



# Development Services

Building \* Planning \* Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*



Bill Detweiler, Director  
Development Services

*"Piglet noticed that even though he had a very small heart, it could hold a rather large amount of gratitude."*

*~~Winnie the Pooh*



*hanksgiving weekend is in the rear view mirror and the upcoming Christmas Holiday season is shining in our eyes. It is a time to be thankful.*



*he Planning Commission and Town Council approved the 2030 Vision and Master Plan update, a project nearly 4 years in the making. The Town Hall addition opened in November and the staff transition into the new space is going well. Festival Park opened in time for Starlighting and was the centerpiece for the event. The park will continue to attract visitors from near and far. Public and private investment and construction activity in Castle Rock is at an all-time high. We have something never witnessed before in downtown Castle Rock; cranes. We have a high level of ongoing residential construction activity occurring throughout the Town and exciting new projects along the I-25 corridor and at Adventist Hospital. Council will consider final agreements with the Collaboration Campus in The Meadows. Staff continues to receive and*

For the latest in development activity,  
please visit:

[www.CRgov.com/DevelopmentActivity](http://www.CRgov.com/DevelopmentActivity)

# DEVELOPMENT TALES

*discuss investment opportunities in senior housing, commercial retail and office development and constant interest in development within the downtown core.*



*am filled with gratitude to be part of, and experience an environment where community leaders, residents and Town staff work in unison to enhance the natural and built environment in Castle Rock to the benefit of all involved. Castle Rock is a great place to live, work and play.*



*hope everyone had a safe and enjoyable Thanksgiving weekend. Best wishes and safe journeys for the upcoming holiday season. Merry Christmas and Happy New Year to you and your loved ones.*



**Implementing the Community Vision through Development Activities**

# PERMIT ACTIVITY MAP - NOVEMBER

***Our Permit Activity Map is  
being redesigned.  
We will publish the  
August through December  
maps in the January  
Monthly Report.***



# WHAT'S NEW - PEOPLE

## **DS Welcomes Public Works and CR Water Enterprise Team**

The Enterprise Team, comprised of Public Works Inspectors and Plan Review Engineers from Castle Rock Water, relocated their offices to the new Town Hall addition. Welcome team!



**Tina Close**  
Plan Review  
Engineer



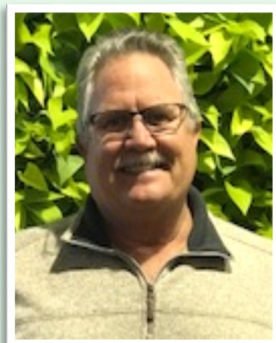
**Michael Kopek**  
Plan Review  
Engineer



**Ken Murphy**  
Plan Review  
Engineer



**Michael Troche**  
Plan Review  
Engineer



**Kevin Elliott**  
Plan Review  
Supervisor



**Ruth Stadler**  
Water Conservation  
Plan Reviewer



**Randy Speake**  
Construction  
Inspector



**Jason Hauser**  
Construction  
Inspector



**Bob Barron**  
Construction  
Inspector



**Johnathan Weber**  
Construction  
Inspector



**Chad Huber**  
Construction  
Inspector



**Austin Payne**  
Construction  
Inspector

**Implementing the Community Vision through Development Activities**



# WHAT'S NEW - PEOPLE

## Annual Land Use Law Conference



Tammy King  
Zoning Manager



Kevin Wrede  
Planning Manager

Tammy King, Zoning Manager, and Kevin Wrede, Planning Manager, attended the Colorado Law Institute's Annual Land Use Law Conference November 30-December 1,

2017 in downtown Denver. This conference brings together top experts in the state to discuss controversial land use issues that are critical to Colorado. This year, land use professionals assembled to debate critical land issue questions relating to Euclidean or form-based zoning codes; PUD's versus straight zoning; variances; subdivision platting; historic preservation; ex parte communication in quasi-judicial proceedings; affordable housing; urbanism; and appropriate neighborhood involvement.



## Please Make Welcome

Santi Smith joined Development Services on November 27th as a Technical Coordinator. Santi comes to us with a strong technical and analytic background, solid detail-oriented customer service, technical leadership on high profile projects, and SQL reporting capabilities. On a personal note, Santi is an avid reader, likes minions and enjoys Star Wars!

**Welcome, Santil**



Santi Smith  
Technical Coordinator



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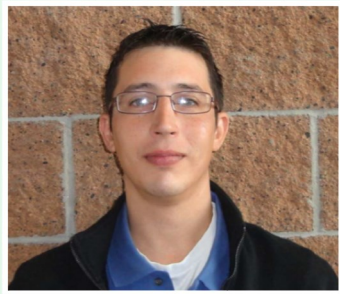
# WHAT'S NEW - PEOPLE & KUDOS

## Excellent Customer Service

Jon White, Building Inspector Supervisor, reported that a general contractor for a significantly large commercial building remodel project, couldn't thank him enough recently for the helpfulness and professionalism shown him by Building Inspectors Lenore Bennett and Raul Gierbolini.



## Way to go Raul and Lenore!



Raul Gierbolini  
Building Inspector



Lenore Bennett  
Building Inspector

## New ICC Certification



Rob Dana  
Building Inspector



Rob Dana, Combination Building Inspector, passed the ICC Residential Inspector exam on November 17th.

## Congratulations Rob!



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# KUDOS

## Applause Award for Neighborhood Clean Up Day

On November 7th an *Applause Award* was presented to the Development Services Team that worked on the September 30th Neighborhood Clean Up Day. Dumpsters were provided for Town residents in four locations, and the Douglas Elbert Task Force provided a truck for donations. This event was the first of its kind and was sponsored by the Zoning Division, with administrative support from the Development Services Admin Team. Award recipients included: Tammy King, Zoning Manager; Scott Seubert, Zoning Inspector; Jenn Bingham, Development Services Technician; Cara Reed, Neighborhood Liaison; Denise Hendricks, Administrative Supervisor; and Senior Office Assistants: Sharon Chavez, Pam Cox, Jackie Jensen and Julie Parker.

The *Applause Award* is designed to recognize individual employees or a work team for demonstrating a significant commitment to service by special contribution to a specific project, demonstrating initiative in creativity and innovation, recommending improvements in procedure or policy that result in a significant increase in effectiveness, efficiency or economy in Town operations.

## Congratulations Team!



Pictured left to right front row: Sharon Chavez, Pam Cox, Denise Hendricks, Scott Seubert, Julie Parker, Tammy King, and Jenn Bigham. Pictured left to right back row: Cara Reed and Jackie Jensen

APPLAUSE  
award

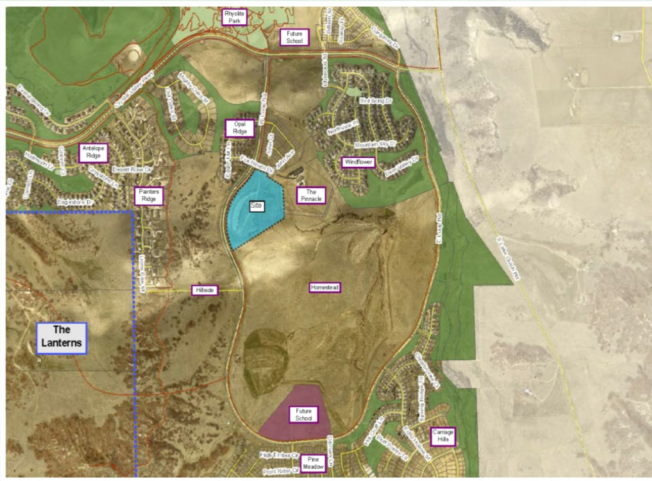
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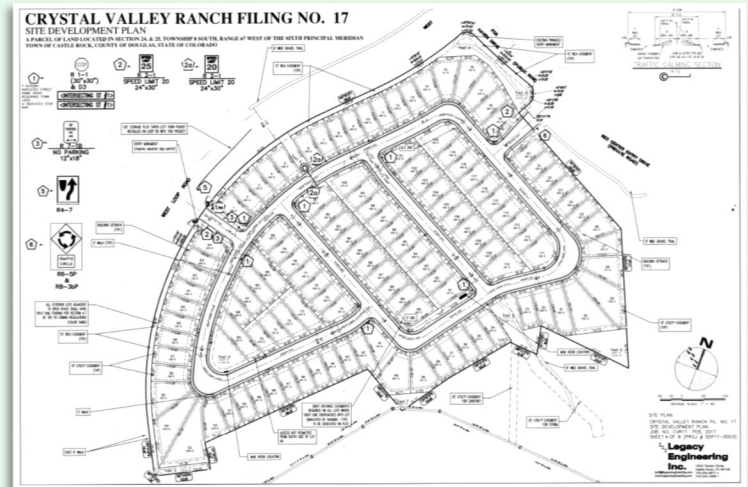
# PROJECT UPDATES

## Crystal Valley Ranch, Filing 17

Kauffman Homes submitted a Site Development Plan proposing 120 single-family, detached units with a gross density of 5.5 dwelling units per acre. The lot sizes will range from 4,538 square feet to 13,676 square feet. The 22-acre site is located southeast of the intersection of West Loop Road and Fox Haven Drive, near the Pinnacle Recreation Center. This neighborhood development will be Phase II of the Kauffman project.



Crystal Valley Ranch F17 Map



Crystal Valley Ranch F17 Site Plan

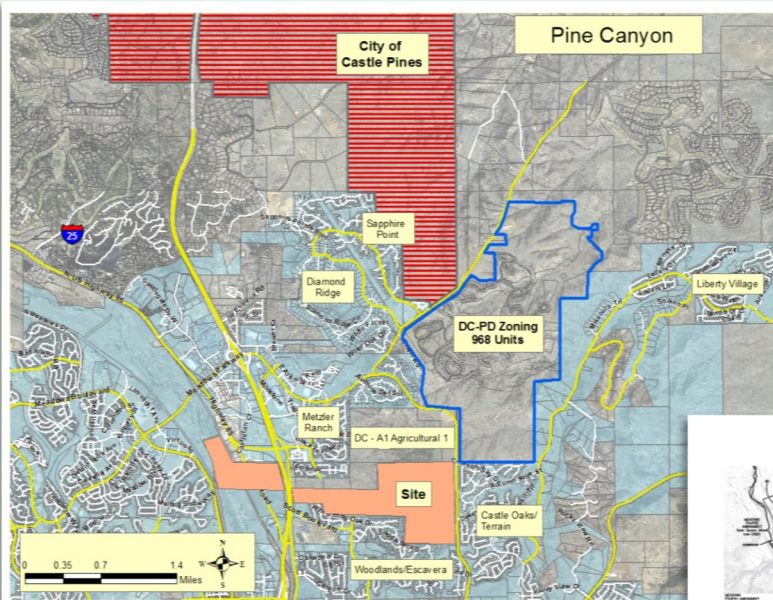


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# PROJECT UPDATES

## Pine Canyon (Annexation, Planned Development Plan and Planned Development Zoning Regulations)

The Pine Canyon property is located west of Founders Parkway, east of Front Street. The Woodlands Planned Development (PD) is adjacent to the south of Douglas County A-1 property lies to the north. A portion of the property is located west of I-25 and east of Liggett Road. The site is approximately 540 acres. The PD Plan proposed a mix of single-family, attached and detached and multifamily, to a maximum of 1,320 dwelling units. A maximum of 815,000 square feet of commercial, office, retail uses would be allowed; the majority of that square footage would be located west of I-25. The current submittal proposes 133 acres (25%) of the site be maintained as public or private open space. As per the Town's Transportation Plan, Woodlands Boulevard would be extended from Scott Boulevard northward. The proposed PD Plan, PD Zoning Regulations and traffic impact analysis are under staff review. Public hearings before the Planning Commission and Town Council are required, but have not yet been scheduled.



Pine Canyon—Vicinity Map



Pine Canyon—Proposed PD Plan

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# PROJECT UPDATES

## Liberty Village Planning Area 6

Richmond American Homes has submitted Civil Construction Plans for Planning Area 6 of Liberty Village. The plans are in review for re-approval of the 2007 plans. The new submittal includes updates to the existing plans to current standards. The site is located on the north side of Castle Oaks Drive at Mentha Drive. This project is under administrative review and does not require public hearings.

## Review for Wireless Facility—Meadows Boulevard

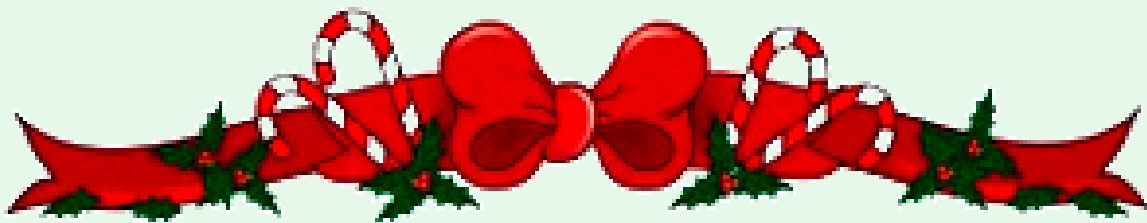
Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 1760 Meadows Boulevard. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation and will serve the surrounding neighborhoods. The application will require public hearings before the Planning Commission and Town Council for approval.



Location Map



Photo Simulation





# PROJECT UPDATES

## Review for Wireless Facility—Foothills Drive

Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 3065 Foothills Drive. The property is owned by the Town of Castle Rock and is managed by Castle Rock Water. The wireless facility will consist of two antennas that will be enclosed in a hut that is 20 feet in height. The wireless facility has been designed to allow for future colocation and will serve the surrounding neighborhoods. The application will require public hearings before the Planning Commission and Town Council for approval.



Photo Simulation



Location Map

## Review for Wireless Facility—Clear Sky Way

Verizon Wireless has submitted a Wireless Use by Special Review application to install a wireless facility at 1470 Clear Sky Way. The new facility, located within the parking lot of Bison Park, will consist of a new light pole with a stealth antenna array on top. The site will service Bison Park and part of The Meadows neighborhood. The application will require public hearings before the Planning Commission and Town Council for approval.



Location Map



Photo Simulation

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# WHAT'S NEW - TOWN COUNCIL

## 2030 Comprehensive Master Plan Adoption

After more than four years of extensive work and dedication by Town staff, Council adopted the 2030 Comprehensive Master Plan on November 14th. Council's formal adoption by resolution follows several years and numerous public meetings to create the Plan. The 2030 Comprehensive Master Plan is the Town's overall guiding document. It defines the community's broad and long-term direction and is used to guide the Town's growth, development, land use and planning efforts. The Plan is built upon Four Cornerstones: a distinct identity, responsible growth, community services and a thriving economy.



Creation of the 2030 Comprehensive Plan included input from a series of online surveys and community meetings. The Plan also incorporated data from the 2013 and 2015 Community Surveys. In addition, staff used other data collection sources such as the future population and land use modeling available from the Denver Regional Council of Governments (DRCOG). Based upon community comments, work completed by the working group, Board and Commission input, staff input and advice from the professional consultant team, the 2030 Comprehensive Master Plan updated Vision statement strives to be a document that plans for the Town's future.

Through Council's adoption, the Plan and updated Vision incorporates changes to define Castle Rock's common goals, guide Town decisions, unite the community with a common purpose, and motivate citizens and leaders to meet the principals, policies, and goals established in the Plan.

To view the adopted 2030 Comprehensive Master Plan in its entirety, please visit [CRgov.com/CompPlan](http://CRgov.com/CompPlan).



*"I am of the opinion that my life belongs to the community, and as long as I live, it is my privilege to do for it whatever I can."*

George Bernard Shaw

**Implementing the Community Vision through Development Activities**



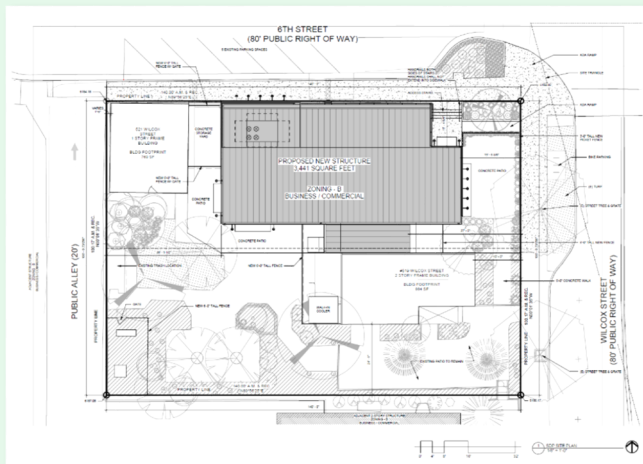
# WHAT'S NEW - BOARDS & COMMISSIONS

## Wild Blue Yonder Site Development Plan

The Design Review Board approved the proposed Wild Blue Yonder Site Development Plan on November 8th. Located at the southwest corner of 6th and Wilcox (519 N. Wilcox Street), the applicant plans to construct a new brewery on the property which includes the Augustine Grill. The existing buildings will remain; however, the newer addition to the Victorian structure will likely be removed. The new brewery will be located on the northeast corner of the property and will measure approximately 3,450 square feet with additional outdoor seating and associated landscaping.



Proposed Elevation



Proposed Site Development



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# WHAT'S NEW - BOARDS & COMMISSIONS

## Design Review Board Vacancy

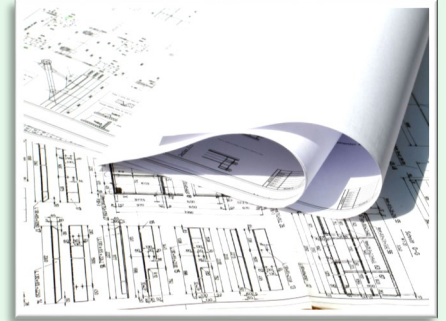
Do you know a downtown Castle Rock property owner that would be a good candidate to serve on the Design Review Board? The Town currently has a vacancy on this Board.

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? Please contact Lisa Anderson, Town Clerk, at 303-660-1394 or [LAnderson@CRgov.com](mailto:LAnderson@CRgov.com).



## Planning Commission Vacancy

The Planning Commission has a vacancy for a partial term. Normally, a two-year term, this partial term will conclude May 31, 2018.

The Planning Commission reviews development requests, zoning change requests and other related land proposals for future orderly growth and development in the Town of Castle Rock, as outlined in the Municipal Code. The Planning Commission holds public hearings, may request modifications to proposals and works to reach consensus on an advisory recommendation to Town Council. This seven-member commission meets the 2nd and 4th Thursdays each month.

Interested? Please contact Lisa Anderson, Town Clerk, at 303-660-1394 or [LAnderson@CRgov.com](mailto:LAnderson@CRgov.com).



Implementing the Community Vision through Development Activities

# WHAT'S NEW - BOARDS & COMMISSIONS

## Board of Adjustment

On November 2nd, the Board of Adjustment approved a variance request from the maximum height restriction of 35 feet to build a new single-family residence in the Woodlands at 2554 Saddleback Drive. The applicant submitted a site and elevation plan to increase the height of the residence by three feet due to topography of the site. The Board granted the variance based on the property's existing conditions and topography.



Proposed Site and Elevation Plan

Aerial Photo of Lot Location



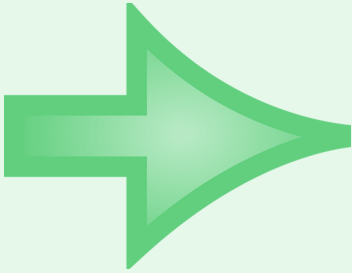
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# WHAT'S NEW - BUILDING DIVISION

## Contractors Luncheon

The November Contractors Luncheon was held on November 8th and was sponsored by CalAtlantic Homes. Agenda topics included:

- Staff Update
- Black Hills Energy Process Changes
- Adoption of 2018 Codes
- End of Year CO Requirements
- Updated Policy and Procedures



### Upcoming Contractors Luncheon:

Wednesday, January 10

11:30 am to 1:00pm

Town Hall

No luncheon in December

If you're interested in sponsoring or attending a luncheon or have any questions, our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact them at [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com) or 720-733-3527.



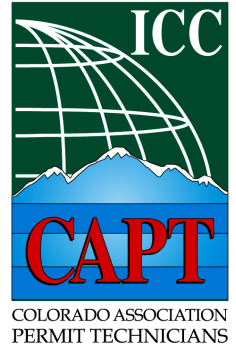
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# WHAT'S NEW - BUILDING DIVISION

## Colorado Association of Permit Technicians (CAPT)

Permit Technicians Lynda Halterman and Diane Maki attended the Annual CAPT Business Meeting on November 15th, hosted by the City of Westminster. The meeting included an informative presentation on "Construction Terminology." At this year-end meeting CAPT members donated items, collected from their respective municipalities, for the homeless.



Lynda Halterman (L)  
Permit Specialist

Diane Maki (R)  
Permit Specialist

# Happy Holidays

Implementing the Community Vision through Development Activities

# WHAT'S NEW - GENERAL

## Castle Rock Development to Have Year-Round Skiing

According to Bisnow, an on-line commercial real estate news source, “P3 Advisors is breaking ground this month on Miller’s Landing, a 65-acre mixed-use project at the northwest corner of I-25 and Plum Creek Parkway adjacent to Philip S. Miller Park. The centerpiece of the \$300M project is Snowsports 365, a year-round snow sport complex that will be able to accommodate up to 400 skiers an hour....The concept is similar to the Liberty Mountain Snowflex Centre operated by Liberty University in Lynchburg, Virginia.”

The Miller’s Landing Development was previously approved by Town Council in December, 2016.

To view this article, please visit: <https://www.bisnow.com/denver/news/mixed-use/castle-rock-to-have-year-round-skiing-81341>



Aerial Rendering of Miller's Landing



Rendering of Proposed Snowsports 365

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# WHAT'S NEW - GENERAL

## Colorado Ranks as the Best State to Live in the Western United States



A recent survey by 24/7 Wall Street reported that Colorado ranked as the best state to live in the western United States and fourth best nationwide. The survey reported that Colorado has a well-educated population, with a bachelor's degree attainment rate of 39.9% and is the highest in the country after only Massachusetts. Colorado's economy is also a boon for residents. Only 2.5% of the state's labor force was out of work in September, the second lowest unemployment rate of any state that month. The relatively low violent crime rate, in addition to a well-educated workforce, likely each have a positive effect on the state economy.

The survey further reported that people appear to be flocking to Colorado. In the last decade, the state's population expanded by 16.6%, one of the most significant increases of any state, and more than double the U.S. population growth of 7.9% over the same time.

Bill Detweiler, Development Services Director, commented that, "There are lots of people moving to Colorado so that means lots of interest in moving to Castle Rock."

To view the article in its entirety, please visit: <http://247wallst.com/special-report/2017/11/09/americas-best-states-to-live-in-2/11/>



Implementing the Community Vision through Development Activities



# WHAT'S NEW - GENERAL



Holiday Season in Downtown  
Castle Rock



To view public notices, please visit:  
[CRgov.com/notices](http://CRgov.com/notices)

For planning questions, please email:  
[Planning@CRgov.com](mailto:Planning@CRgov.com)

For zoning questions, please email:  
[Zoning@CRgov.com](mailto:Zoning@CRgov.com)

To view building info, please visit:  
[CRgov.com/building](http://CRgov.com/building)

For code information, please visit:  
[CRgov.com/CodeCentral](http://CRgov.com/CodeCentral)

*"The best and most beautiful things in the world  
cannot be seen or touched. They must be felt  
with the heart. Wishing you happiness."*

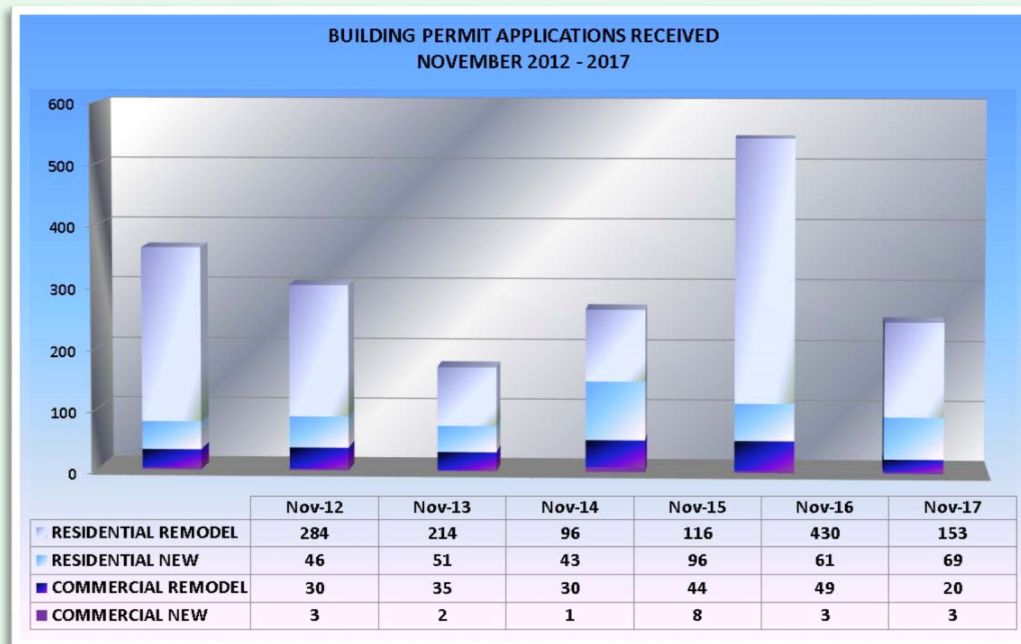
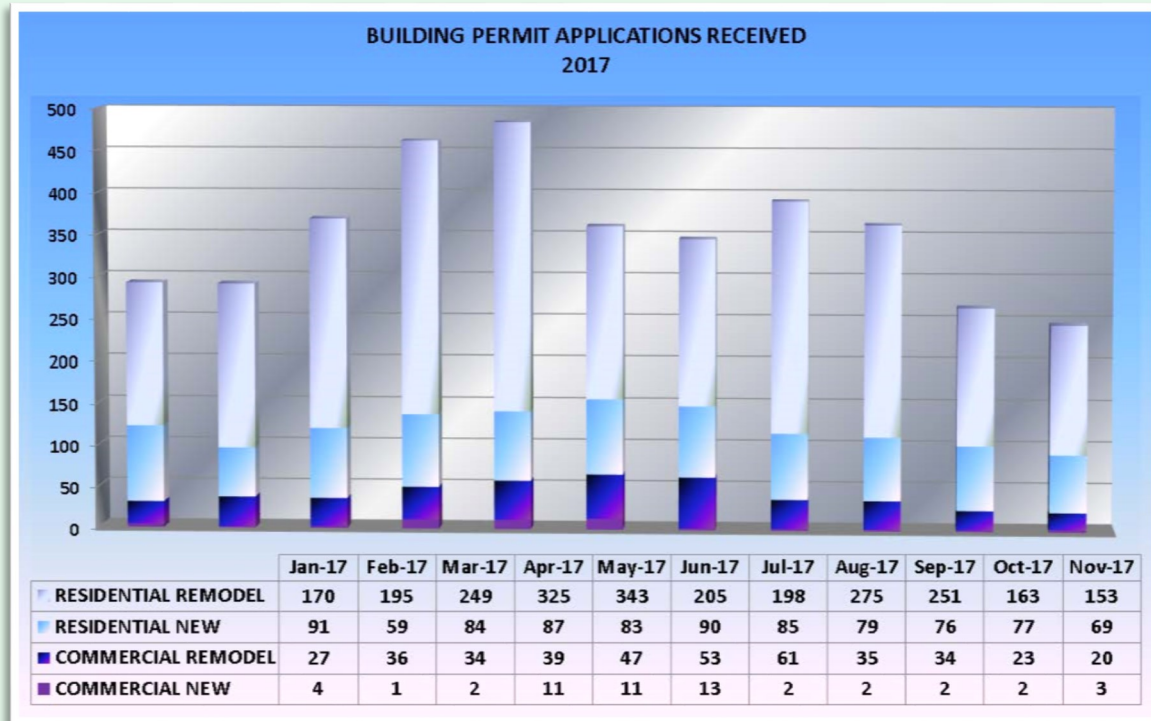
*~~Helen Keller*

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Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

## Building Division



Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

## Building Division

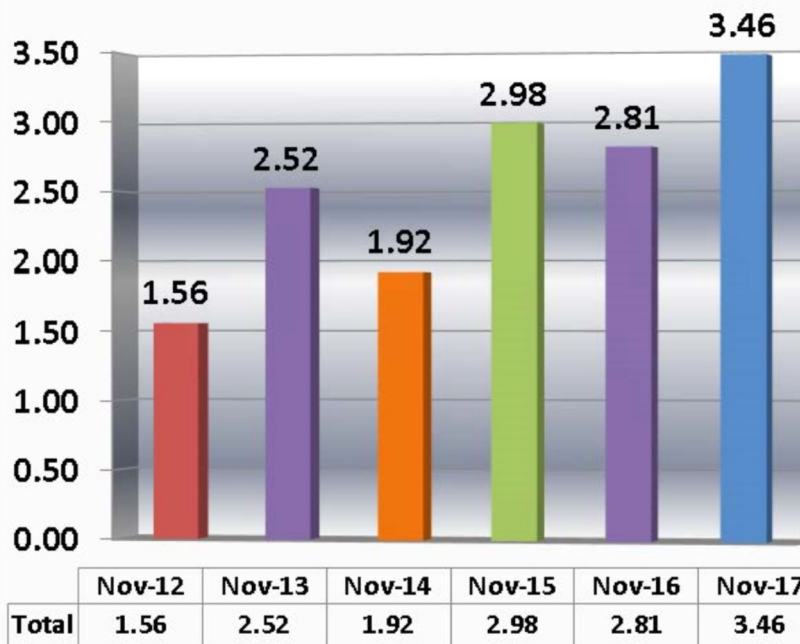
### BUILDING PERMIT REVIEW NOVEMBER 2017 (1 late due to tracking error)



DECK & BASEMENT  
(W/IN 5 BUS. DAYS)

LATE	1
ON TIME	26

### MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 23% FROM LAST YEAR



Implementing the Community Vision through Development Activities



# CORE SERVICE LEVELS

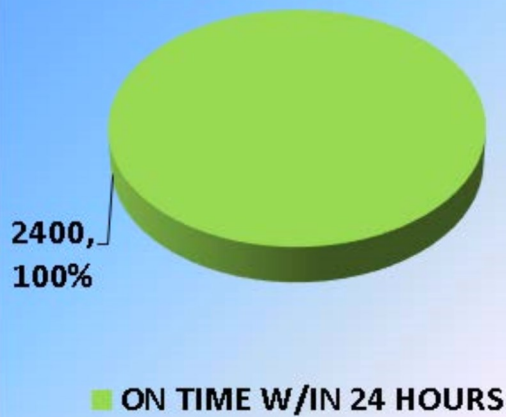
**BUILDING PERMITS ISSUED  
DOWN 53% OVER 2016  
(2016 UP DUE TO HAIL STORM)**



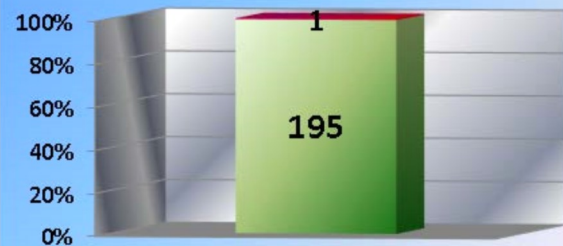
	Nov-15	Nov-16	Nov-17
Total	192	515	240

**Building  
Division**

**BUILDING INSPECTIONS  
NOVEMBER 2017**

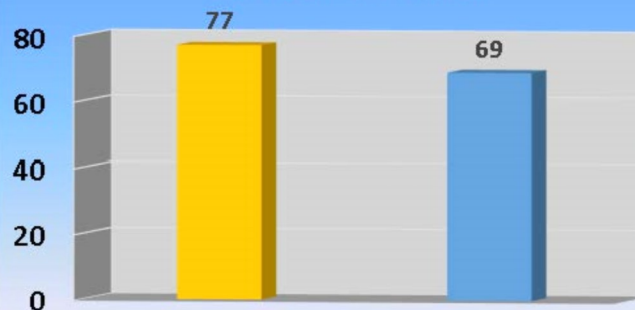


**FEES CALCULATED  
(W/IN 3 DAYS)  
(1 late due to tracking error)**



	Nov-17
LATE	1
ON TIME	195

**CONTRACTOR REGISTRATION 2016 VS 2017  
DOWN 10% IN NOVEMBER**



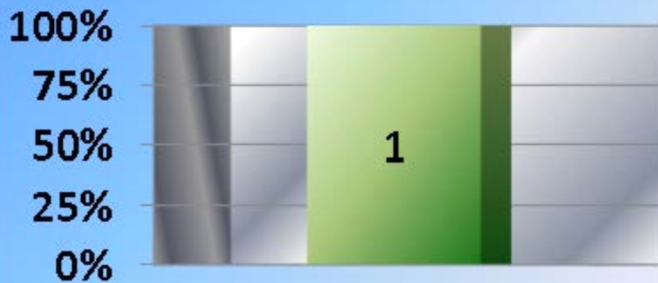
	Nov-16	Nov-17
Total	77	69

**Implementing the Community Vision through Development Activities**

# CORE SERVICE LEVELS

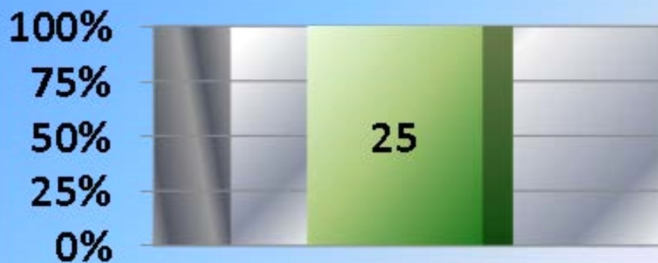
## Code Compliance

### SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



Nov-17	
LATE	0
ON TIME	1

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



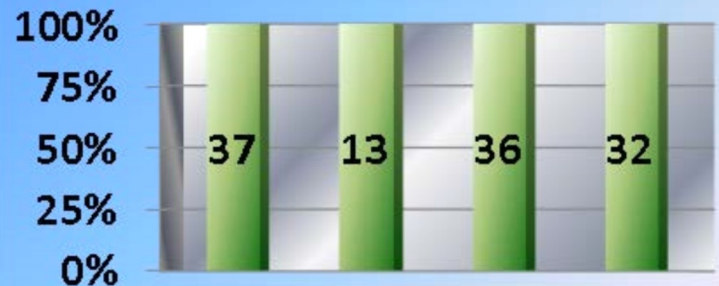
Nov-17	
LATE	0
ON TIME	25

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



Nov-17	
LATE	0
ON TIME	32

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

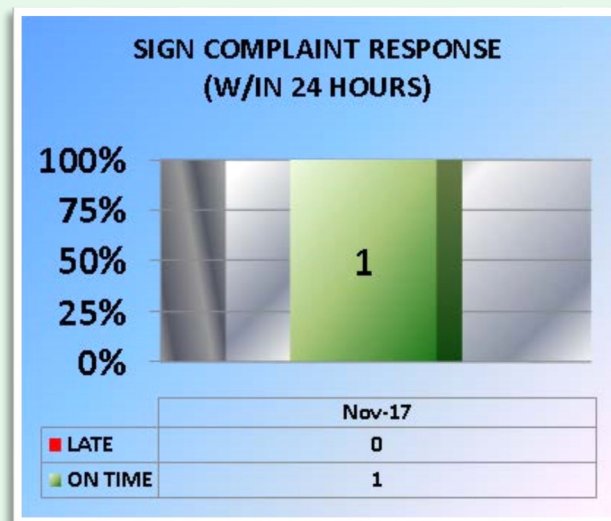
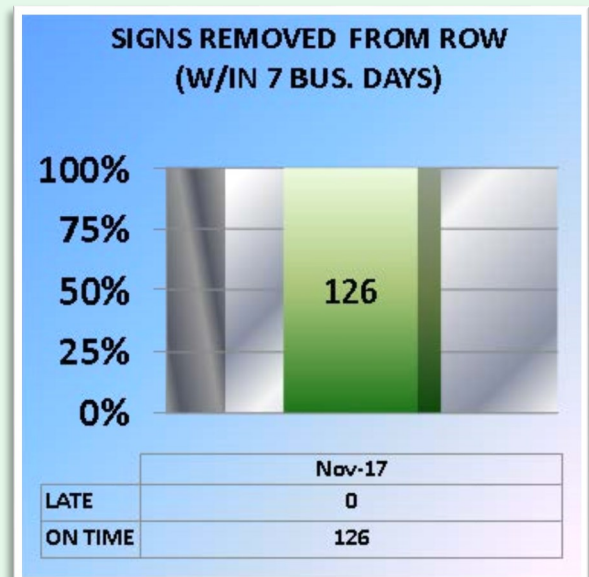
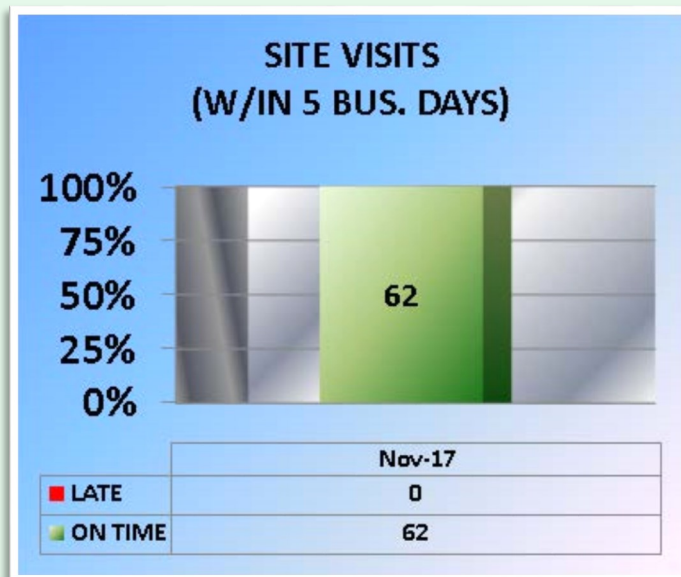
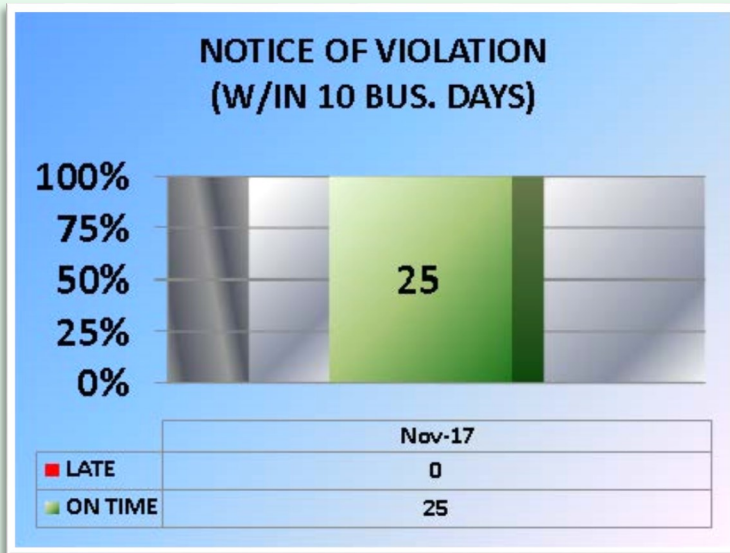


	Nov-14	Nov-15	Nov-16	Nov-17
LATE	0	0	0	0
ON TIME	37	13	36	32

Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

## Code Compliance

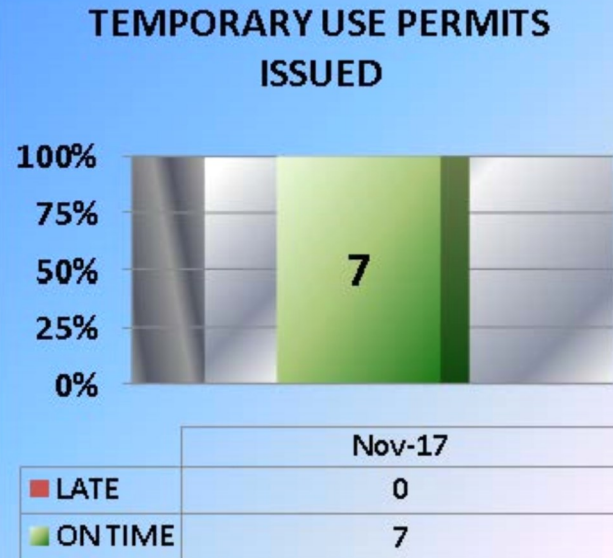


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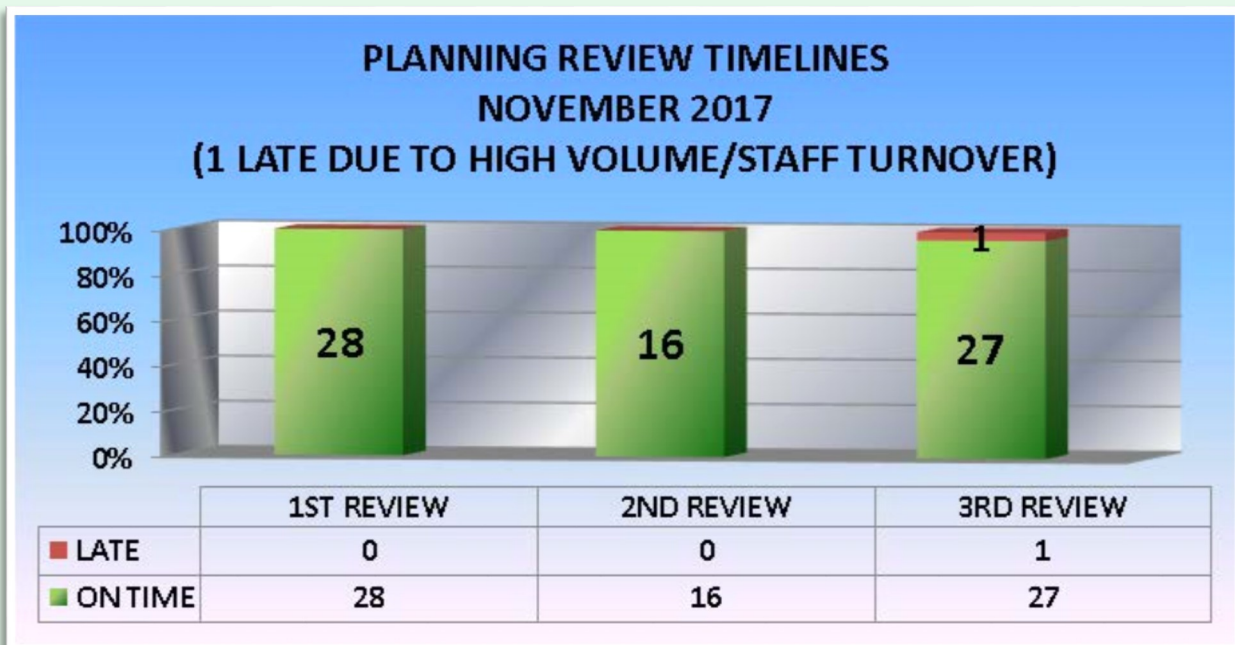


# CORE SERVICE LEVELS

## Zoning Division



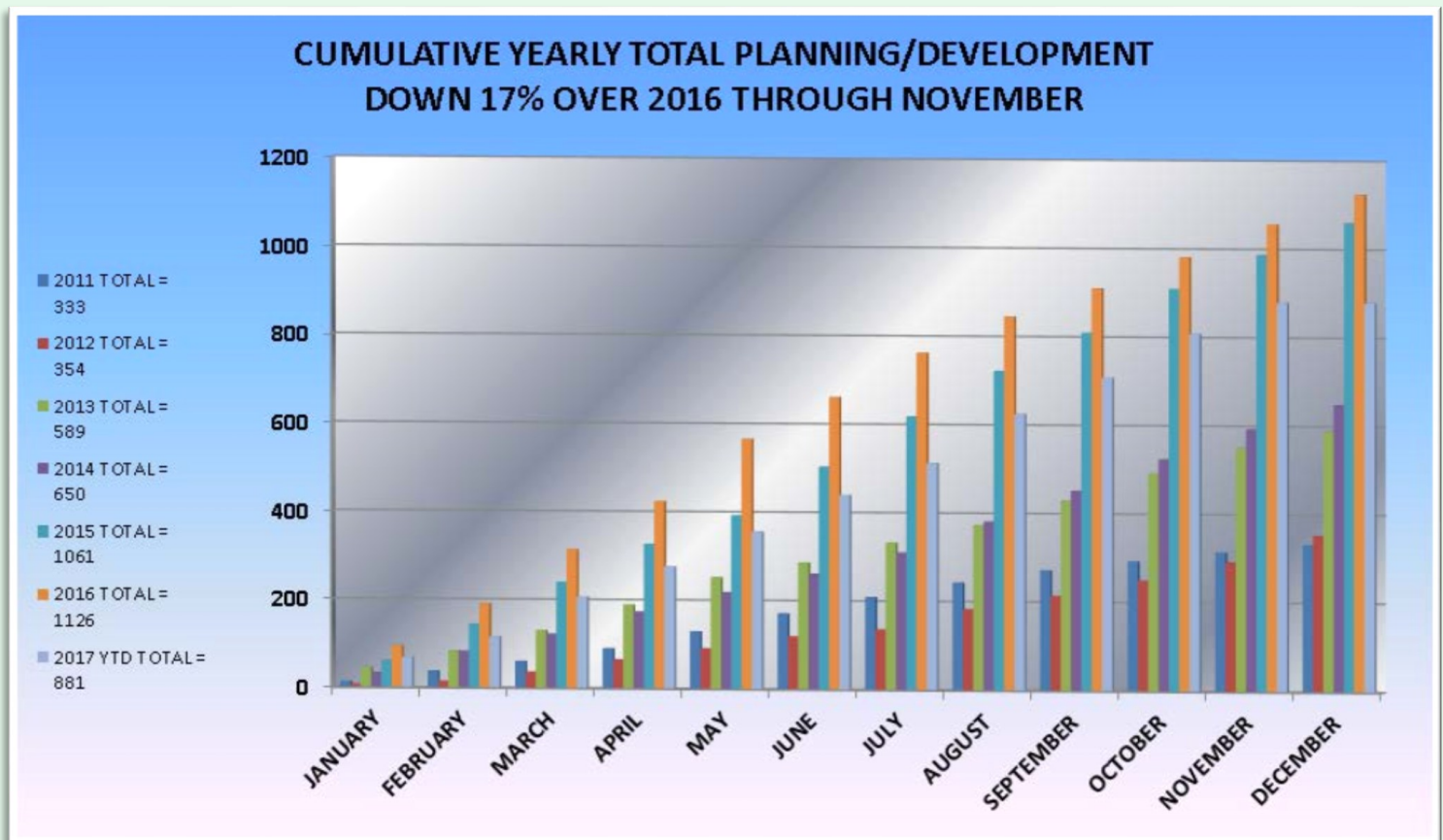
## Planning Division



Implementing the Community Vision through Development Activities

# DEVELOPMENT ACTIVITY

## Planning Division



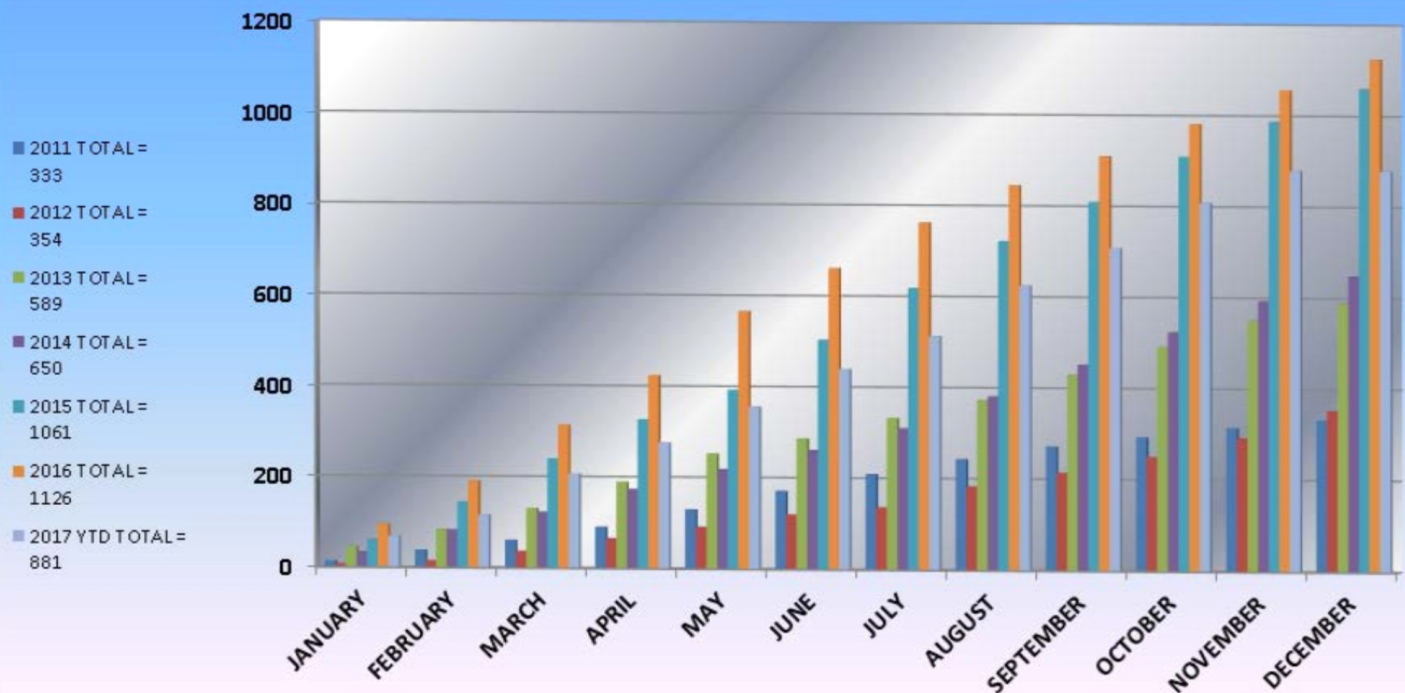
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# DEVELOPMENT ACTIVITY

## PLANNING/DEVELOPMENT REVIEWS NOVEMBER 2010- 2017 (DOWN 4% OVER 2016)



## CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT DOWN 17% OVER 2016 THROUGH NOVEMBER

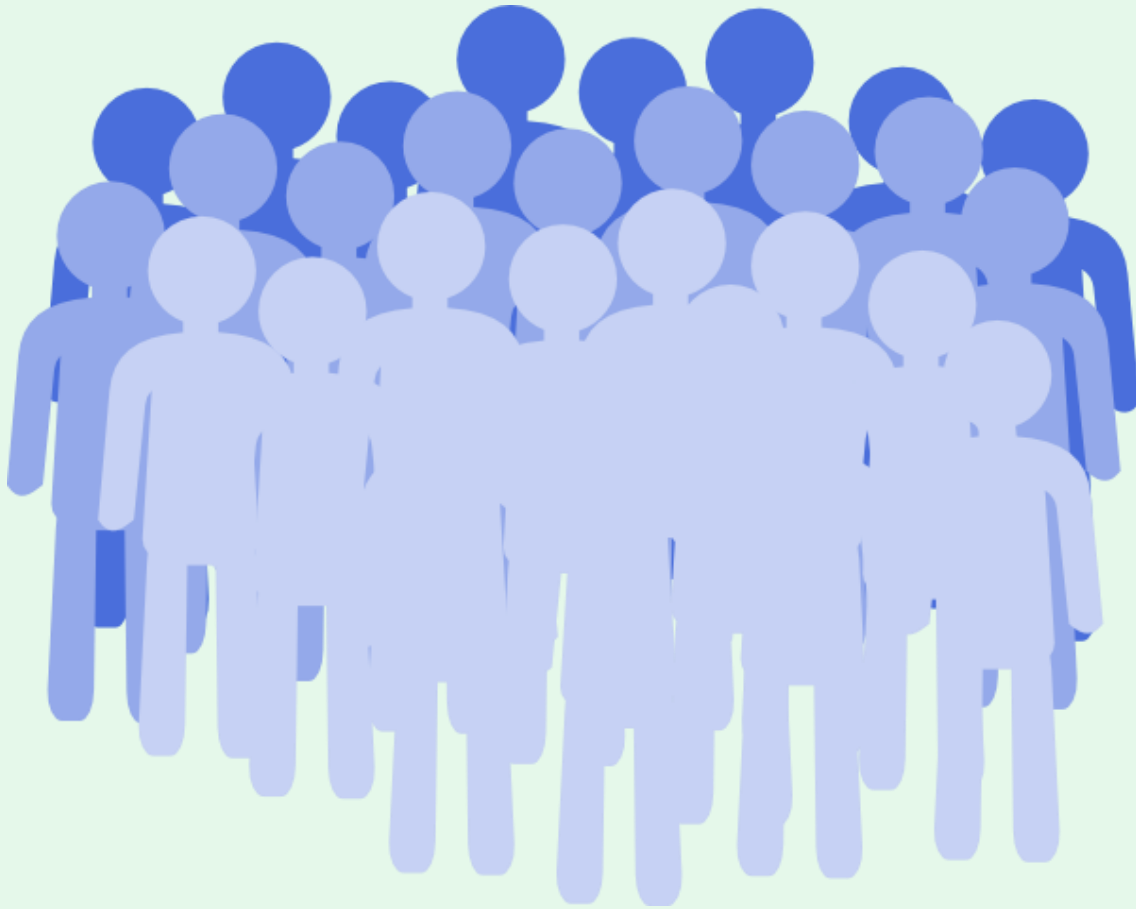
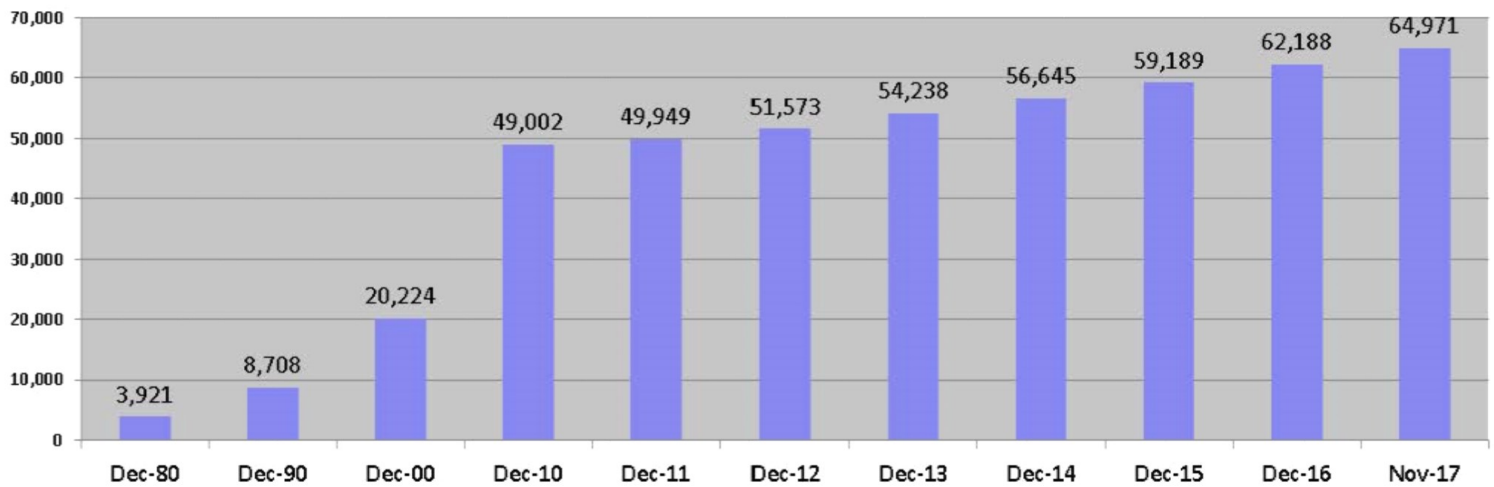


Implementing the Community Vision through Development Activities



# POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities