



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"I believe in the dignity of labor, whether with head or hand; that the world owes no man a living but that it owes every man an opportunity to make a living."

~~ John D. Rockefeller




Bill Detweiler, Director
Development Services


Entitlement is an interesting word to toss around in the workplace or at home. Every generation thinks the following generation does not "work as hard as we did." Every generation thinks the following generation "looks for a hand out." Every generation thinks the following generation feels "entitled to everything life offers" without the sacrifice involved. I suspect one can find examples of that theme whether it was 1898, 1948 or today. I was fortunate to grow up around a blue collar steel mill community where physical labor was the norm and a "hard day's work" was worn on every sleeve. The world is a very different place than when John Rockefeller held labor on bended knee and was building an empire. Yet the basics of labor, with head or hand, remain a theme in the United States that has not changed throughout time.


For the latest in development activity,
please visit:


www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

 We live in a time and place where education and intellect combine to produce outstanding individual and team achievements. The Development Services Enterprise Team is diverse in our mix of generations, diverse in our mix of cultural backgrounds and diverse in our mix of intellectual thought and action. However, I know every individual in our team holds the fundamental theme of hard work and service to our customers. For that, I am extremely thankful and forever humbled in the presence of my teammates.

 I recently completed my “2017 year in review” mini tour PowerPoint presentation to staff, the Boards and Commissions we serve and to the EDC Board members. Each group received an outline depicting the high level of plan review, permit and construction activity and the significant investment being made in Castle Rock by residential and commercial developers and builders. Throughout this recent and sustained growth period we are holding true to our Mission, Vision and Values of a “World Class Community with Small Town Charm” and our four cornerstones related to community character and community service.

 Kyle Sipes, Building Inspector, submitted his resignation. Kyle will fulfill a dream by opening his own bicycle repair shop while continuing his business of organizing mountain bike racing events. This next chapter in Kyle's life affords unlimited horizons in outdoor activity. Kyle will spend time with family and friends traveling to a variety of races in the mountain states. We will miss Kyle's never-ending energy and enthusiasm and his zest for life. We are all extremely happy for Kyle as he moves into this next stage in his professional life and send him off with best wishes for continued success.

 I hope everyone enjoyed Valentine's Day with loved ones as you prepare for tilting a glass of green beer on St. Patrick's Day.

WHAT'S NEW - PEOPLE

Please Make Welcome



Ron Weller
Combination
Building Inspector

The Building Division welcomed Combination Building Inspector, Ron Weller, on February 12th. Ron is a Master Electrician with many years of project management and quality assurance experience.

When not working, Ron enjoys spending time with his wife, children and grandchildren. Ron and his wife like to travel, play golf, ride his Harley and drive their Corvette.

Welcome, Ron!

New Enterprise Team Development Lead Engineer

Public Works Engineering Manager, Carl Armijo, announced that Tony Marusiak accepted the Public Works Development Lead Engineer position. Tony has a Bachelor of Science in Civil Engineering from Pennsylvania State University. He has over 12 years of experience in municipal government, development plan review, construction inspections, and in Capital Improvement Project management. Tony has managed multiple capital projects and has worked extensively with Town departments, CDOT, utility companies, and consulting engineering firms.



Tony Marusiak
Development
Lead Engineer

In his new role, Tony will work with the Enterprise Team to oversee the Public Works development plan review section for transportation. In addition, he will oversee and administer the construction inspection section for development infrastructure.

Tony spends his free time hiking fourteeners (he has summited 41 out of his goal of 58), fishing and skiing. Tony joined the Enterprise Team on February 12th.

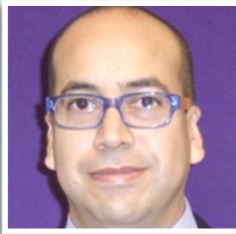
Welcome, Tony!



WHAT'S NEW - PEOPLE

2018 Saving Places Conference

Carlos Salinas, Historic Preservation Board Member, and Julie Kirkpatrick, DS Long Range Project Manager and Historic Preservation Board Staff Liaison, attended the 2018 Saving Places conference at the Colorado Convention Center January 31st—February 3rd. This year's conference, "The Power of Place," focused on allowing attendees to explore the connection between people and place, celebrate Colorado's diverse history, recognize the role of heritage in forming community identity, and discussion of incentives available for the reuse of historic places in Colorado communities. The conference offered several informative workshops and sessions; motivating speakers; and advocacy and networking opportunities.



Carlos Salinas
Historic Preservation
Board Member



Julie Kirkpatrick
Long Range
Project Manager
(HP Liaison)

New ICC Certifications



**Building
Inspector**

Brett Wilke passed the ICC Residential Plumbing Inspector exam on February 5th and the ICC Residential Mechanical Inspector exam on February 28th. Brett has completed all of his residential inspector requirements to become a Residential Combination Building Inspector.

Way to go, Brett!



Implementing the Community Vision through Development Activities

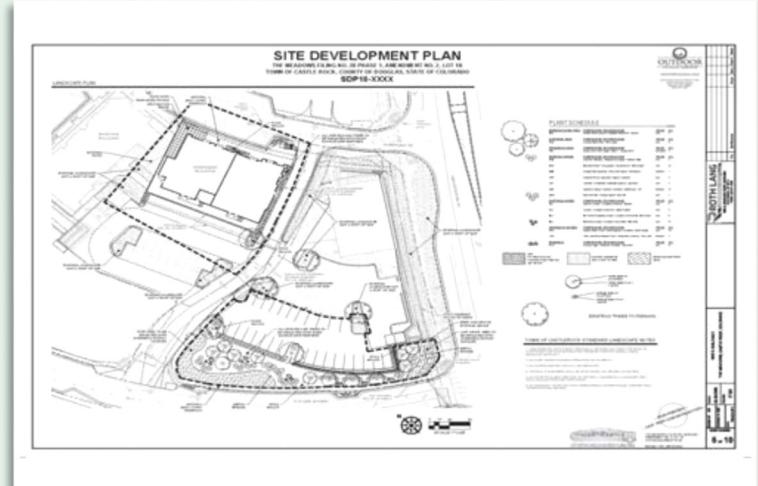
WHAT'S NEW - PROJECTS

Meadows Town Center Site Development Plan for Mixed Use

The property is located at 3855 Ambrosia Street in the Meadows Town Center. The Town Center use area is zoned for mixed use and a permitted building height of 60 feet. The site plan proposes a three-story building with a mix of office, retail and/or restaurant on the first and second floors and six one-bedroom apartments for lease on the third floor. Twenty-nine off-street parking spaces will be constructed on an adjacent lot (Meadows F20, Phase I, Amendment 10, B3, Lot 1A-1). Nineteen additional spaces will be allocated on-street, which is permitted under the Meadows Town Center zoning.

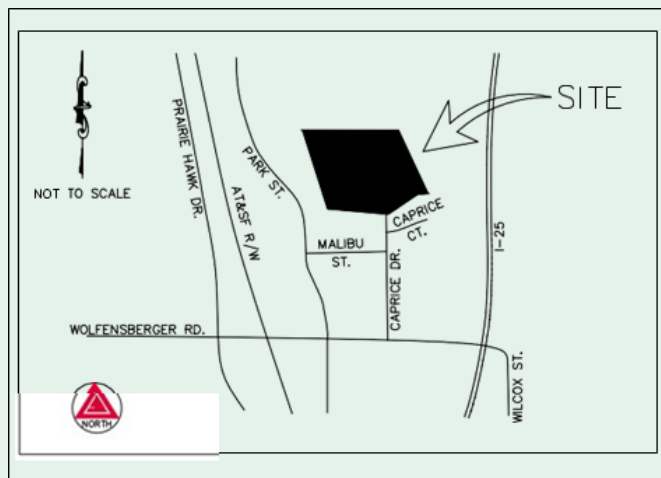


Vicinity Map



Site Development Plan

Town of Castle Rock Parks and Recreation Operations and Maintenance Facility



Site Location

The Town of Castle Rock submitted a plat for 16.0706 acres on the north end of Caprice Drive. The plat creates three tracts for future development. The Town is currently working towards a new Parks and Recreation Operations and Maintenance facility on tract A. The building will include an office and shops for the Parks and Recreation Department. The proposed building is approximately 13,735 square feet and includes parking, landscaping, associated utilities and site improvements. This project is under administrative review and does not require public hearings.

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Kinner Replat—Lots 2-4

BC Wolfensberger LLC submitted a Site Development Plan for a new drive-through coffee shop. The project includes the construction of a new 2,212 square foot building with associated parking and landscaping. The project will also include a lot line vacation and will close the existing access drive off Wolfensberger Road. This project is under administrative review and does not require public hearings.



Site Location

Promenade—Block 2 Lot 1A-7A

Neenan Archistruction submitted a Site Development Plan for a new credit union with drive-through. The site is located in Promenade Filing 1, Block 2, Lot 1A-7A on the southern corner of Block 2. The building is approximately 4,400 square feet with two drive-up teller lanes. The plan shows site design with associated parking, landscaping and initial infrastructure. This project is under administrative review and does not require public hearings.

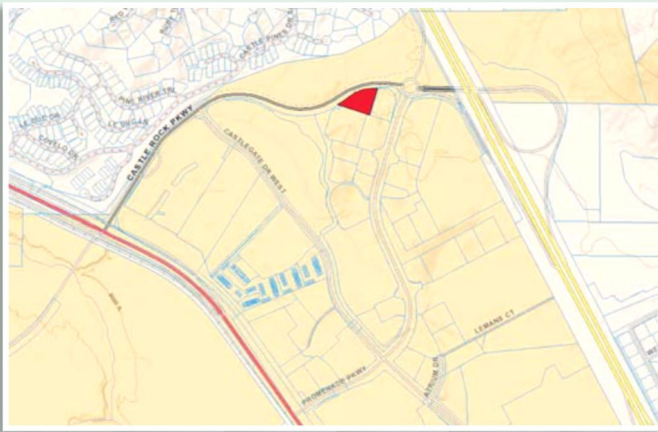


Site Location

WHAT'S NEW - PROJECTS

Promenade—Block 2 Lot 1A-2

Alberta Development Partners submitted a Site Development Plan for a multi-tenant building located in Block 2 on the south side of Castle Rock Parkway. The Site Plan includes one three-tenant building with a drive-through, parking, preliminary utility plan and associated improvements. This project was administratively approved and is currently under construction.



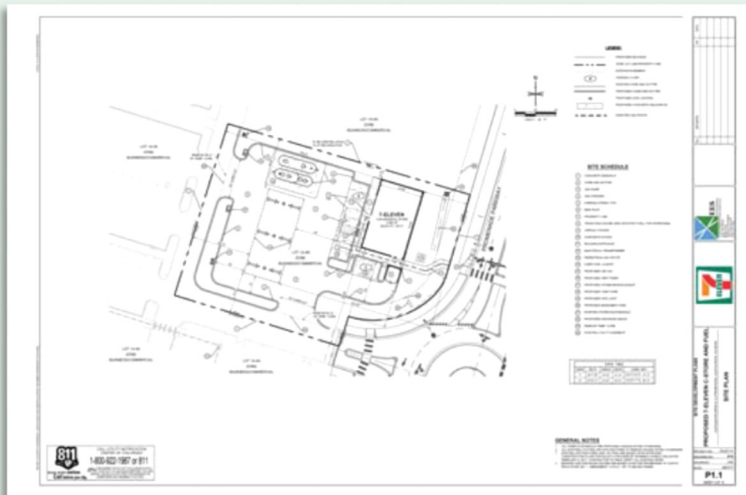
Site Location



Site Layout

Promenade—Block 2 Lot 1A-4

7-Eleven submitted a Site Development Plan for a new commercial building and fueling center. The site is located on the southwest corner of Promenade Parkway and Castle Rock Parkway. The site includes a 3,000 square foot building and six fueling islands. The plan is for site layout, proposed landscaping, and parking. This project has been administratively approved and does not require public hearings.



Site Layout



Site Location

Implementing the Community Vision through Development Activities

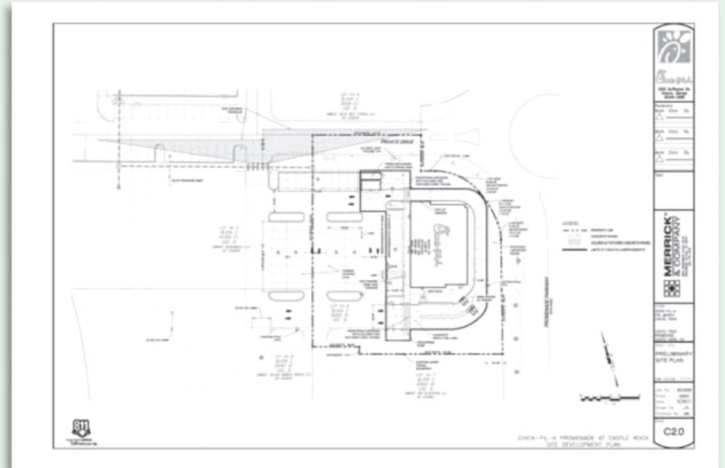
WHAT'S NEW - PROJECTS

Promenade—Block 2 Lot 1A-6

Chick-fil-A proposes to build a new 4,526 square foot restaurant with inside seating for 122 guests. A dual entry drive-through is proposed with patio seating to be determined. The site includes 50 parking spaces and a 16-car stack. The landlord will install access roads, common area curbs and sidewalks and finish grading of the site. This project is under administrative review and does not require public hearings.



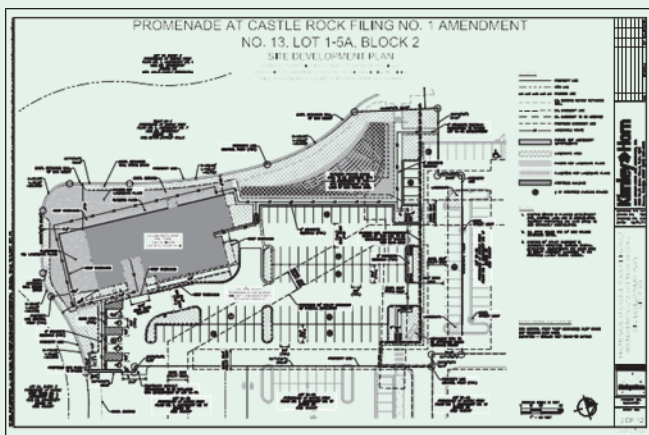
Site Location



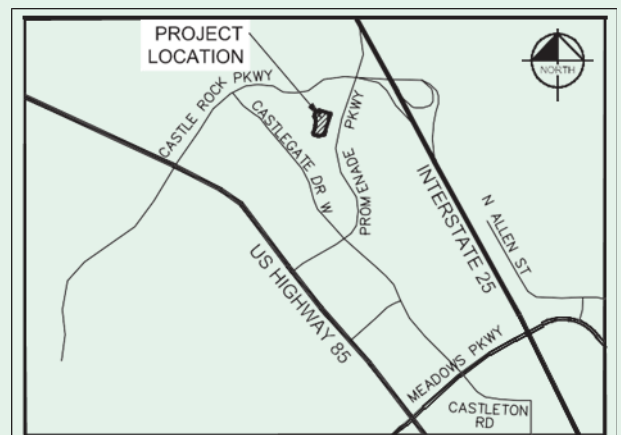
Site Layout

Promenade—Block 2 Lot 1A-5A

Representatives from La Loma Restaurant submitted a Site Development Plan for a new 8,444 square foot building and 2,283 square foot patio area with associated drive aisles, parking, landscaping, lighting, and utility improvements. A future 1,800 square foot pavilion area is proposed east of the main building. This project is under administrative review and does not require public hearings.



Site Layout



Site Location

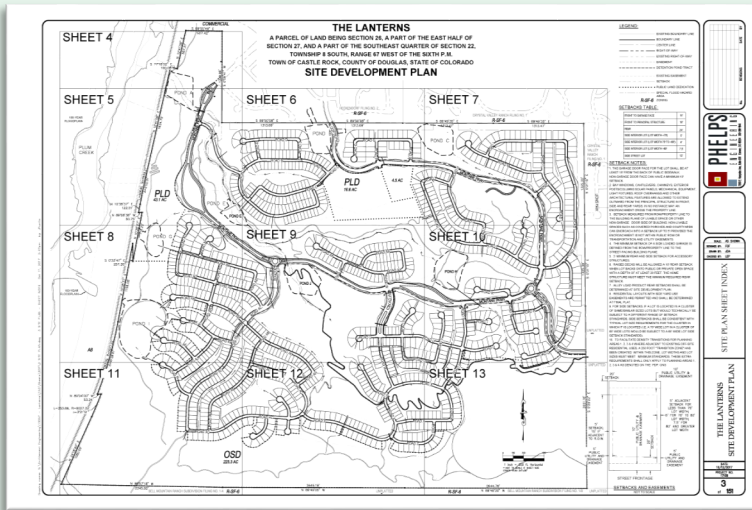
Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

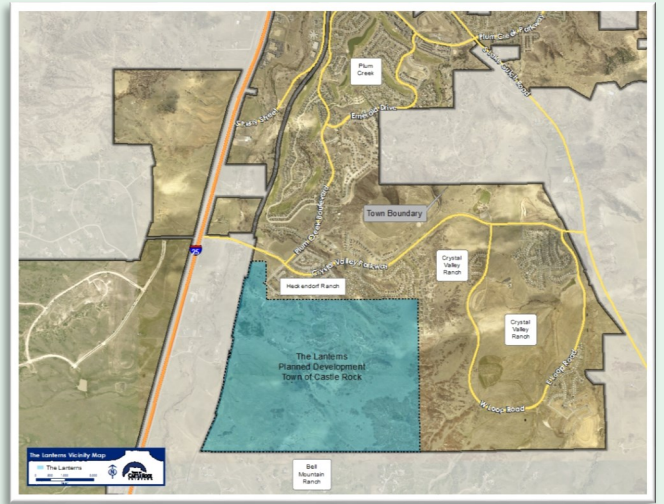
The Lanterns Site Development Plan

The Lanterns Site Development Plan, previously submitted on October 16, 2017, has been revised and resubmitted. The revised Site Development Plan accounts for unmapped floodways. The Lanterns Planned Development is located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 848 acres. The site plan proposes 1,200 single-family lots, with approximately 663 lots designated as Active Adult for ages 55+. Extensive trail networks, open space tracts and buffers are planned in the development. There are two primary points of access; one from Plum Creek Boulevard, the other from Old Lanterns Parkway. A future road connection between the Lanterns and Crystal Valley Ranch is planned. The development will be constructed in phases.

The Site Development Plan requires Planning Commission and Town Council public hearings.



Site Development Plan



Vicinity Map



Keep informed on development in the Town where you can
view maps and project information
Visit: CRGov.com/DevelopmentActivity

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Site Development Plan—221 N. Wilcox Street

Confluence Co., the property owner and developer of 221 N. Wilcox Street, submitted a Downtown Site Development Plan for the property located at the southwest corner of Third and Wilcox Streets, formerly used as a bank. The project proposes 39 residential condominiums (for sale) on floors 2-5, approximately 8,500 square feet of retail/restaurant on the first floor, and 62 parking spaces on two underground floors. The parking entrance would be from the alley that abuts the southern edge of the property. The project would also provide outdoor patio/pedestrian space along a portion of Third Street and along Wilcox Street. The property is zoned B, business/commercial, within the Downtown Overlay District.

The Design Review Board will consider this application at a future public hearing.



221 N. Wilcox Street
Location Map

Proposed View From
Wilcox & 3rd Streets



WHAT'S NEW - TOWN COUNCIL

Town Council Actions

Rock Park Rezoned to PL-3 Zone District

Castle Rock's "Rock" monument is an icon for the entire community. In November, Council approved a new zoning district to update the zoning classification of the park and officially classify the park as a natural area. At their February 20th meeting, Town Council unanimously approved, on second reading, the ordinance to reclassify Rock Park to the new PL-3 zoning classification. The new zoning will align the park's permitted uses with the activities and facilities that currently exist, and allow for the continued maintenance and operation of the park's features, the flagpole and the Star.



Rock Park

Philip S. Miller Park Rezoned to PL-1 Zone District

In March 2016, Council approved an ordinance to establish Public Land (PL-1 and PL-2) zoning districts. The intent of the ordinance was to better align the permitted uses allowed with those zone districts, with the actual types of facilities that exist on the park property—specifically for Philip S. Miller Park.

Because Philip S. Miller Park was established from multiple open space parcels, the property consisted of various zoning designations. Establishing the PL-1 classification helps clean up the park's zoning. On February 20th, Town Council unanimously approved, on second reading, an ordinance to officially rezone Philip S. Miller Park to the PL-1 classification.

Planning Commission Appointments



Richelle McKim
Planning Commissioner

On February 6th Town Council appointed Richelle McKim and Chris Cote to the Planning Commission. Both Commissioners McKim and Cote were appointed to fill partial terms, which will expire on May 31, 2018.



Chris Cote
Planning Commissioner



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Town Council Actions (Continued)

Castle Rock Collaboration Campus

In 2017, the Town, Douglas County Schools, Arapahoe Community College, Castle Rock Economic Development and Colorado State University came together on an innovative learning concept. Known as the Collaboration Campus, this idea will use one location to connect the resources of Arapahoe Community College, Douglas County Schools and Colorado State University.

At the February 20th Town Council meeting, Arapahoe Community College presented site plans and architectural drawings of the Collaboration Campus for Council's review and approval. Town Council unanimously approved the Collaboration Campus site plans and architectural drawings, as presented.



Rendering of Limelight
Avenue Entrance



Rendering of Southeast Aerial
to the North



Site Plan

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Boards and Commissions Annual Appreciation Dinner

February 5th was a special evening at Siena at the Courtyard restaurant where DS Board and Commission members gathered for an Italian dinner, in their honor. Town Council members, the Town Manager and key DS staff were in attendance to recognize and thank the Board and Commission members for their valuable time and volunteer service.

DS Director, Bill Detweiler, gave an overview of the DS 2017 projects and accomplishments, as well as 2018 projections.

Development Services supports five Boards and Commissions: Board of Adjustment, Board of Building Appeals, Design Review Board, Historic Preservation Board and the Planning Commission.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Contractors Luncheon

The February Contractors Luncheon was held on February 14th and sponsored by RKM Trim & Construction. Agenda topics included:

- Introduction of New Team Members
- Pre-Rough Frame Inspection Changes
- Review Timelines
- New Procedure for Utility Lateral and Meter Installs
- Scheduling Building Inspections Prior to Initial DESC Inspection
- Water Meter Tampering Policy

If you wish to view luncheon meeting summaries, please visit:
<http://co-castlerock2.civicplus.com/2887/News-and-Updates>

Upcoming sponsor opportunities are still available. Please contact our Permit Specialists, Diane Maki or Lynda Halterman, at buildingcounter@CRgov.com or 720-733-3527, and they would be happy to assist you.

The next luncheon is scheduled for:



- Wednesday, March 14, 2018
- 11:30 am to 1:00 pm
- Mill House at P.S. Miller Park
1375 W. Plum Creek Parkway



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Construction Industry Use of Drones

Bill Detweiler, DS Director, shared a Denver Post Business Journal news article regarding the use of drones on construction sites. The article, "*Construction sites abuzz with drones as industry embraces unmanned aircraft*," focused on the increasing use of drones for surveying, inspecting and mapping construction work in the wake of clear FAA guidelines. Bill noted several examples of how drones might be considered for Town field inspection activity. Stay tuned!



CDOT Employee Using a Drone Over CDOT
Construction Site in Silverthorne

To view the entire news article, please visit: <https://www.denverpost.com/2018/02/01/drones-colorado-construction-sites/>



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Castle Rock Economic Development Council 2017 Annual Report



DS Director, Bill Detweiler, attended an Economic Development Council program on February 1st sponsored by the Castle Rock Economic Development Council. Bill reported that the program consisted of good news for this year and for the next several years given the economy is strong and the ongoing consistent investment occurring in the Denver Metro and Denver South Metro Areas.

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CRgov.com/notices

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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



*"Spring is when you feel like
whistling even with a shoe
full of slush."*

~~ Doug Larson

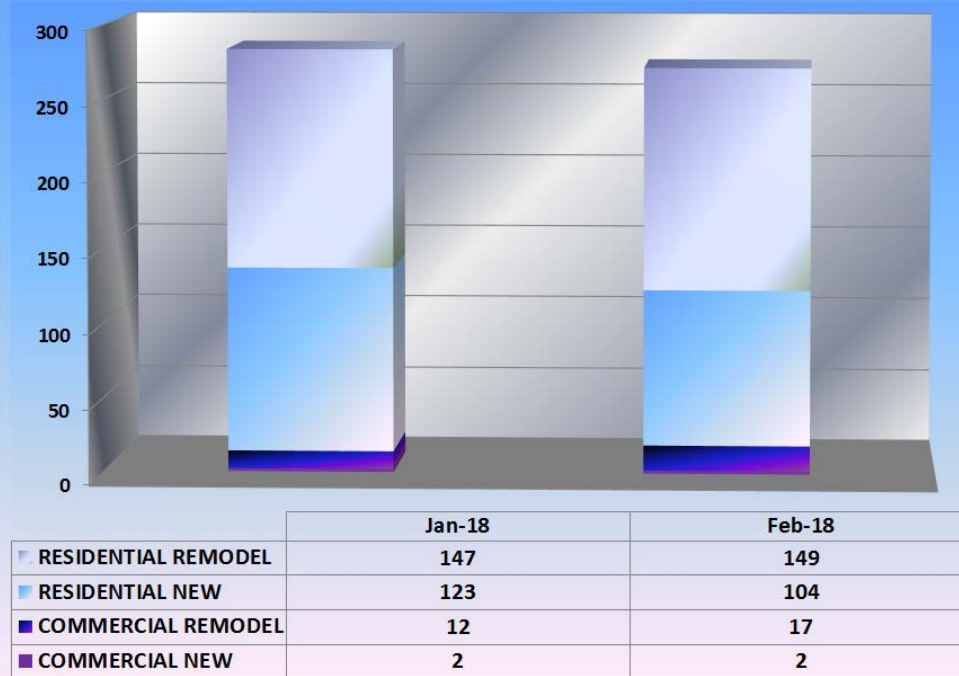
To subscribe to this monthly report via E-mail, please
send your request to Planning@crgov.com.

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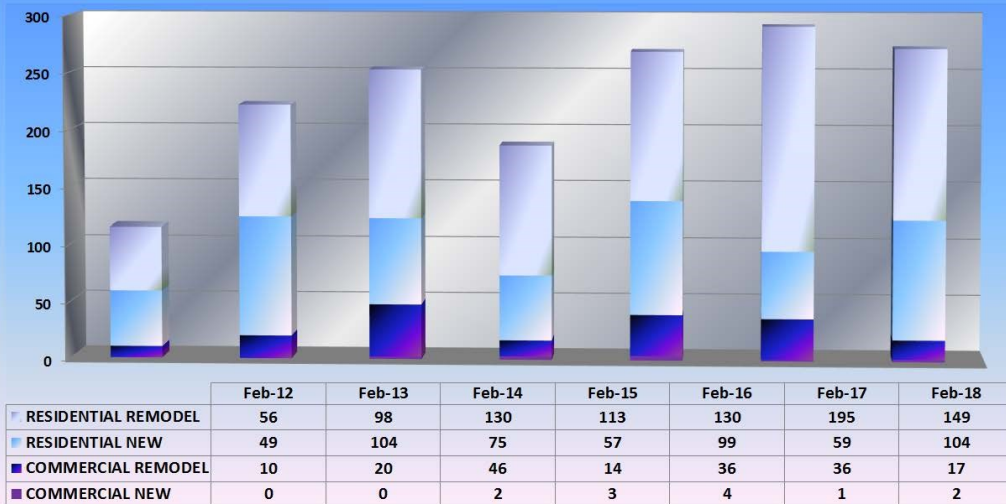
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
2018



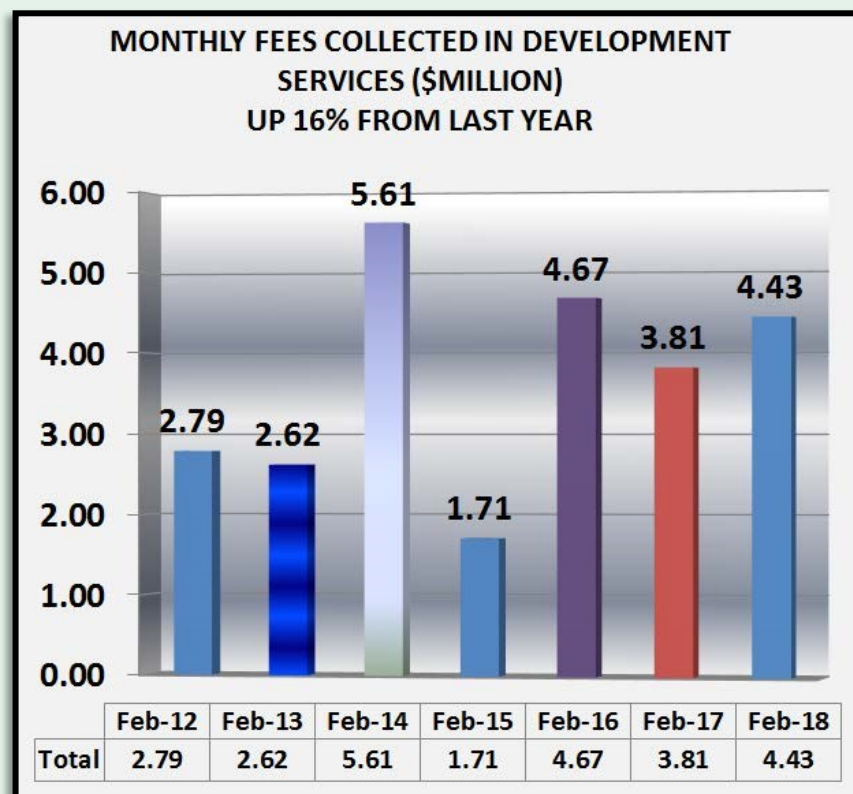
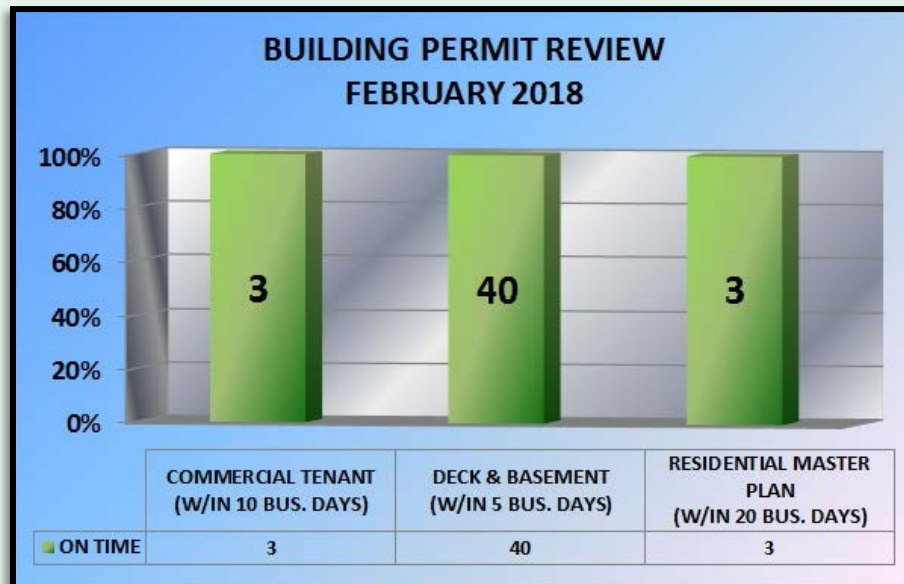
BUILDING PERMIT APPLICATIONS RECEIVED
FEBRUARY 2012 - 2018



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

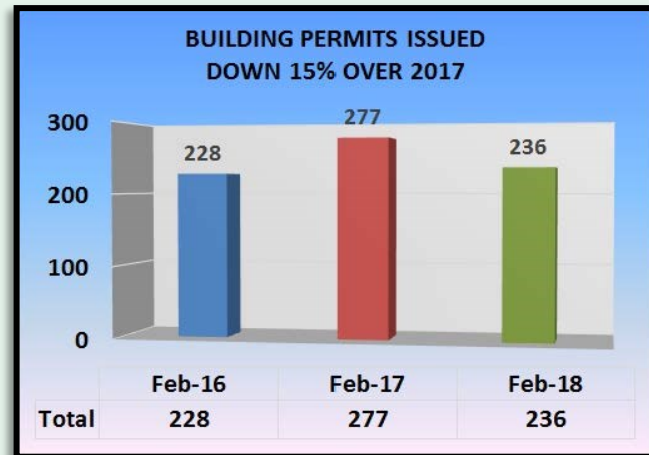
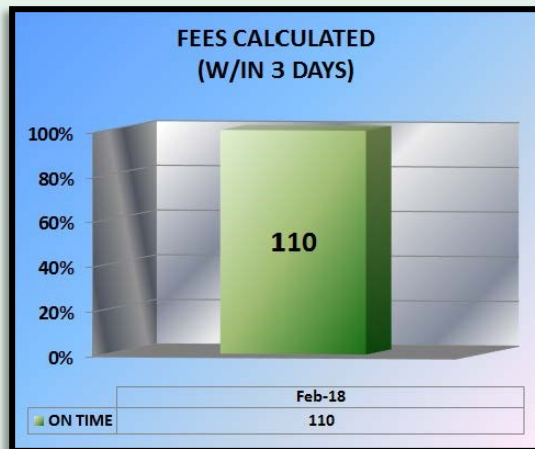
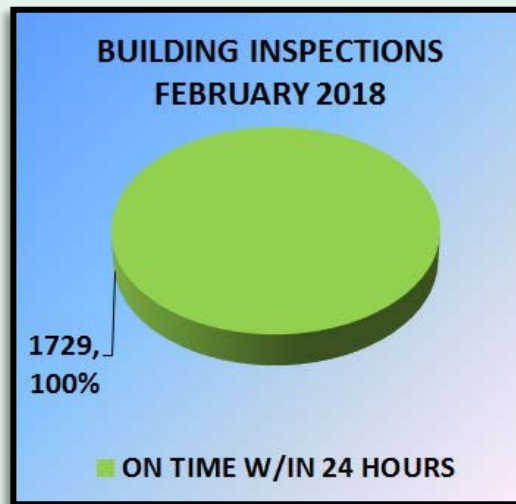
Building Division



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CORE SERVICE LEVELS

Building Division

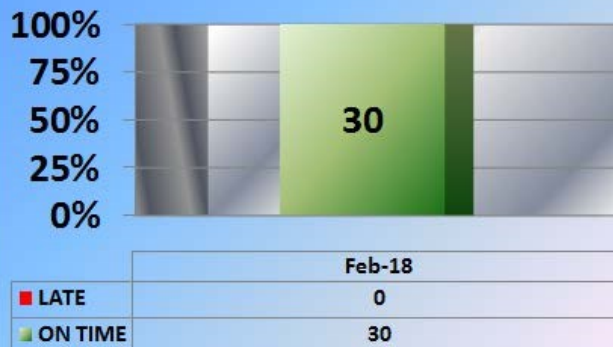


Implementing the Community Vision through Development Activities

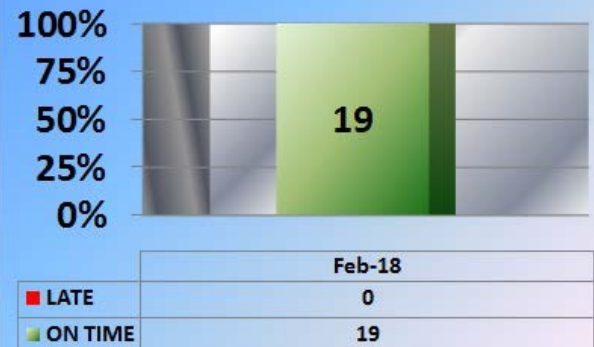
CORE SERVICE LEVELS

Code Compliance

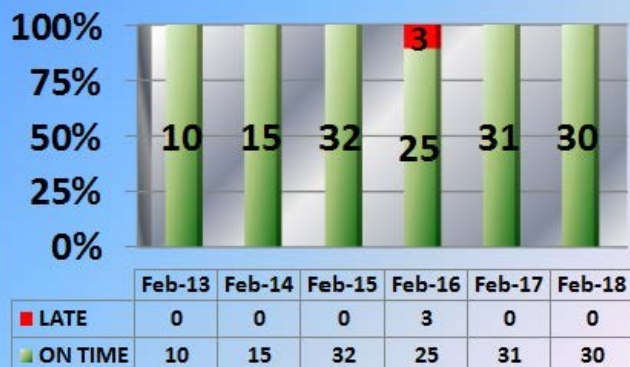
**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



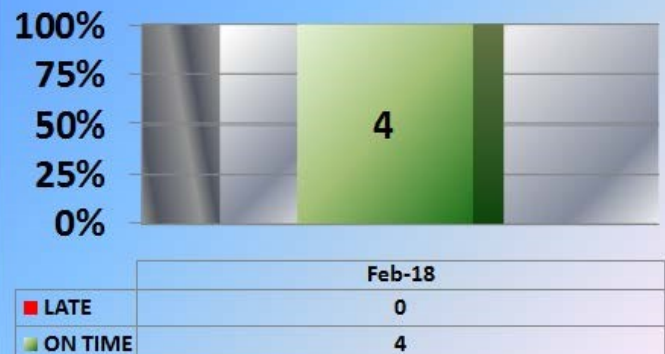
**CODE COMPLAINT RESPONSES
(W/IN 2 BUS. DAYS)**



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

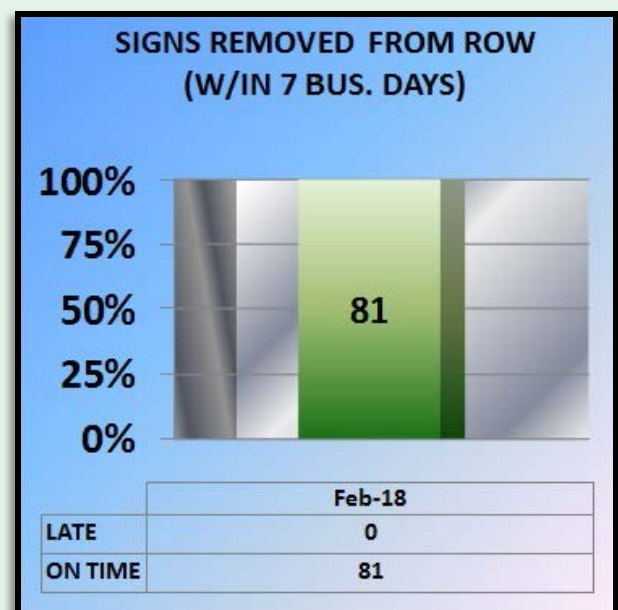
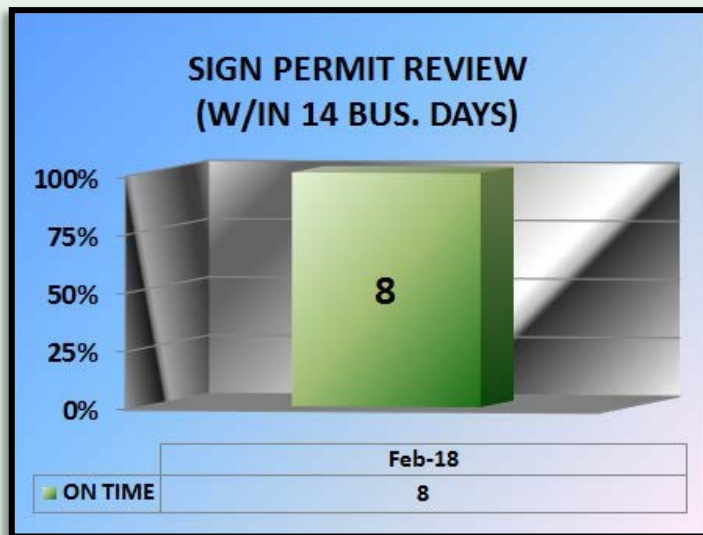
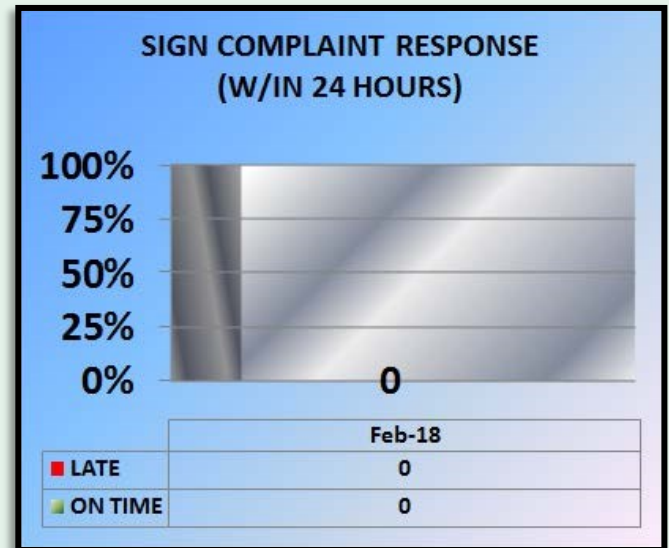
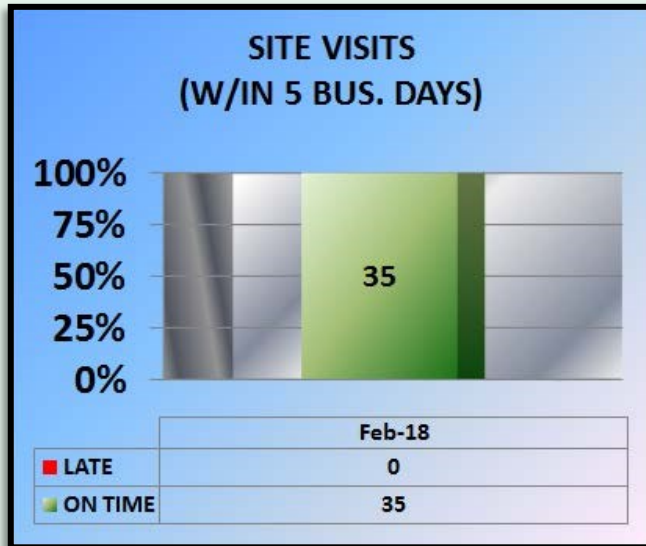


**NOTICE OF VIOLATION
(W/IN 10 BUS. DAYS)**



CORE SERVICE LEVELS

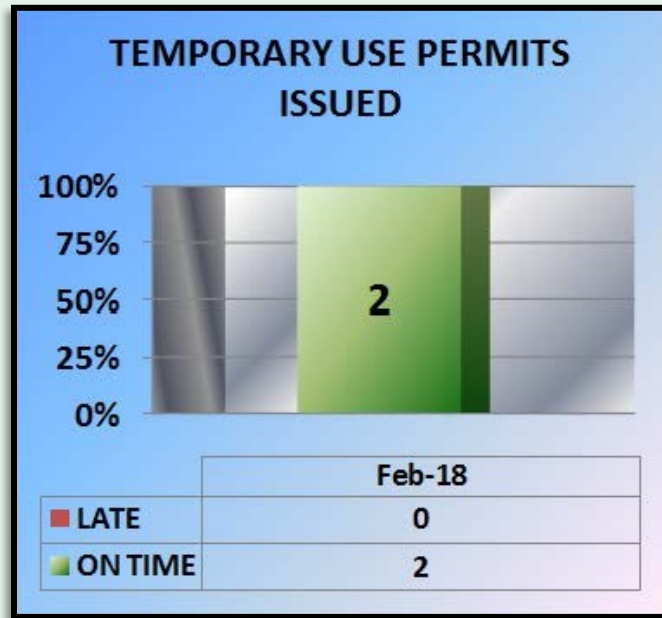
Code Compliance



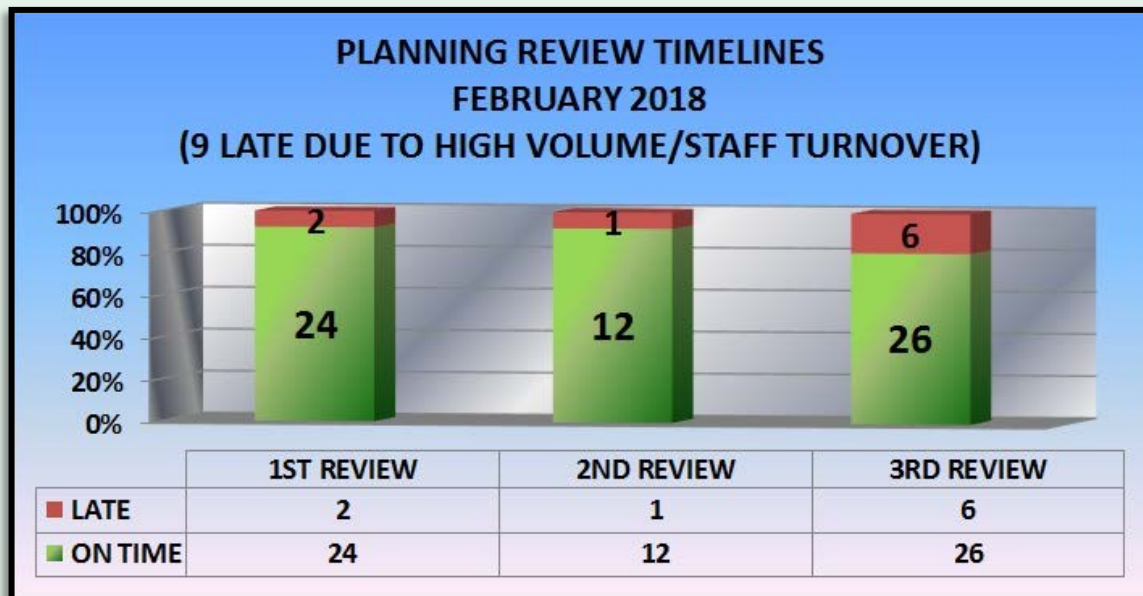
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Zoning Division



Planning Division

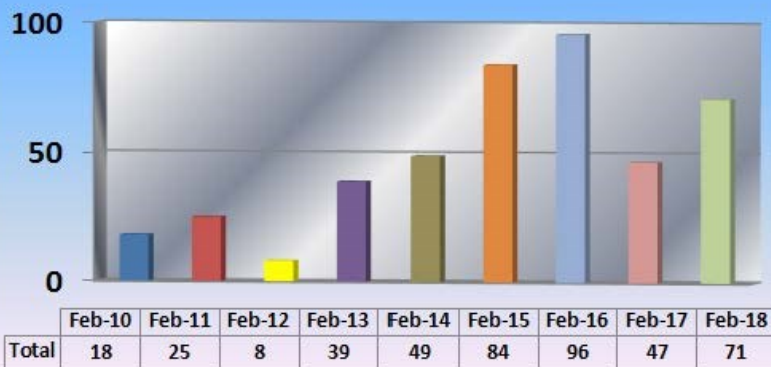


Implementing the Community Vision through Development Activities

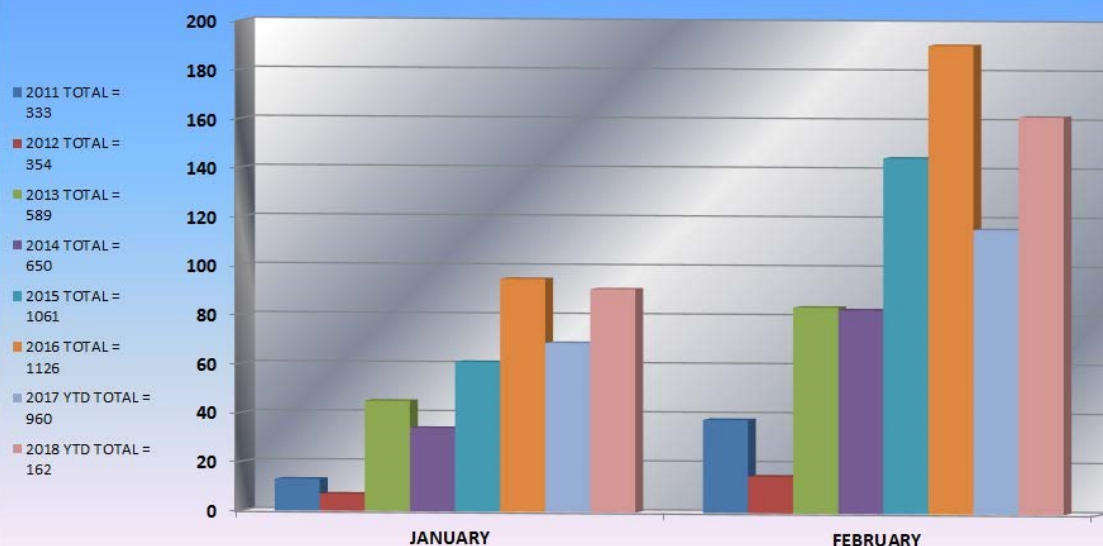
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS FEBRUARY 2010- 2018 (UP 73% OVER 2017)



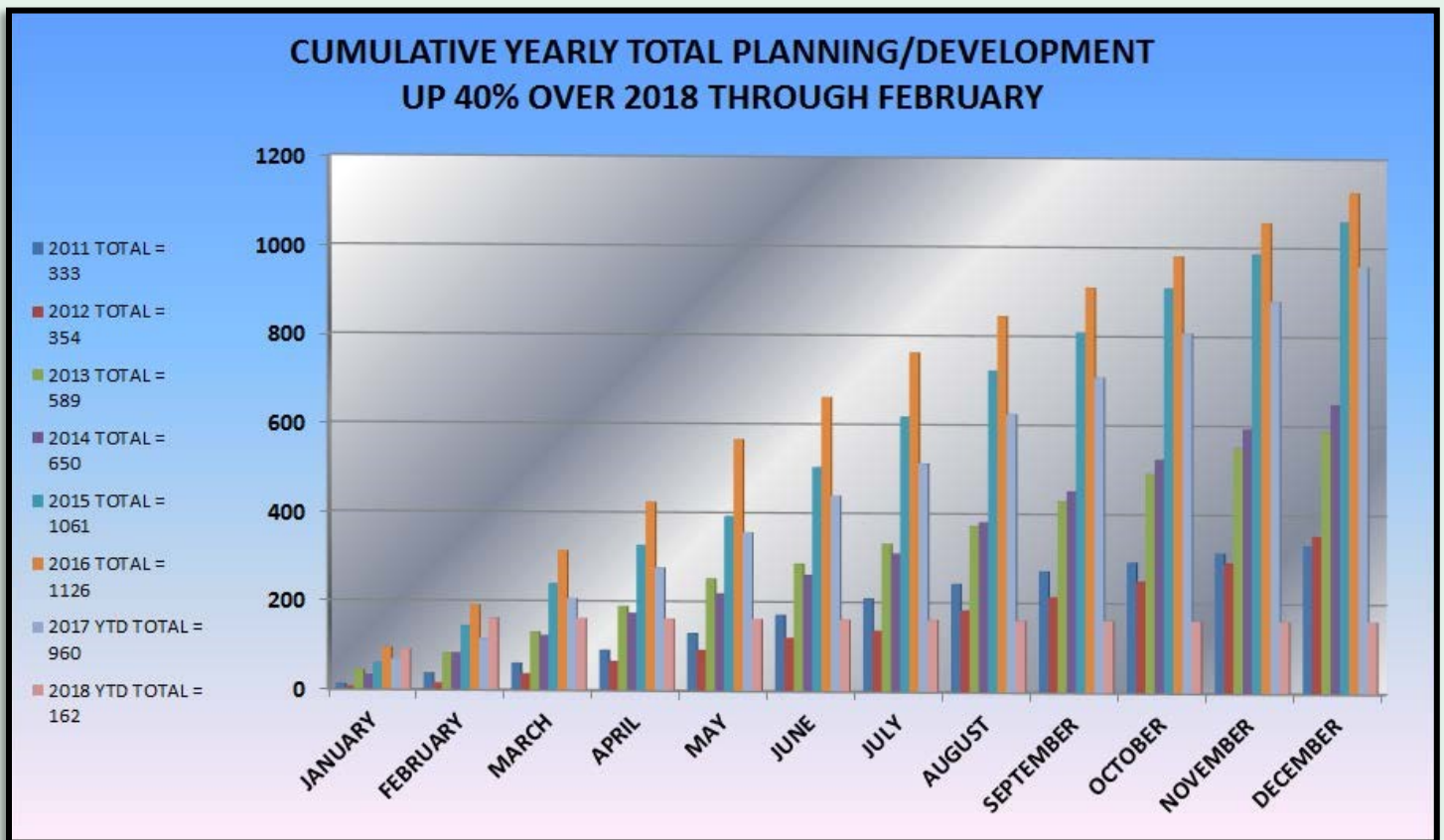
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 40% OVER 2018 THROUGH FEBRUARY



Implementing the Community Vision through Development Activities

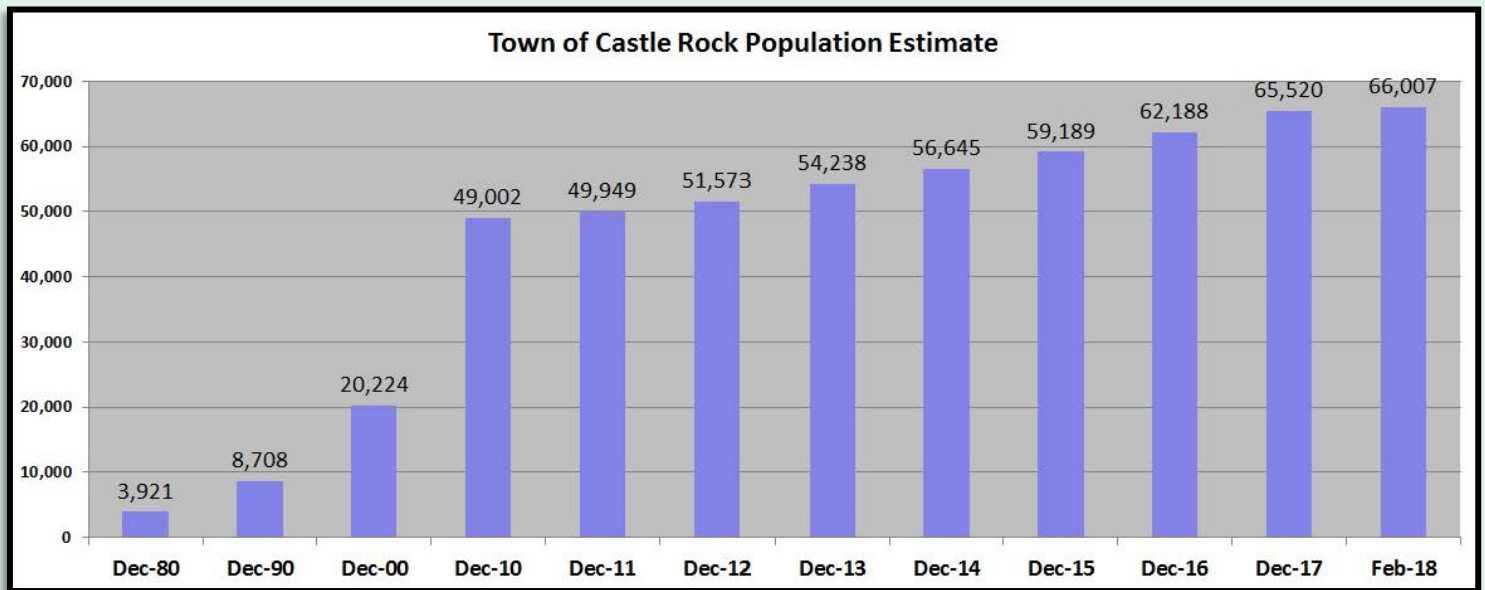
DEVELOPMENT ACTIVITY

Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities