



May 2018 Edition (Reporting on April 2018)

Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"Spend enough time around success and failure, and you learn a reverence for possibility."

~~ Dale Dauten

The fascinating thing about Castle Rock is the high level of unlimited possibilities. The community is a fantastic learning laboratory where staff constantly tests themes and goals to find a better path. The Development Services team has created and implemented a myriad of policies and programs that improved the quality of the built environment and assisted our customers. Some of those policies and programs worked well, others not so well. But, the Castle Rock community accepts our attempts to make improvements and we are forever thankful for that attitude.

Third party recognition is a good measurement of success and failure. The Development Services Enterprise program, the only one of its kind in the State of Colorado, was an experiment initiated in 2002 that has proved successful in the long-term. Yes, necessary analysis and adjustments are constantly needed, but the program serves our



Bill Detweiler, Director
Development Services

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

customers well and allows staff to adjust to market demands quickly. Plan review programs and a staff attitude that was once identified as “stinky” are now leading the way and used as an example of efficient government across the entire metro area. Examples include electronic plan review, the “In Your Backyard” web page program, and the recently adopted Accessory Dwelling Unit Ordinance which was used as an example ordinance for the City of Boulder. Creative thought and action are common place within the Enterprise Team and we look forward to continued investment in ideas on plan review and field inspection activities. Stay tuned.



recently attended the Economic Development Council (EDC) Board of Directors retreat. The retreat identified major goals for the economic partnership over the next several years. If you are not aware, Town Council created the Economic Partnership program in 2008, which includes representation from the EDC, Downtown Alliance, Chamber of Commerce and Town staff. Initially, the team created four major goals – primary employment, grow the tax base, create a quality business climate, and downtown redevelopment. The downtown redevelopment goal was removed by Council after the Downtown Development Authority (DDA) was created in 2008. The three remaining goals are commonly referred to as the economic development three-legged stool. The goals are shared among the economic partnership members as follows:

- *Primary Employment (EDC is the lead agent on this goal). Primary employment is defined as any business receiving more than 50% of its revenue from outside the community. Bringing new primary employment to Town and expanding existing primary employment business in Town is critical to short and long-term economic success. Primary employment increases the daytime population in Town and provides the opportunity to grow the tax base. This goal was identified as the major focus for EDC in 2018 and beyond.*

DEVELOPMENT TALES

- Grow the tax base (this goal is shared with EDC and the Town Development Services Enterprise Program). As you are aware the Town is reliant on sales tax. Town leaders have consistently stated that raising property tax is not an option so resources have been applied to expanding the retail sales tax base. The EDC and Development Services Enterprise team share this goal and it is one of the reasons we push hard to process zoning entitlements, review plans and inspect and occupy retail sales tax businesses in Town. Without sales tax, the Town cannot fund Police, Fire, Parks, Public Works, Town management, etc. to the levels of service that exist today.
- Create a quality business climate (DS is the sole party responsible for this goal). Creating a quality business climate is not about bending rules, playing outside the lines or deviating from our Mission, Vision and Values. It is about creating certainty and treating our customers as partners in building the Town. The Enterprise team has done an outstanding job with this goal. We consistently meet core service levels adopted by Town Council and as outlined in the Enterprise Business and Finance Plan.



hope everyone enjoyed the Easter Holiday weekend and is relishing the return of green grass and trees in full bloom.



KUDOS

Special Delivery From Richmond Homes

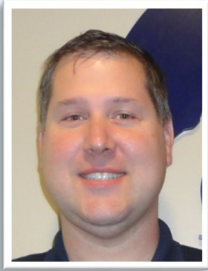
Stan Jesionowski, from Richmond Homes, delivered donuts to Permit Specialists, Lynda Halterman and Diane Maki, on the morning of April 23rd to say "Thank You" for all their help.

Way to go, Lynda and Diane!



Stan Jesionowski
Richmond Homes

Another ICC Certification Earned



James Martino, Assistant Chief Building Official, announced on April 3rd that Combination Building Inspector, Jeremy Overmyer, passed the ICC Commercial Plumbing Inspector exam.

Congratulations, Jeremy!



Jeremy
Overmyer
Combination
Building Inspector

More Donuts



Omar from the Castle Rock Donut House delivered 5 boxes of donuts to the Building Counter on April 23rd. Diane Maki, Permit Specialist, noted that Omar just wanted to say, "Thank you to the Town."

The donuts were shared with all Town Hall employees.



Implementing the Community Vision through Development Activities

KUDOS—WHAT'S NEW GENERAL

Please Make Welcome

John Thomas

On April 5th Austin Payne, Public Works Inspections Supervisor, announced that John Thomas accepted the position of Public Works Construction Inspector. John will be involved in overseeing the installation of utilities and construction of streets to ensure they are being built to Town specifications before they are conveyed and accepted by the Town. John has worked in the construction industry for 20 years working his way up to an estimator and project manager. His knowledge and experience in the construction industry makes him a great asset to the Inspection Team.



John Thomas
Construction
Inspector

John was born and raised in Lakewood, Colorado, and now resides in Parker with his wife and their two children. John enjoys doing anything with classic cars or trucks and enjoys working on Jeeps and other four-wheel drive vehicles. He also enjoys being outdoors and being involved with his kids and their activities.

Welcome to the Enterprise Team, John!

WELCOME

Ben Robinson



Ben Robinson
Combination
Building Inspector

Jon White, Building Inspector Supervisor, announced that Ben Robinson joined the Building Inspection Team on April 30th as a Combination Building Inspector. Ben has over 24 years of plumbing experience and 9 years of Inspector experience, as well as being a Master Plumber. Jon noted, "We are excited to have Ben join our team and will capitalize on his experience to continue to provide world class service to our customers and stakeholders."

Welcome, Ben!

Planner II

Planning Manager, Kevin Wrede, announced on April 11th that Brad Boland accepted the Planner II position, recently vacated by Donna Ferguson. Brad has been with the Town a little over a year and has done an exceptional job in the Planner I position.

Way to go, Brad!

YOU
ROCK!



Brad Boland
Planner II

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Wild Blue Yonder Brewery—519 N. Wilcox Street

Located at the SW corner of 6th and Wilcox Streets, the applicant is proposing changes to the new building façade for the Wild Blue Yonder Brewery. The Design Review Board approved the original Site Development Plan on November 8, 2017. The Site Development Plan Amendment proposes different façade materials from the approved plan, including changes in the amount of brick and using board and batten siding instead of metal siding. A new fence gate was also added, in addition to changes in light fixtures. The façade colors were also changed from a siding color of white to pearl gray and brick color changing from gray to black.

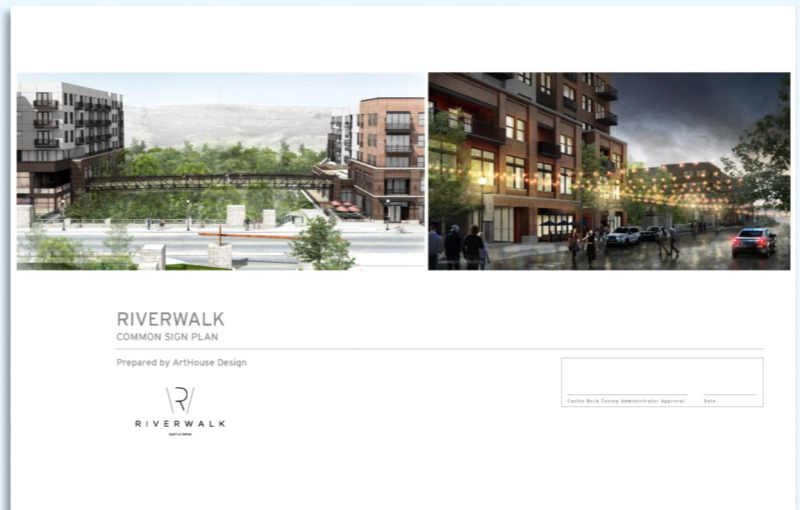
The proposed Site Development Plan Amendment will be considered by the Design Review Board on May 9th.

Riverwalk Commons Sign Plan

Arthouse Design submitted a Common Sign Plan on behalf of the Riverwalk Development. The purpose of the document is to create a policy for a comprehensive and balanced system of signs for the project. The plan identifies the development's identification signage while also creating standards for the retail/tenant signage. The standards are intended to set out a coordinated program for identification signage and retail/tenant signage. The standards set forth in the Common Sign Plan will be in addition to the Town of Castle Rock Downtown Sign Regulations. The Common Sign Plan will be processed as an amendment to the Riverwalk Site Development Plan and will go before the Town of Castle Rock Design Review Board for review at a future public hearing.



Vicinity Map



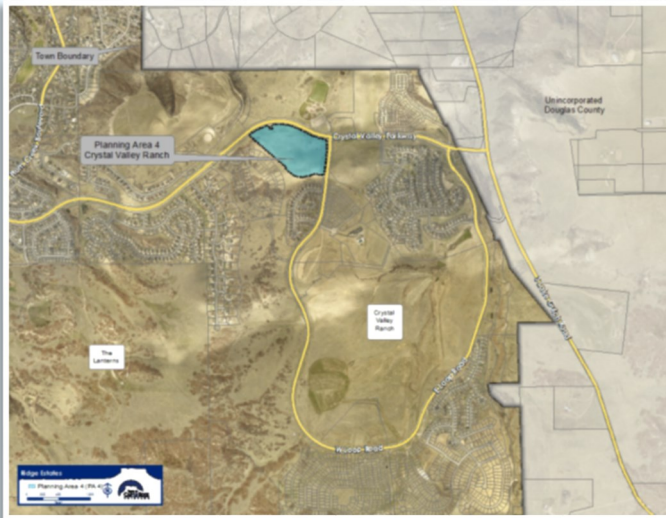
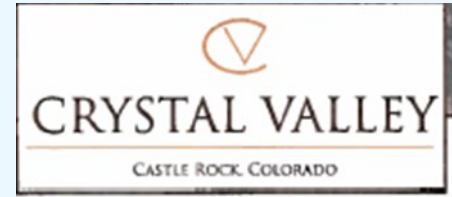
Sign Plan

Implementing the Community Vision through Development Activities

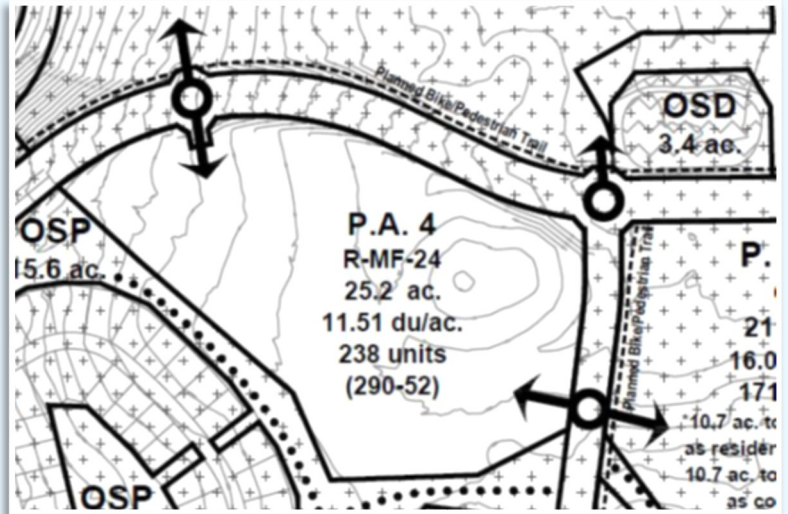
PROJECT UPDATES

Crystal Valley Ranch Planned Development Plan Amendment

Crystal Valley Development Company, the applicant, submitted an application to amend Planning Area 4 (PA 4) of the Crystal Valley Ranch Planned Development Plan (PDP). The amendment proposes to formally reduce the permitted densities of PA 4 by 52 units, from 290 units down to 238 units. No other changes are proposed for the Planning Area. This amendment is being processed at the request of the owner and in conjunction with the proposed Ridge Estates Annexation for 52 units.



Vicinity Map



Proposed Amendment to PA 4

Davey Daycare Use by Special Review

The Town has received an application for a Use by Special Review for a daycare located at 399 North Gilbert Street, in the Craig & Gould neighborhood. The proposed capacity of the daycare is 39 children, qualifying as a large in-home daycare per state regulations, and is an allowed Use by Special Review in the R-2 zoning districts. Site improvements include the installation of a playground behind the building and reconfiguration of parking.

A Use by Special Review requires public hearings before the Planning Commission and Town Council.



Vicinity Map

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Zoning of Town-Owned East Plum Creek Property

The Town of Castle Rock Parks and Recreation Department submitted an application to zone the Town-owned East Plum Creek property to the Public Land One (PL-1) zoning district. The property was previously zoned Public Open Space (POS-1). In 2016, Town Council approved Ordinance No. 2016-09 amending the Municipal Code to change the existing Public Open Space (POS-1) and (POS-2) zone districts to the Public Land (PL-1) and (PL-2) zone districts. This ordinance did not rezone properties zoned Public Open Space to Public Land. In order for the Town to activate the property for public use, the PL-1 zoning district will need to be established on the property.



Vicinity Map

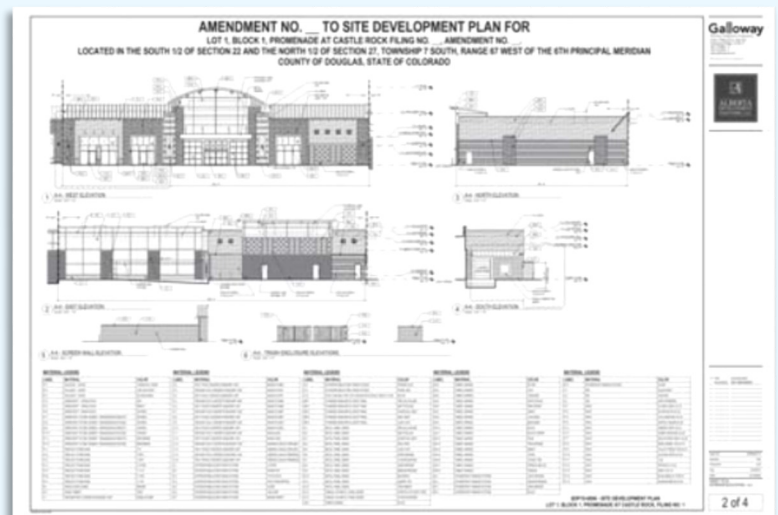
Promenade—Site Development Plan Amendment, Block 1, Lot 1, Building A-4

Alberta Development Partners submitted a Site Development Plan Amendment for Building A-4 in Promenade Block 1. The amendment is for revised elevations to the building including changes to the storefront and lighting. No additional square footage is proposed. This site is located to the north of the existing TJ Maxx and Home Goods.

This project is under administrative review and does not require public hearings.



Site Location



Site Layout

PROJECT UPDATES

Tournament Players Club at Plum Creek

SW Greens Plum Creek LLC has submitted a Plat for Tournament Players Club at Plum Creek Filing 1, Tract A Block 1 Plum Creek Fairway 9 and Lot 1 Block 2 Plum Creek Fairway 9 Amendment 1. The proposed plat adjusts lot lines of the existing parcels and creates easements for water and sanitary sewer.

This project is under administrative review and does not require public hearings.



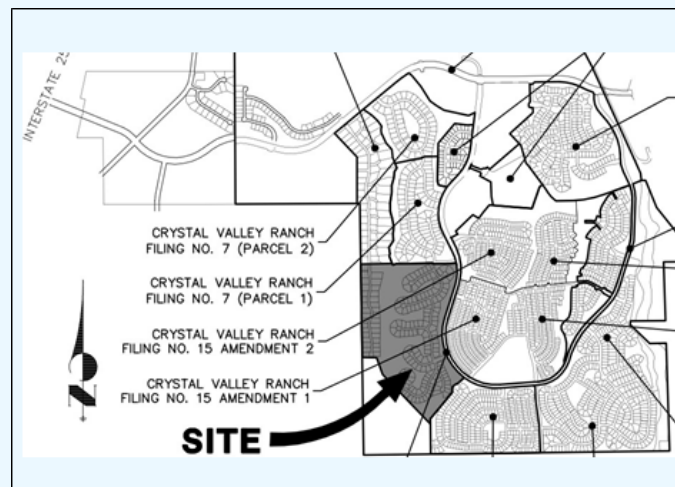
Vicinity Map

Crystal Valley Ranch Filing 13—Grading, Erosion and Sediment Control (GESC)

Raintree Investment Corporation, on behalf of Crystal Valley Recovery Acquisitions, has submitted a GESC plan for Crystal Valley Ranch Filing 13. The site is located on the west side of Loop Road and south of Lions Paw Street.

The GESC Permit Program is to implement effective erosion and sediment control Best Management Practices as a standard for all land disturbance activities to reduce increases in erosion and sedimentation over pre-development conditions.

This project is under administrative review and does not require public hearings.



Site Location

Implementing the Community Vision through Development Activities

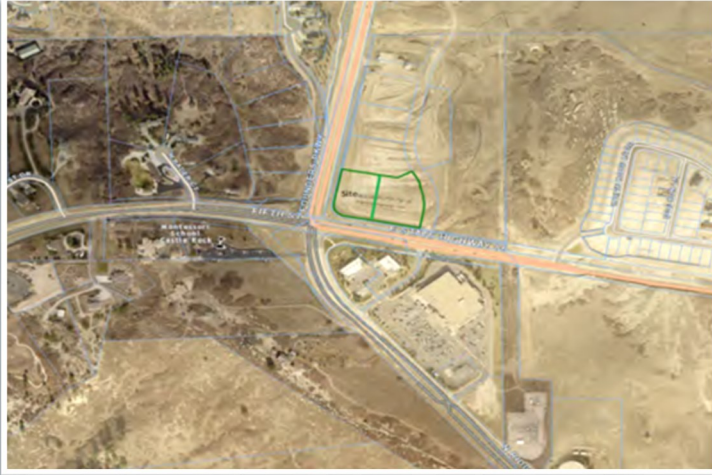
PROJECT UPDATES

Public Service Credit Union—Founders Marketplace

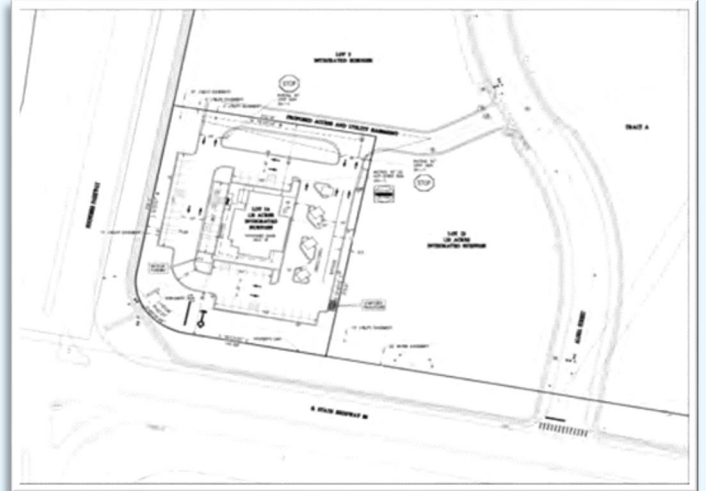


Public Service Credit Union submitted a Site Development Plan for a proposed 3,827 square foot building, four full-service interactive teller machines, parking area, driveway, utilities and landscape infrastructure. A replat of Lot 1 will need to be submitted, reviewed and approved.

This project is under administrative review and does not require public hearings.



Site Location

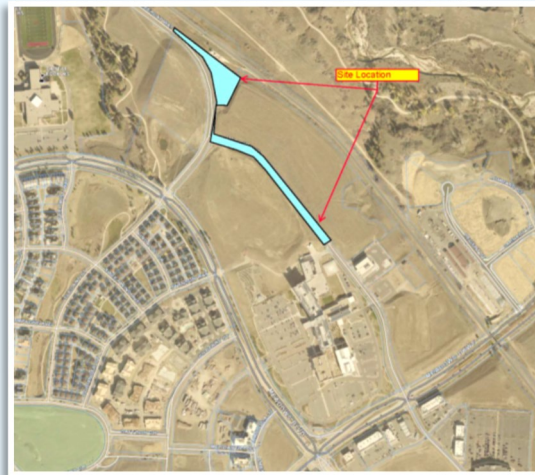


Site Layout

Limelight Extension—Meadows Filing 17

Castle Rock Development Company submitted a land use application to complete the extension of Limelight Avenue to Sabercat Way.

This project is under administrative review and does not require public hearings.



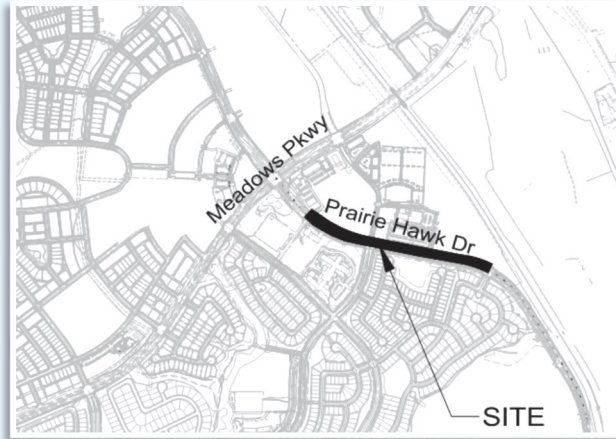
Site Location

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Prairie Hawk Streetscape—Meadows Filing 17 Site Development Plan

Castle Rock Development Company submitted a Site Development Plan Amendment for the area of the north side of Prairie Hawk Drive right-of-way and center median between New Hope Way and Virtuoso Loop. This is for design of the streetscape and landscaping along Prairie Hawk Drive only.

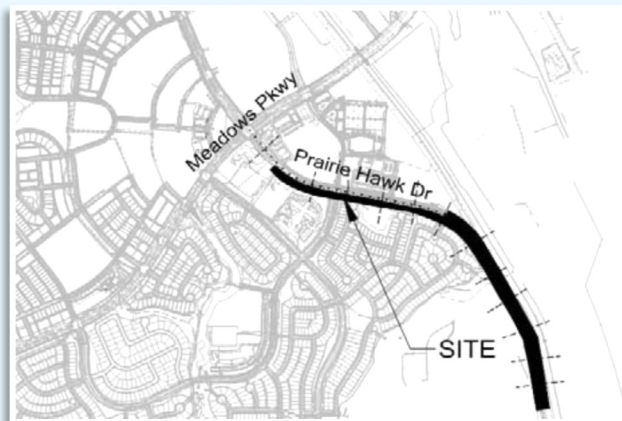


Site Location

Prairie Hawk Streetscape—Meadows Filing 18 Site Development Plan

Castle Rock Development Company submitted a Site Development Plan Amendment for the area of the south side of Prairie Hawk Drive right-of-way between New Hope Way to approximately 1,300' south of Morning Bird Drive. This is for the design of the streetscaping along Prairie Hawk Drive only.

This project is under administrative review and does not require public hearings.



Site Location

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Terrain—Sunstone Village—Use by Special Review Site Development Plan



On April 3rd Town Council approved (7-0) SLV Castle Oaks, LLC's proposal for 120 single-family attached units on 13+ acres with 24+ acres of associated open space. The project is located east and south of the intersection of State Highway 86 and N. Ridge Road and will take access from State Highway 86 directly across from Autumn Sage to the north. The Terrain Planned Development (PD) zoning for this property is mixed-use development including multi-family residential and/or retail and commercial uses (MF/IB). Single-family attached dwelling units are a Use by Special Review (UBSR) with the MF/IB zoning designation. This UBSR/SDP complies with the Terrain PD use and development standards for single-family residences.



The Meadows—The Springs at Castle Rock—Site Development Plan

The Site Development Plan proposal for a new 204 unit multi-family, market-rate apartment development with private amenities to include a pet park, car and pet wash, clubhouse and pool was approved by Town Council on April 17th (7-0). The project is located southeast of North Meadows Drive and Elegant Street in the The Meadows community.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Town of Castle Rock Zoning District Map to Public Land District One on Property Located Within the East Plum Creek Annexation

On April 12th, the Planning Commission recommended approval to Town Council (7-0) the rezoning of Town-owned property located north of Wolfensberger Road at the end of Caprice Drive, between the Union Pacific Railroad on the east and the Atchison Topeka Santa Fe Railroad on the west. The property is 156.69 acres and the southern portion (addressed as 1400 Caprice Drive) has been identified as the future location of the Parks and Recreation Operations and Maintenance Building.

Plum Creek Ridge at Castle Rock Site Development Plan Amendment No. 4

Plum Creek Associates LLC Site Development Plan proposal for 10 townhome units and 30,000 square feet of open space was recommended for approval to Town Council by the Planning Commission at their April 26th meeting (6-0).

Plum Creek Ridge at Castle Rock is a small residential subdivision cupped between E. Plum Creek Parkway and S. Gilbert Street. The neighborhood was originally conceptualized in 2013 with plans to bring single-family and multi-family residential housing options to the Town of Castle Rock while protecting the gulch and the natural landscape of the area. In 2015 plans for the single-family housing portion of the neighborhood were approved and now plans for the multi-family portion are finishing up.

Town Council will consider this project at a future public hearing.



Vicinity Map

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission (Continued)

Oakwood Apartments Planned Development Plan Amendment No. 1, an Amendment to the Preliminary Site Plan, and Planned Development Zoning

On April 26th, the Planning Commission recommended to Town Council approval (6-0) of the proposal by Douglas County to increase the allowed density of the Oakwood Apartments Senior Living Facility, located at 559 Oakwood Drive, by 45 units along with an increase in height along the western portion of the site to accommodate a three-story structure.

Town Council will consider this project at their May 15th meeting.



Vicinity Map

WHAT'S NEW - BUILDING DIVISION

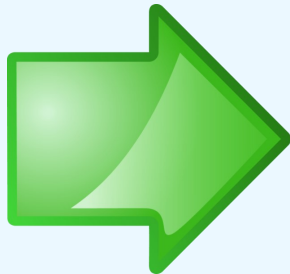
Contractors Luncheons

Over 50 customers attended the April 11th Contractors Luncheon which was sponsored by DR Horton. The agenda included the following topics:

- IRC Code Updates
- DESC Inspection Scheduling Follow-Up
- DESC Permit Combined With Building Permit
- EVA—Castle Rock Fire



The next luncheon is scheduled for:



- Wednesday, May 9th
- Castle Rock Town Hall**
100 N. Wilcox Street
- 11:30 am to 1:00 pm

****Please note location change!**

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

ICC 2018 Committee Action Hearings

Building Inspector Supervisor, Jon White, represented the Building Division, at the ICC 2018 Committee Action Hearings in Columbus, Ohio, April 15-23.

The Committee Action Hearings offer code and fire officials, along with architects, builders, engineers, designers and plumbing, mechanical and energy conservation professionals, the opportunity to provide input on proposed code changes to the Group A International Codes.

Group A International Codes include: Building, Fire, Fuel Gas, Mechanical, Plumbing, Property Maintenance, Private Sewage Disposal, Residential, Swimming Pool and Spa, Wildland-Urban Interface, and Zoning.

To learn more about the ICC Committee Action Hearings, please visit: <https://www.iccsafe.org/>



Jon White
Building Inspector Supervisor

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL



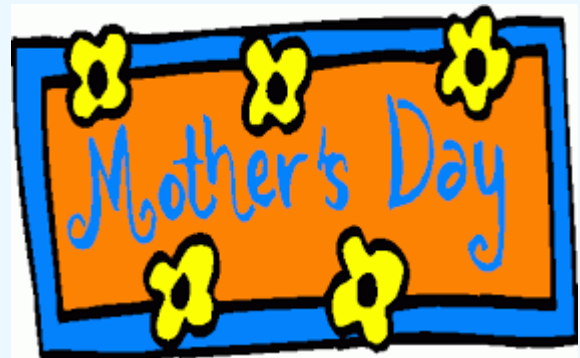
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CRgov.com/notices

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



**"All that I am or hope to be, I owe to my
Mother."**

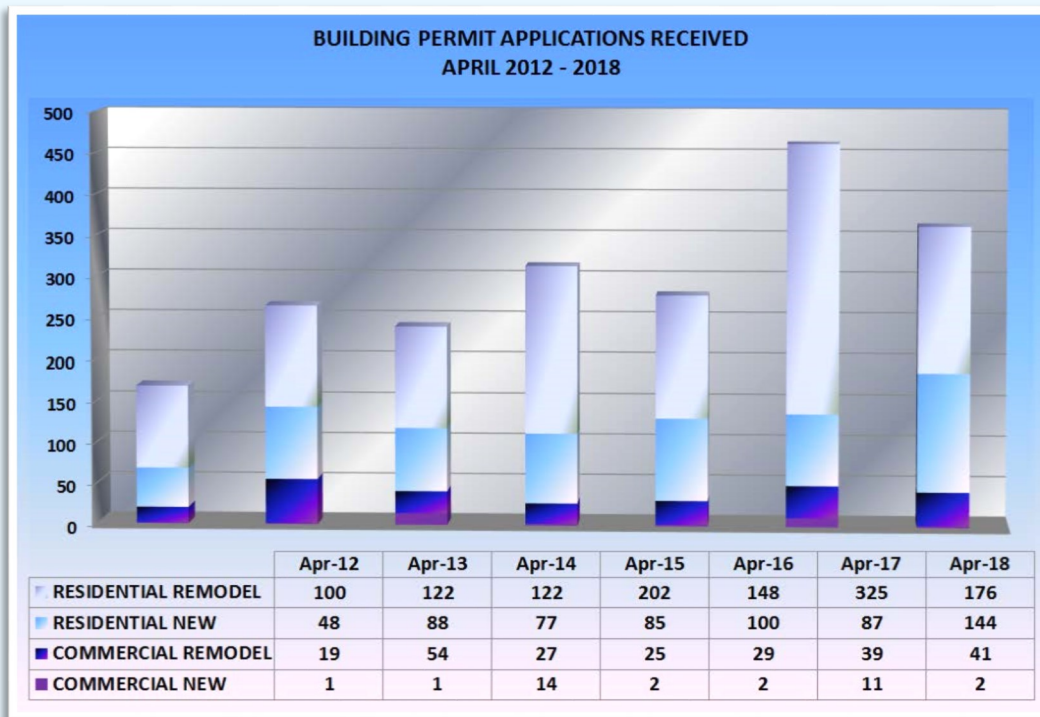
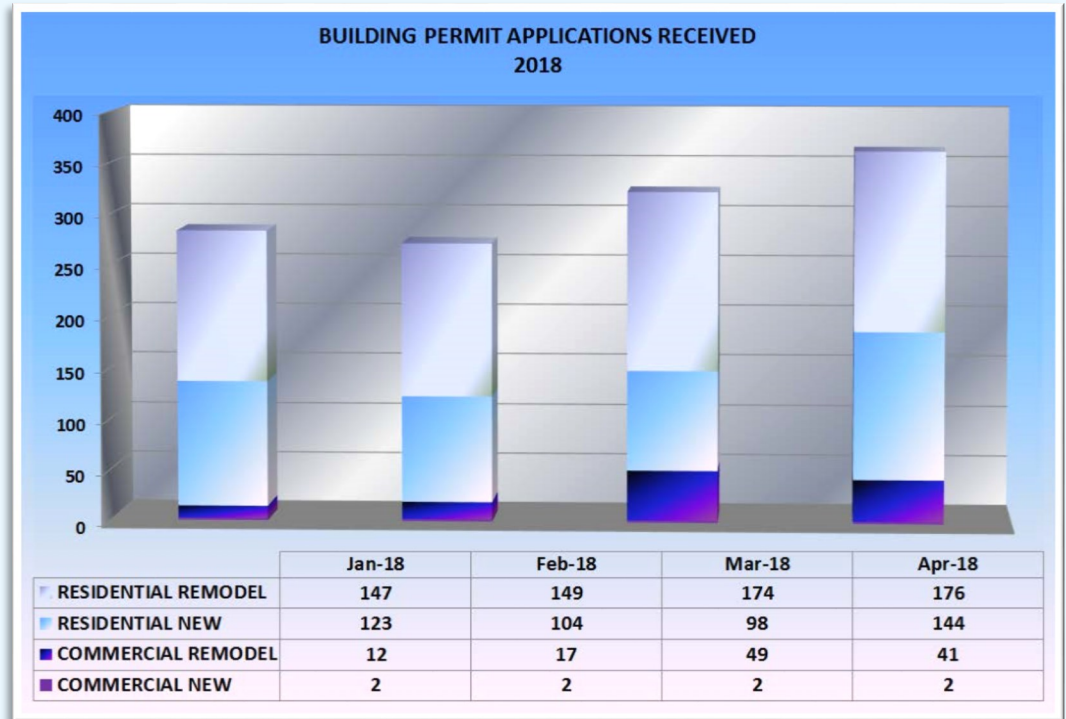
~~Abraham Lincoln

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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

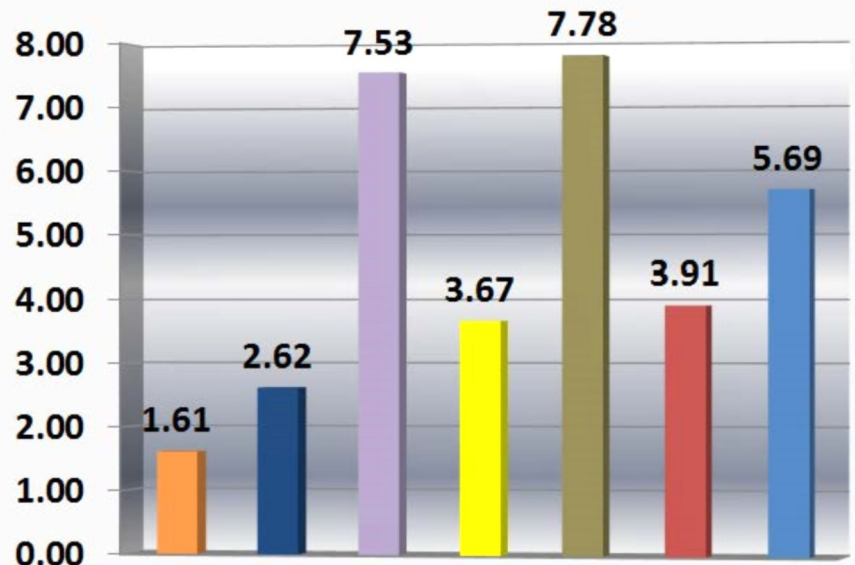
Building Division

BUILDING PERMIT REVIEW APRIL 2018 (3 LATE DUE TO TRACKING ERRORS)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
LATE	0	3	0
ON TIME	9	45	6

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 45% FROM LAST YEAR

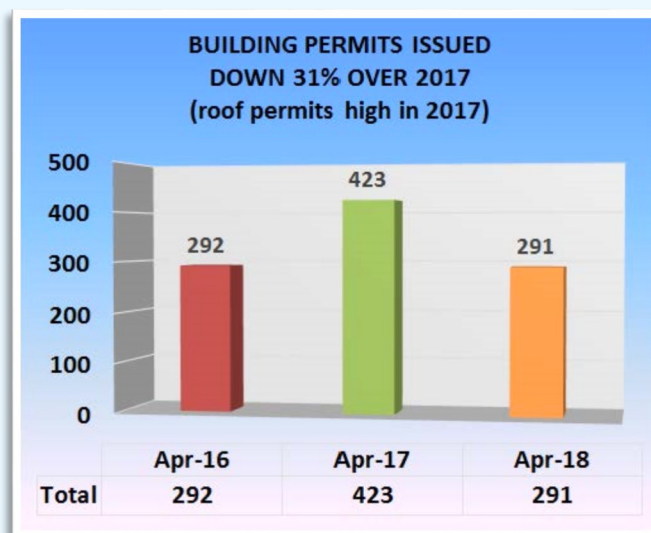
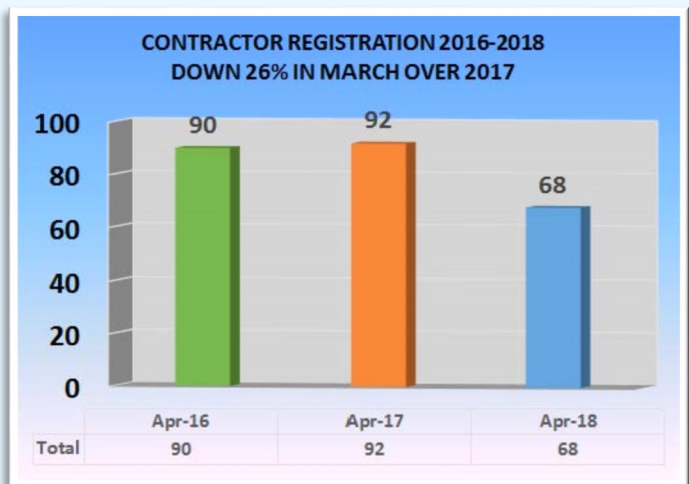
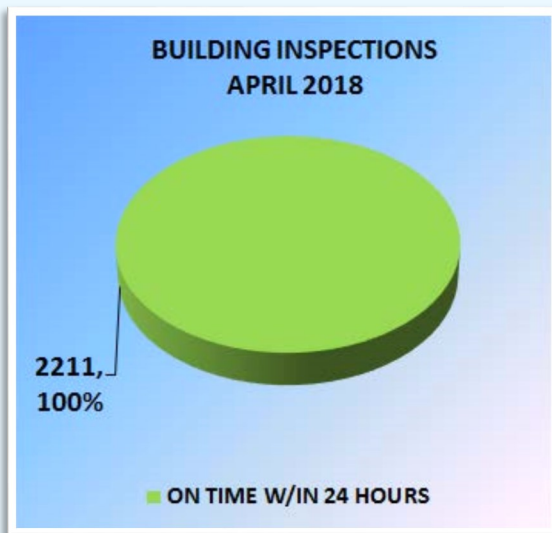
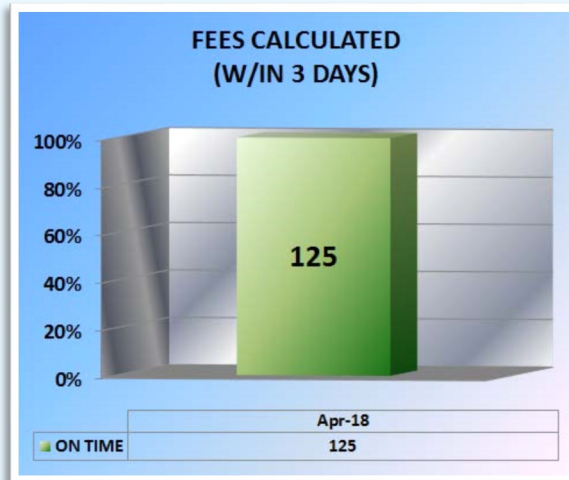


	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18
Total	1.61	2.62	7.53	3.67	7.78	3.91	5.69

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

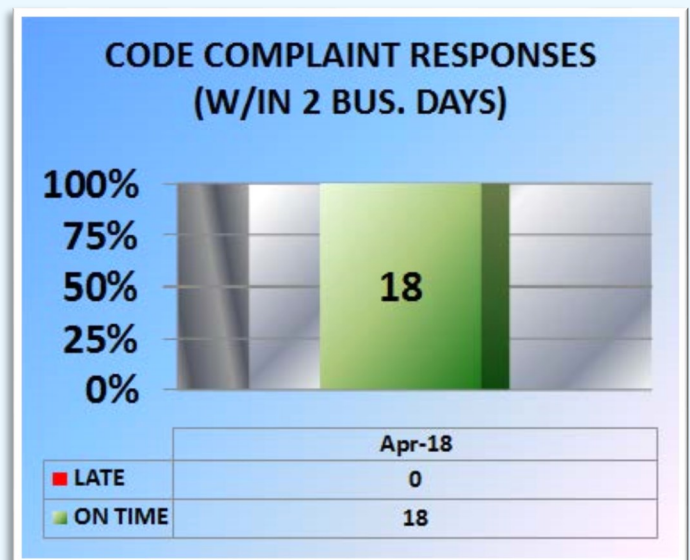
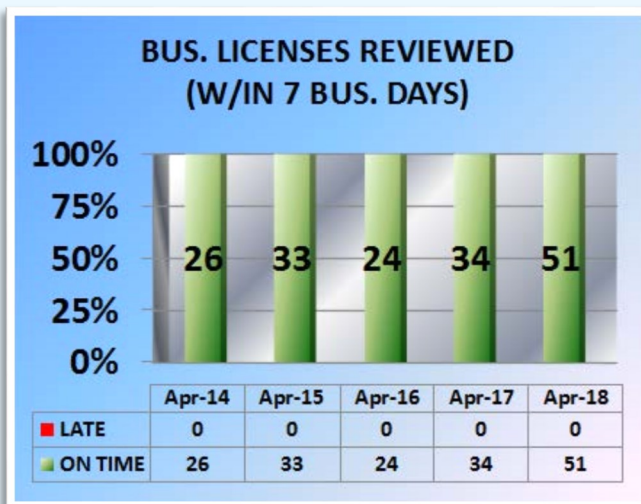
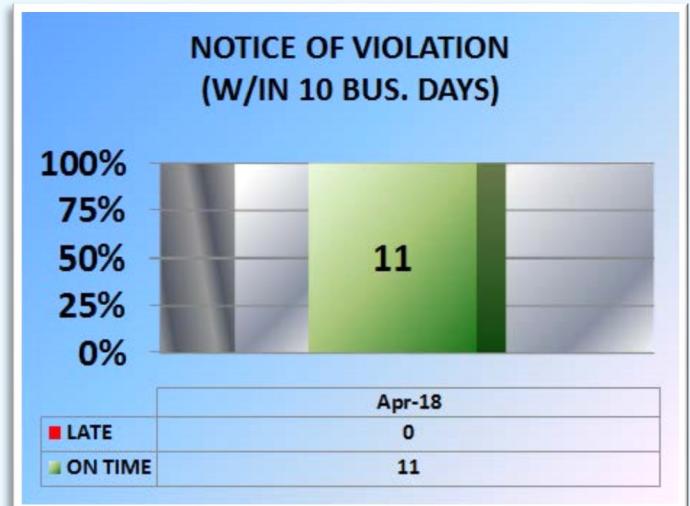
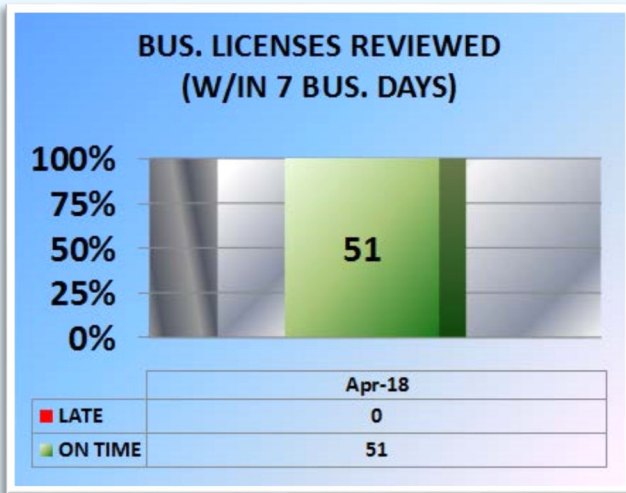
Building Division



Implementing the Community Vision through Development Activities

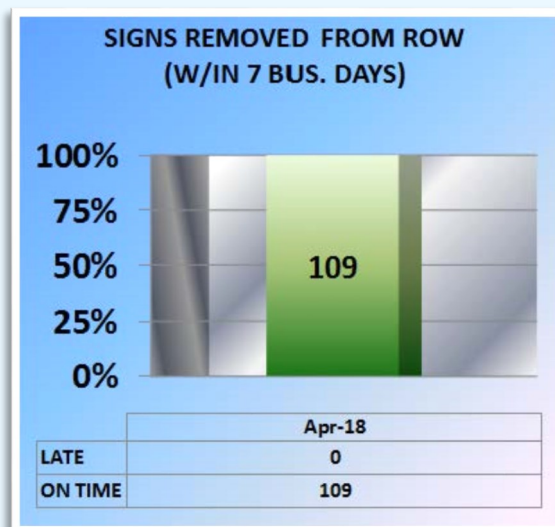
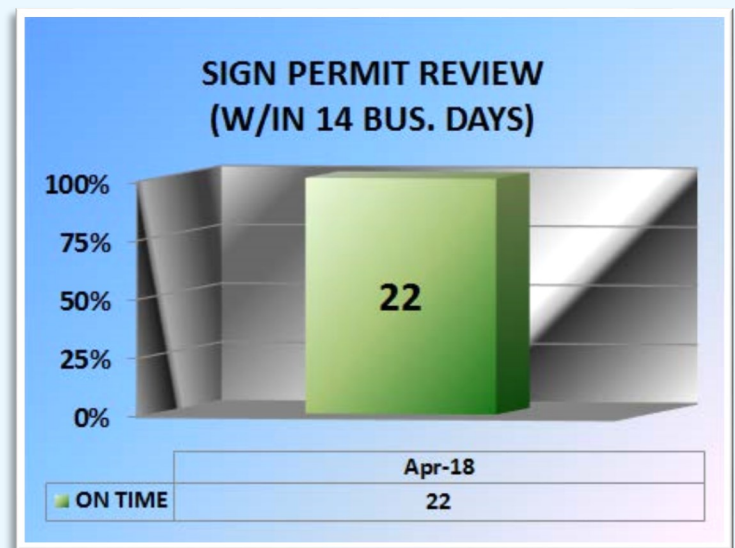
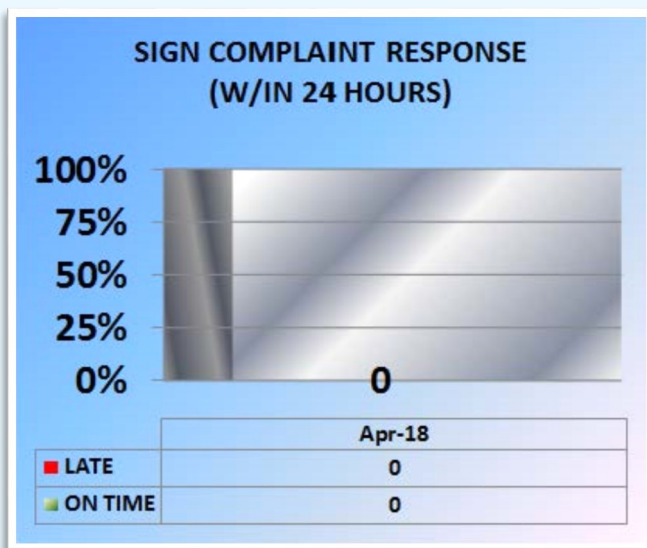
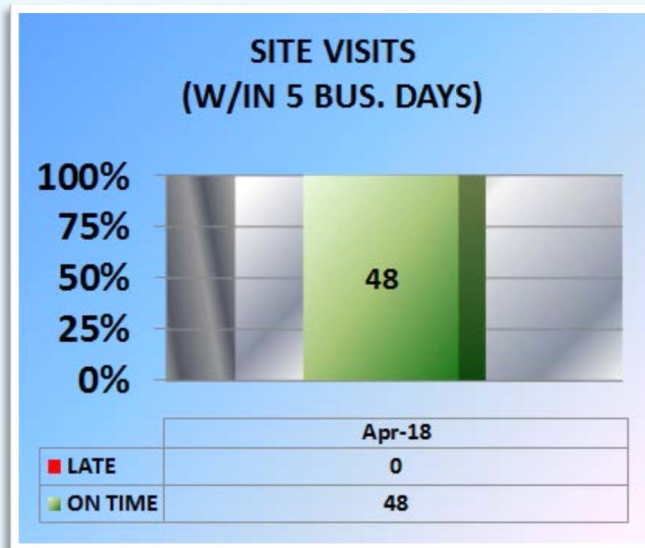
CORE SERVICE LEVELS

Code Compliance



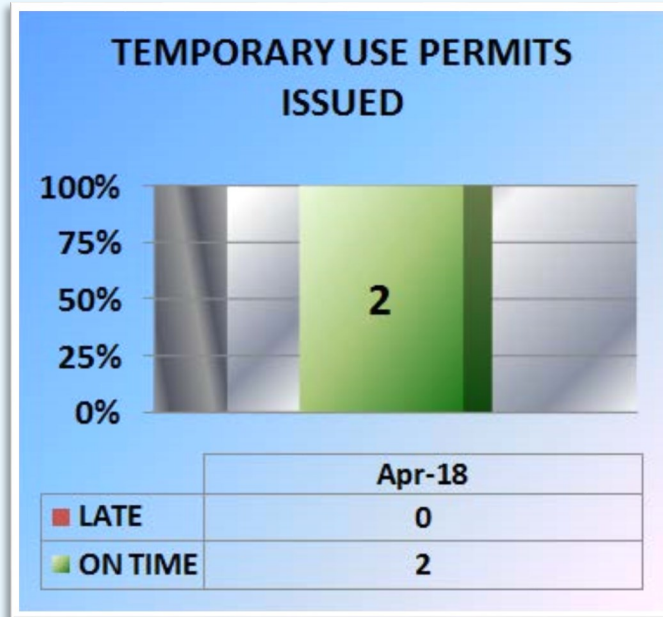
CORE SERVICE LEVELS

Code Compliance



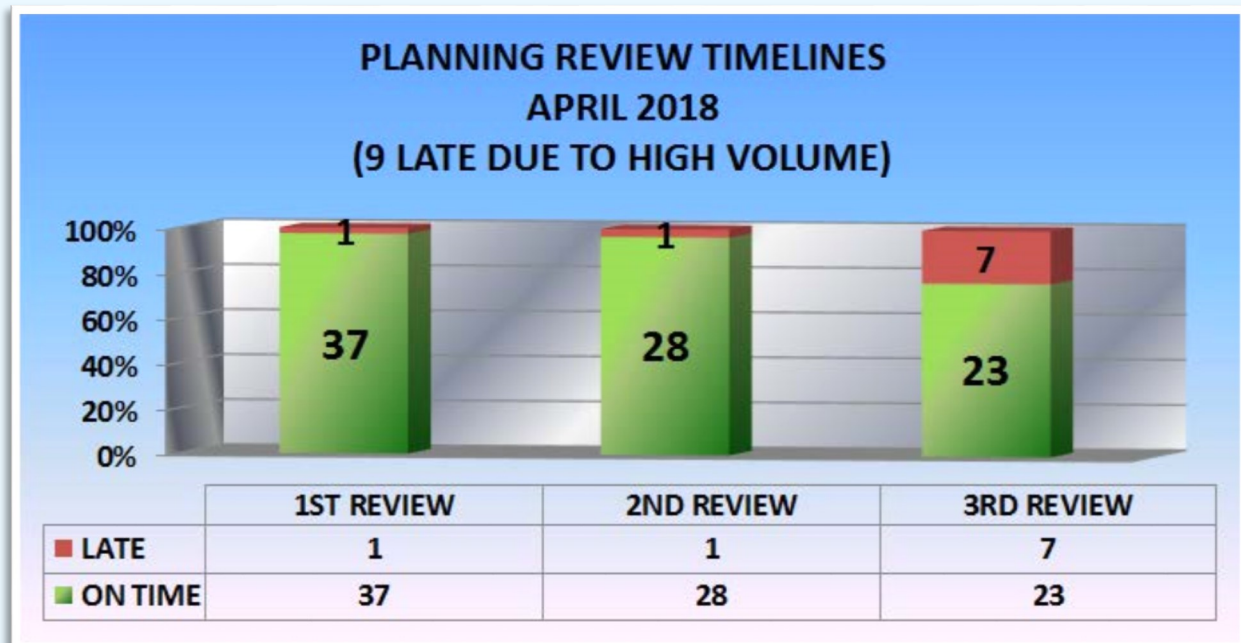
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

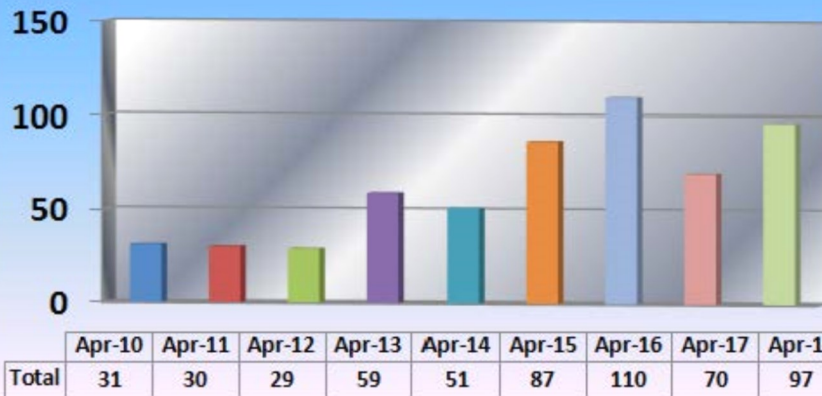


Implementing the Community Vision through Development Activities

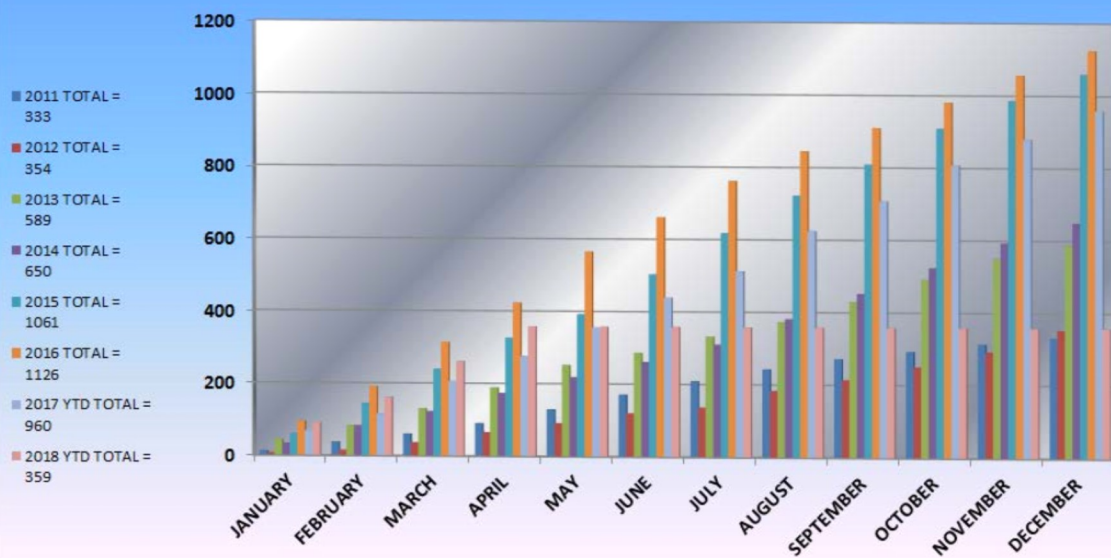
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS APRIL 2010- 2018 (UP 39% OVER 2017)



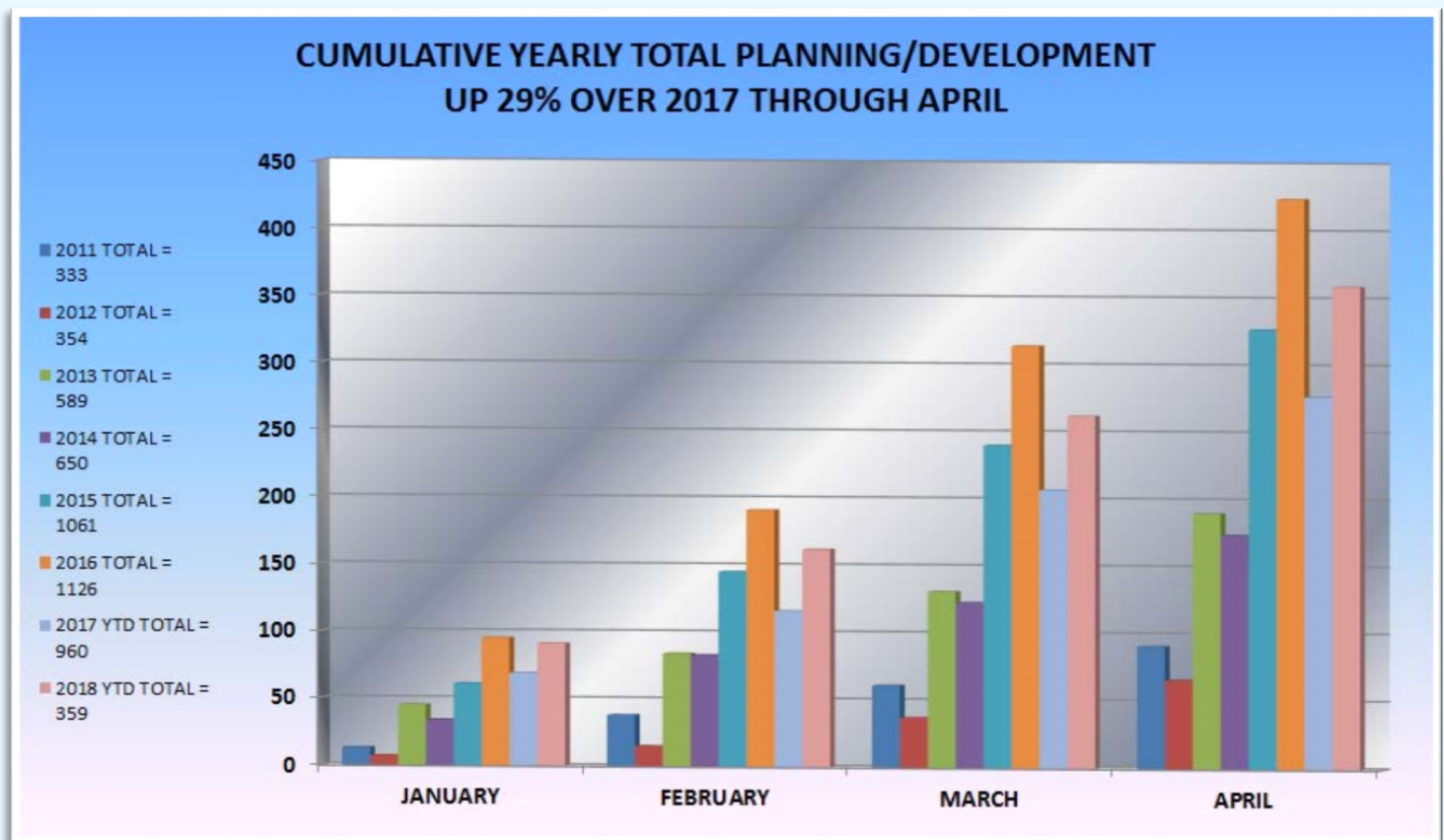
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 29% OVER 2017 THROUGH APRIL



Implementing the Community Vision through Development Activities

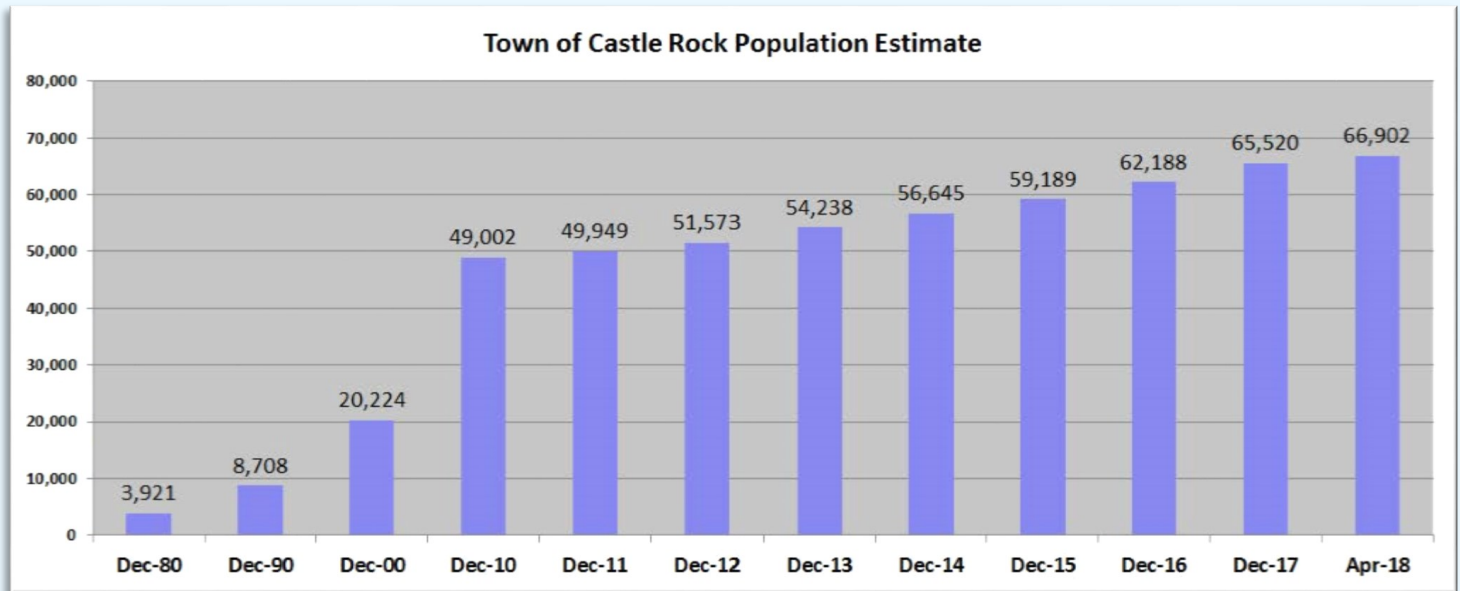
DEVELOPMENT ACTIVITY

Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities