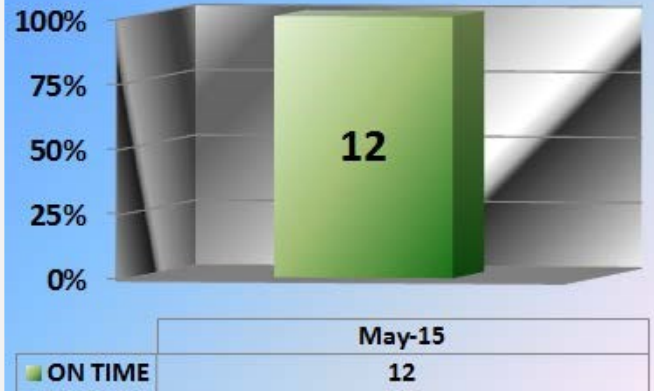
CORE SERVICE LEVELS

Code Compliance

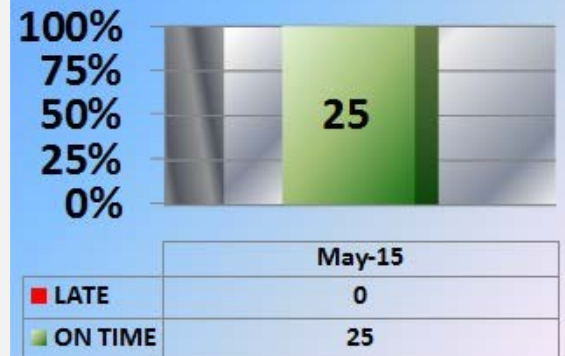
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



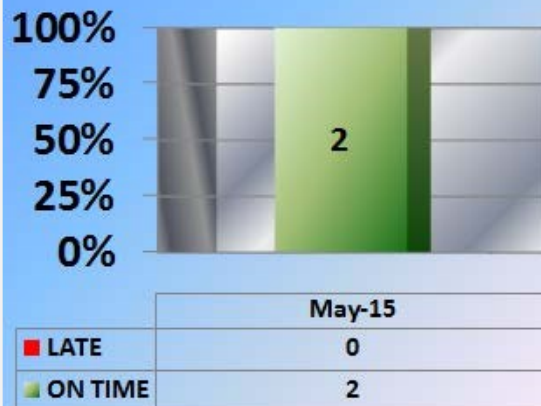
SIGN PERMIT REVIEW (W/IN 14 BUS. DAYS)



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

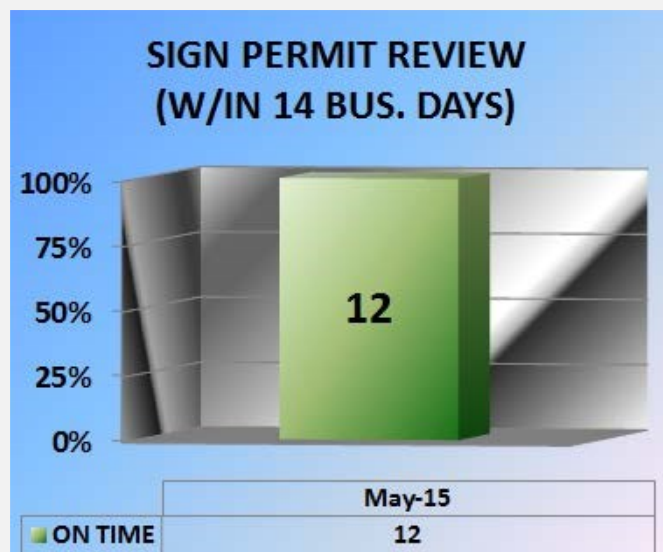
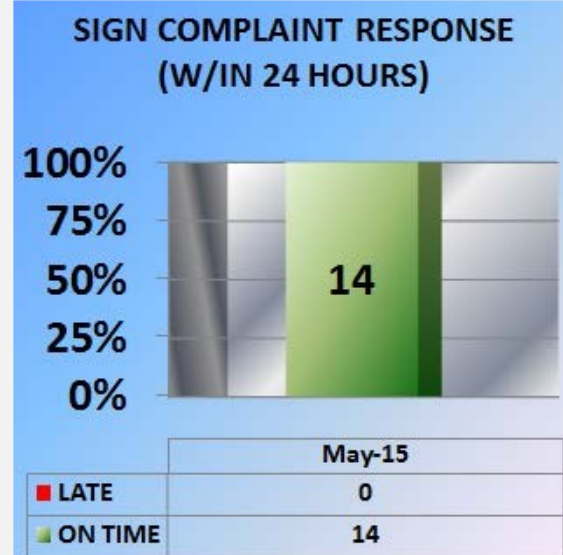
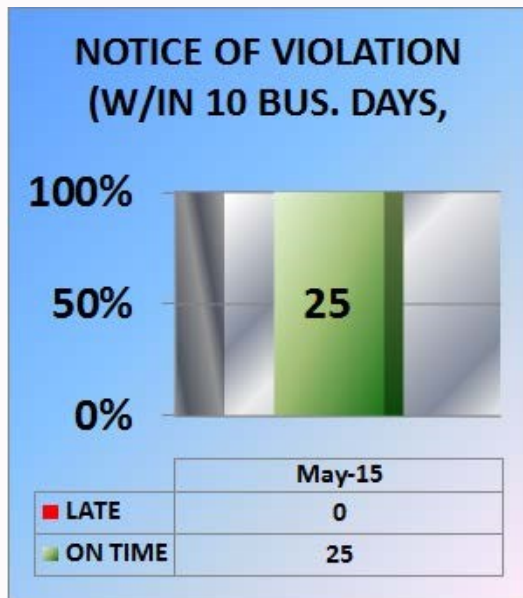


SITE VISITS (W/IN 5 BUS. DAYS)



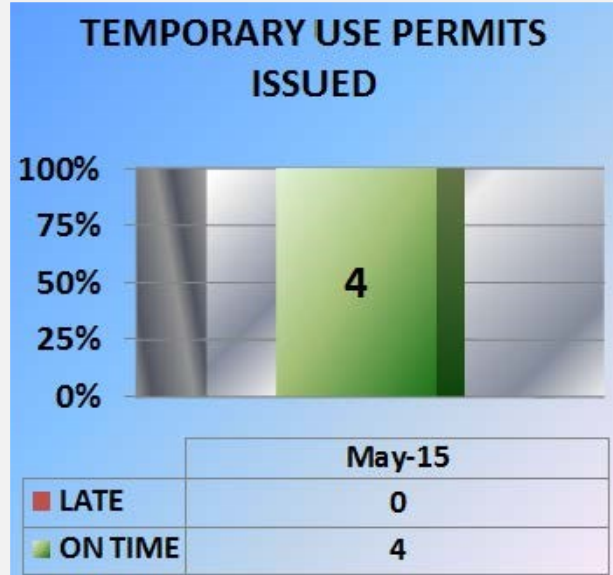
CORE SERVICE LEVELS

Code Compliance

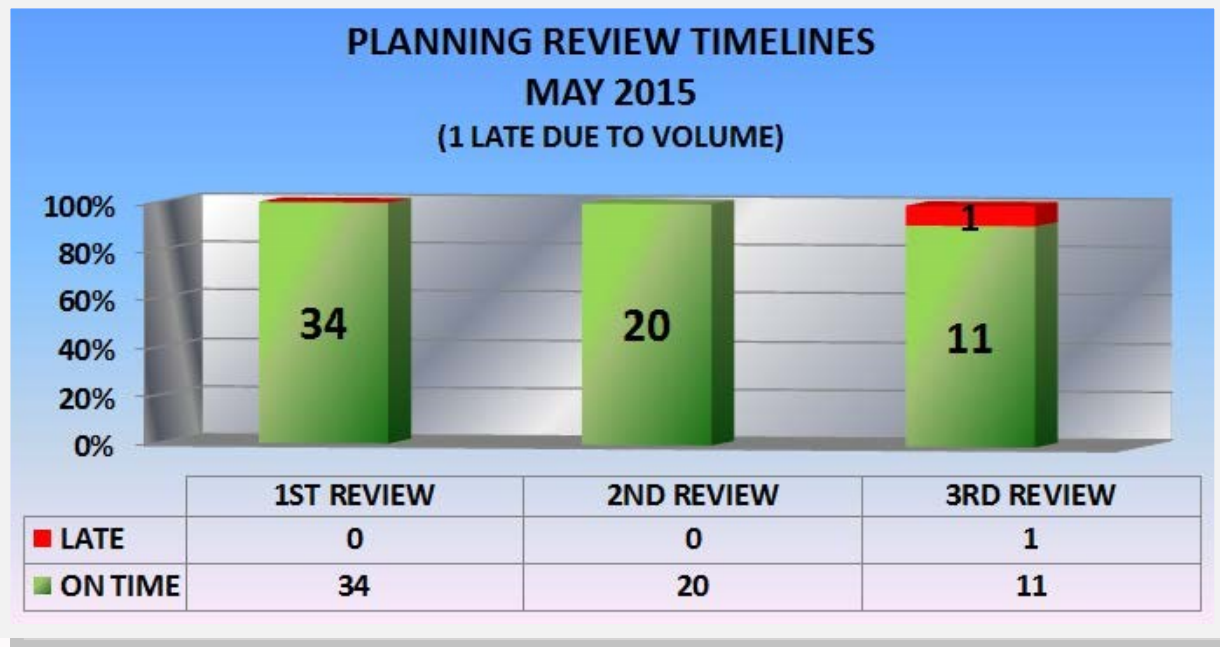


CORE SERVICE LEVELS

Zoning Division



Planning Division

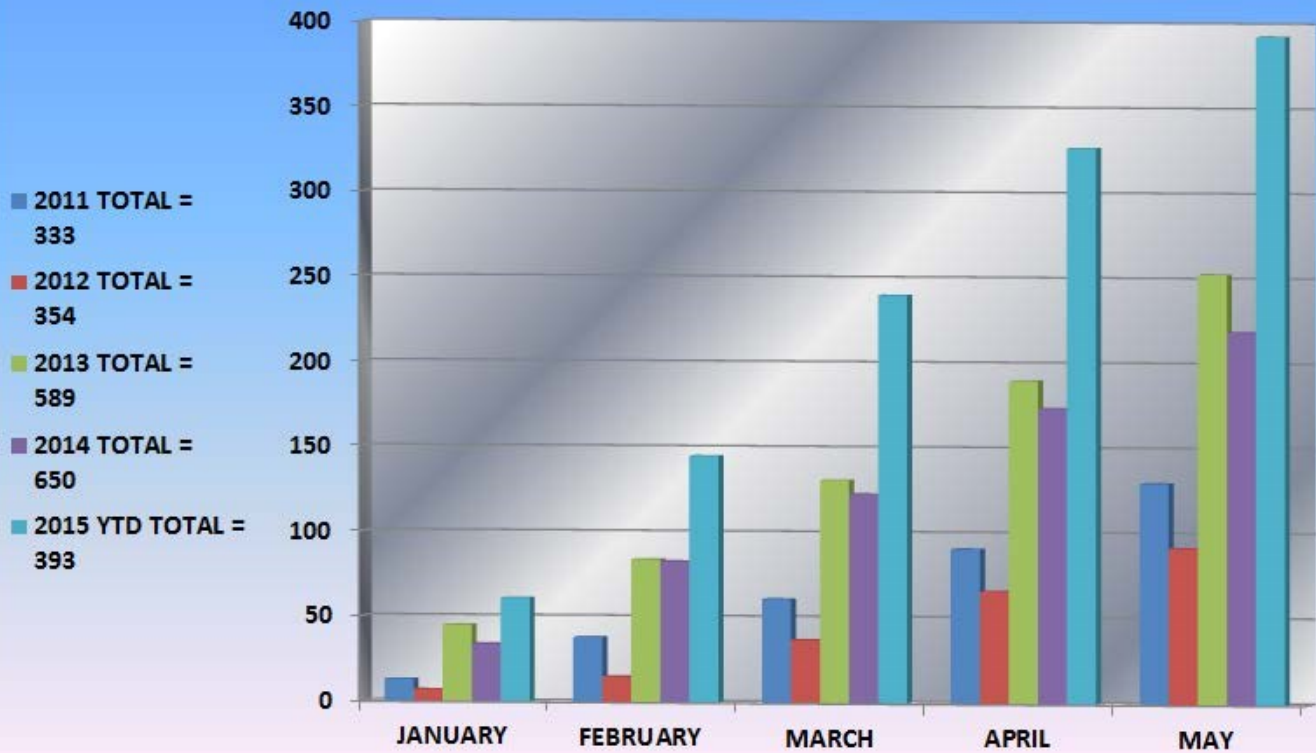


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

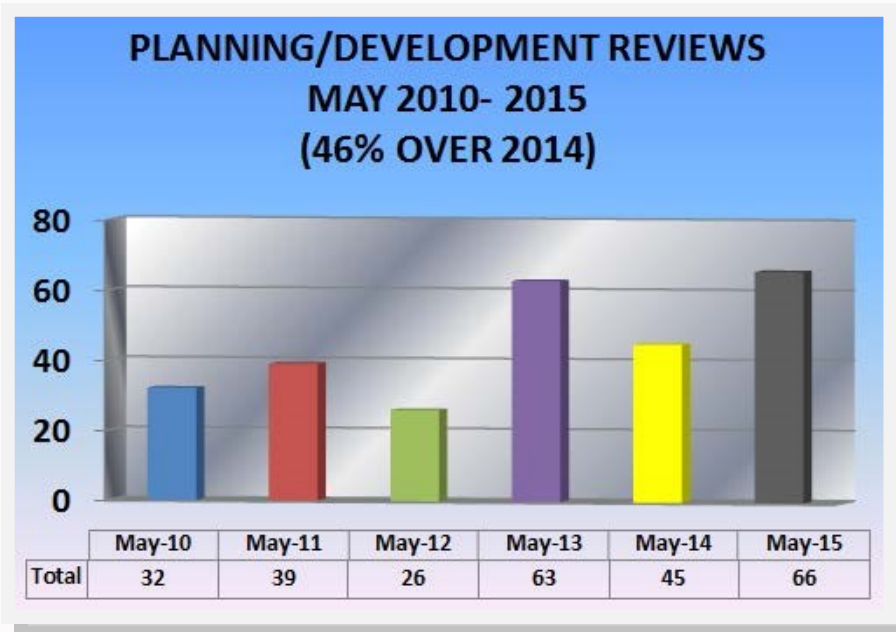
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
REVIEWS THROUGH MAY 2015



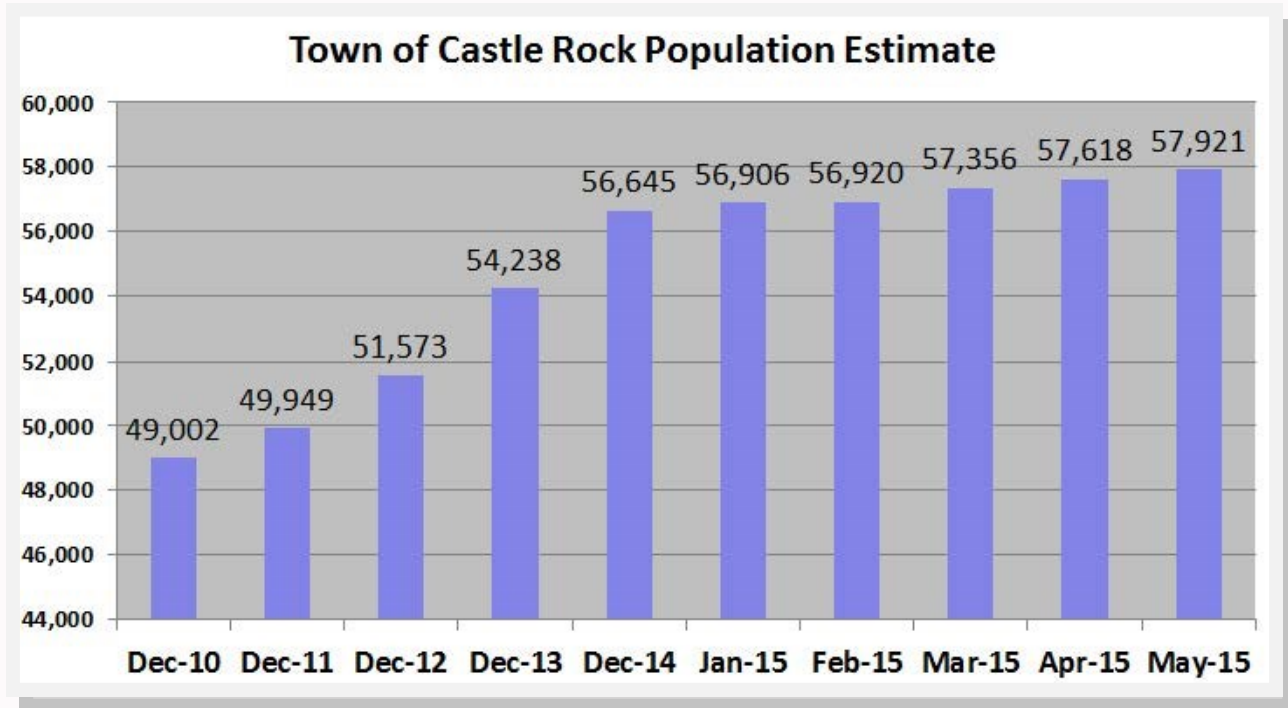
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities