



Development Services

August 2024 Monthly Report



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Inside this issue:

Page 3: Employee Recognition

Page 4: New Land Use Submittals

Page 7: Actions and Updates

Page 8: Development Snapshot

Find more information on our [Development Activity](#) page.



Photo of Brad Boland, Long Range Project Manager, Dena Paulin, Planner II, and TJ Kucewesky, Assistant Director, reviewing development project blueprint.

DISTINCT TOWN IDENTITY	RESPONSIBLE GROWTH
TOWN OF CASTLE ROCK FOUR CORNERSTONES	
COMMUNITY SERVICES	THRIVING ECONOMY

News from the Director

Most development projects in Castle Rock go through the Town’s planning process before building permits can be issued. This process can include all or part of the following steps: annexation, planned development plans/ zoning, site development plans and/or amendment plans for review.





Tara Vargish, PE
Director
Development Services

To make sure development aligns with the Town’s vision for the future, the Development Services Planning Division team guides developers on the steps required to complete a project to help assure high-quality development. This team includes engineers and planners with advanced experience, certifications and education who review each project submittal. They evaluate impacts to traffic, drinking water, stormwater, sanitary sewer, parks and trail facilities; confirm open space dedication; and review access routes, egress and fire mitigation strategies.


For more information about the Planning Division, visit CRgov.com/Planning. For details about the development process, visit CRgov.com/DevelopmentSteps.

To learn about Development in Castle Rock, visit our webpage at www.CRgov.com.

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 Subscribe now to get [Monthly Development Highlights](#) in your inbox!

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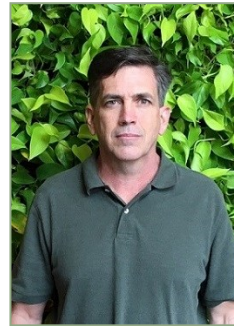
 We’d like to hear from you! You could win a **\$25 gift card** for completing our [Customer Service Survey](#).



Staff Anniversaries



Congratulations to **Scott Seubert**, Zoning Inspector, on 8 years with the Town!



Congratulations to **Marty Magers**, Combination Building Inspector, on 4 years with the Town!



Congratulations to **Jackie Jensen**, Development Services Technician, on 7 years with the Town!



Congratulations to **Jonathon Cornwell**, Development Services Construction Inspector, on 3 years with the Town!

Customer Service Survey



Fill out our Customer Feedback Survey to let us know how we are doing! Your participation will automatically enter you into a drawing for a **\$25 gift card** to a local Castle Rock business. Feedback Surveys can be found [online](#) and at the bottom of staff email signatures.

You may also receive an email requesting feedback after we complete your services. Your feedback is valuable to us! All responses are anonymous unless you request to be contacted. [Fill out a survey today!](#)

519 surveys distributed
17 May responses

Here are some comments from our customers in August:

- “The inspector, **Colby Riggins**, for our frame inspection went above and beyond for his inspections and working with us as contractors to complete our finals for our client. It is such a pleasure working with a building inspector who has the same goals in mind as we do as a contractor and is so respectful, helpful and informative.”
- “**Kallista Johnson** was GREAT - thanks!”
- “The Inspector was very customer friendly and did a great job.”
- “A BIG shout out to **Colby Riggins** for communicating with me to help me get a gas pressure test completed. He told me a time frame so that we could lessen the time the customer was out of gas and gave us time to get over to get the system under test. SO wonderful that an inspector would do that and be nice about it. Thank you Colby for helping us help our customer!”
- “Best Zoning department in the State!”
- “**Tammy King** is wonderful!”
- “**Kevin** has been extremely helpful as I have tried to find a location in CR for my dog daycare. He is prompt and provides the necessary information. I appreciate it.”
- “The option to provide feedback is sincerely appreciated. Working with 20-30 entities a week can be confusing and your staff are always delightful and very helpful!”
- “My revisions were accepted and the review process went very smoothly after that.”
- “**Jason Smith** and **Cindy Brooks** are always wonderful and so courteous. They help answer questions and really make me feel comfortable when navigating the process. It's very much appreciated.”

Administrative Projects

Administrative land use submittals are reviewed and processed by staff, according to Municipal Town Code, and do not require public hearings. All land use submittals go through a rigorous review by Development Services, Castle Rock Water, Public Works, Fire, and Parks and Recreation.

Chateau Valley

Flood plain modification study for 423-unit residential subdivision, located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision.

Dawson Trails

Off-site water line design revision, in support of future development, located along Crystal Valley Parkway, south of fire station.

Dawson Trails

Easement agreement for phase 2 of offsite water lines for commercial pad site, located on future Dawson Trails Boulevard.

Dawson Trails

Flood plain modification study for North Dawson Tributary/Dawson Trails Boulevard project.

Founders Village

Phased median landscape and irrigation design improvements for turf reduction, located at intersection of Enderud Boulevard and Mikelson Boulevard.

Hyundai Castle Rock

Subdivision improvements agreement for future automotive dealership and service center, located at 550 S. I-25 frontage road.

Macanta (County Project)

Irrigation meter easements for Filing 2 and 3, in support of single-family residential project. (Town will own and maintain the project's water system per previous agreements.)

Meadows

Drainage design improvements for the Regent and Lombard intersections, located at Meadows Parkway and Lombard Street/Meadows Parkway and Regent Street.

Meadows

Irrigation and sewer connection design revisions for future child care facility, located at the northern end of Lombard Street.

Meadows

Drainage design revision for roadway and utility infrastructure improvements for extension of Virtuoso Loop.

Meadows

CORE easement agreement for 77 single-family residential project, located at Coachline and Wolfensberger Road.

Meadows, StorHaus

Site development plan amendment for StorHaus garage condos, located at 4390 Regent Street.

Metzler Ranch

Site development plan for 2,824 square-foot convenience store and fuel canopy, located on the southeast corner of Metzler Way and Founders Parkway.

The Ridge at Crystal Valley

Grading design revision in open space to balance dirt on site, located east of Bell Mountain, south of Crystal Valley and north and west of Sellars Creek Ranch.

The Brickyard

Industrial tributary flood plain modification study and erosion control plans for public infrastructure improvements for mixed-use project, located at 401 Prairie Hawk Drive.



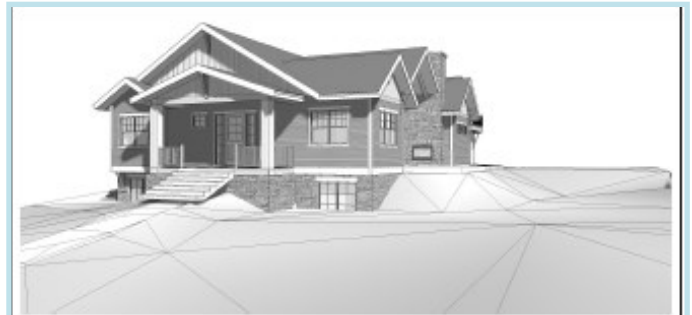
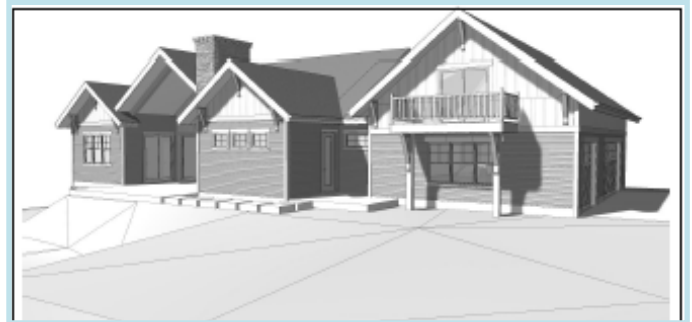
Public Hearings Required

Submittals requiring public hearings can include a variety of topics such as, zoning, residential and larger commercial site development plans and buffering of properties.

104 North Lewis Street Design Review



Vicinity map of 104 North Lewis Street



Renderings of 104 North Lewis Street

Project Highlights

- Proposing a one-story, single-family residence with a basement
- Main floor to include 2,586 square-feet of finished space
- Located within the Craig and Gould neighborhood
- Future Historic Preservation hearing
- Mayor Pro Tem LaFleur's district



Public Hearings Required

Submittals requiring public hearings can include a variety of topics such as, zoning, residential and larger commercial site development plans and buffering of properties.

Unity on Wellspring New Planned Development Plan



Vicinity map of Unity on Wellspring.

Project Highlights

- Proposing for a rezoning to a new Planned Development Plan
- Allow for a 9,300-square-foot expansion of the Castle Oaks Covenant Church on Park Street
- Provide sufficient parking for the expansion
- Support the conversion of the existing Quality Inn to market rate housing for neurotypical adults and adults with Intellectual and Developmental Disabilities
- Located at 200 Wolfensberger Road and 826 Park Street
- Mayor Pro Tem LaFleur's district

Boards and Commissions

Development Services manages five boards and commissions for building appeals, variance hearings, and land use cases. Comprised of local residents and business owners appointed by the Town Council, they make community-driven decisions aligned with local interests, contributing to balanced local development initiatives



Board of Adjustment

August 1, 2024

Meeting canceled.



Design Review Board

August 14, 2024

Meeting canceled.

August 28, 2024

Meeting canceled.



Historic Preservation Board

August , 2024

The Historic Preservation Board held its regularly scheduled meeting and heard a request from the Castle Rock Historical Society and Museum for a Local Restoration Grant to assist in funding rehabilitation work on their building, the Denver & Rio Grande Railroad Depot, located at 420 Elbert Street. The Denver & Rio Grande Railroad Depot was built in 1875 and is both locally and nationally landmarked. The Historic Preservation Board voted 7-0 to award \$10,000 to assist with the rehabilitation work. The Historic Preservation Board then discussed potential amendments to the Historic Preservation regulations.



Planning Commission

August 8, 2024

The Planning Commission held its regularly scheduled meeting and heard a request for a text amendment to the Metzler Ranch Planned Development Plan to allow for adolescent mental health care services. They also heard another request for the annexation and zoning of multiple Town-owned remnant parcels to provide better continuity of Town boundaries. The Planning Commission recommended approval of the text amendment and annexation requests by a vote of 6-0 to the Town Council.

August 22, 2024

Meeting canceled.



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: August 2024



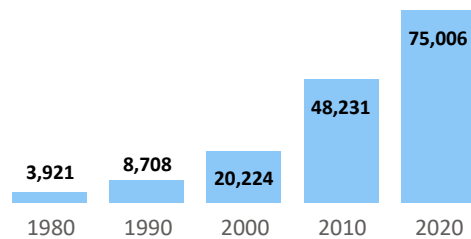
Population

86,112

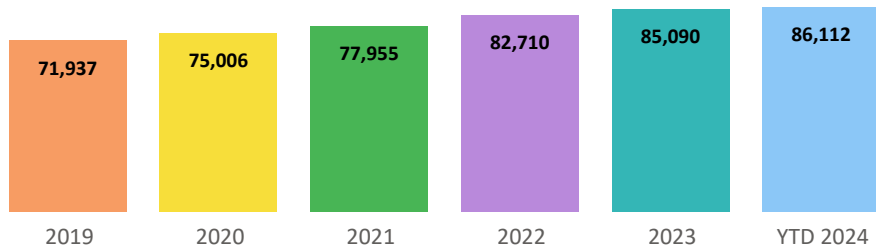
Estimated Population based on the total number of occupiable residential units



Historic Population



Recent Population



Zoning Division

Zoning staff process numerous code enforcement actions each month, from rubbish, abandoned vehicles and setback encroachments to illegal uses. They respond to complaints from the community, visit sites to determine compliance and issue Notices of Violation as necessary. Our inspection team removes hundreds of illegal signs encroaching into Town rights-of-way. Staff reviews all business licenses, temporary use permits and sign permits for zoning compliance.

6 Sign Permits Issued **1** Temporary Use Permits Issued **54** Code Compliance Cases Opened



- Sign Compliance Responses 7
- Notices of Violation Sent 44
- Signs Removed from the Right of Way 456
- Business Licenses Reviewed 37
- Site visits 157

Planning/Development Review

The Planning and Development Review teams process numerous submittals each month. These core service levels are reported for all land use projects, including projects that go through public hearings and projects that are under administrative review.

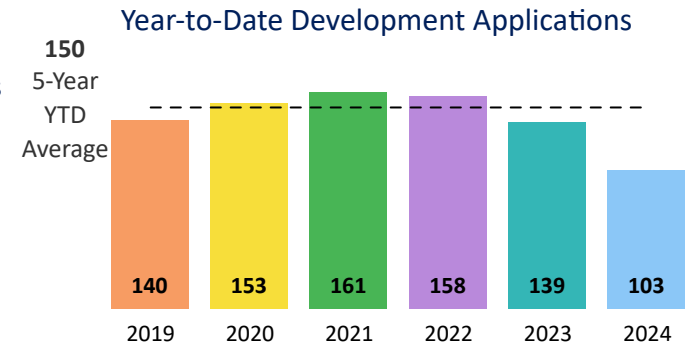
Pre-Applications

8 New Pre-Applications This Month
65 Year-to-Date Pre-Applications
28% Pre-Applications that advanced as new projects over the previous 12 months

A pre-application meeting is required prior to any land-use submittal. Meeting may review conceptual ideas that never lead to a formal submittal. Pre-applications expire and must be resubmitted after 12 months.

New Development Applications

5 New Development Project Applications this Month
4 Other Project Applications this Month

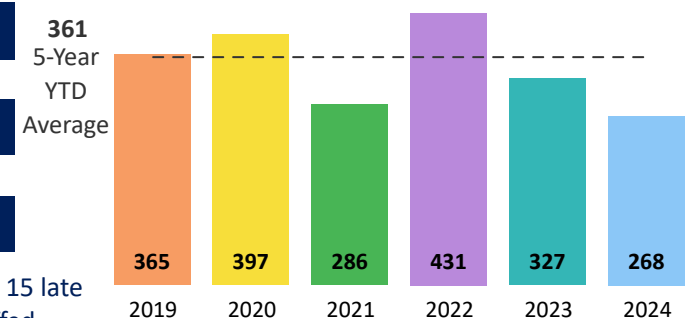


Development Reviews

Monthly Reviews Completed

15 First Reviews
14 Second Reviews
15 Third Reviews or More

Year-to-Date Planning/Development Reviews



*on time with the exception of 15 late reviews due to being short staffed.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: August 2024



Building Division

Building Division staff process hundreds of building permits a month, ranging from simple permits like a new hot water heater or deck, to constructing an entire new home or commercial building. Our inspection team conducts thousands of inspections each month to determine code compliance. We report on the following levels of service monthly, although they are just a snapshot of some of the work we do.

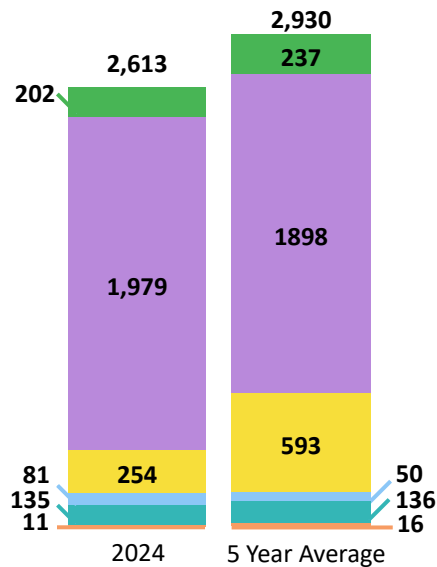
Development Services staff process permits, conduct inspections, respond to code violations and review plan submittals each month. This snapshot highlights staff activity during the previous month for the Zoning Division, Building Division and Planning/Development Review. Information on previous months can be found in the [Development Services' Monthly Report Archive](#).

Building Permit Applications Received

Year-To-Date Building Permit Applications Received

2024	
COMMERCIAL NEW	11
COMMERCIAL OTHER	135
COMMERCIAL REMODEL	81
RESIDENTIAL NEW	280
RESIDENTIAL OTHER	2,270
RESIDENTIAL REMODEL	202
Total	2,979

5 Year Average	
COMMERCIAL NEW	13
COMMERCIAL OTHER	116
COMMERCIAL REMODEL	46
RESIDENTIAL NEW	526
RESIDENTIAL OTHER	1535
RESIDENTIAL REMODEL	206
Total	2442



Building Fees Calculated: 109 Within 3 days

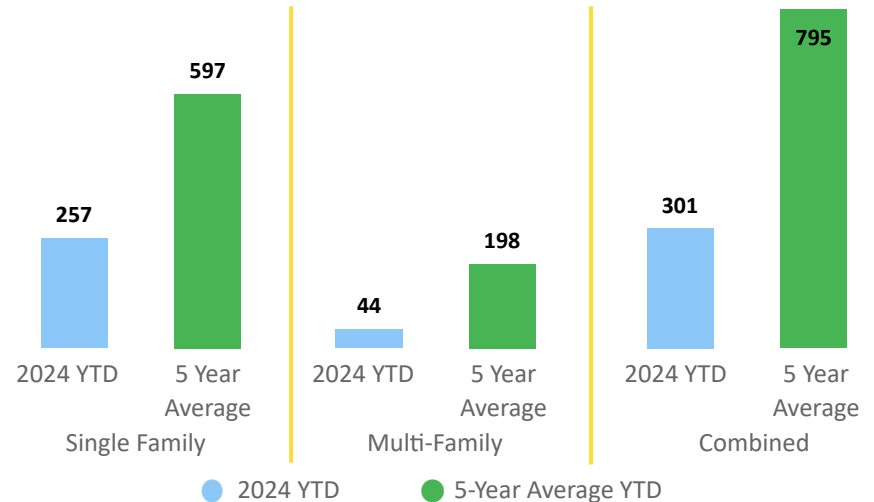
Building Permits Issued

Inspections Completed: 2,060 Within 24 Hours

Building Permits Issued



↓38% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average



Building Permits Reviewed

Monthly Building Permit Reviews by Type

