



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"If you want to build a ship, don't gather people to collect wood and assign tasks and work. Teach them to long for the endless immensity of the sea."

~~ Antoine de Saint-Exupéry



Bill Detweiler, Director
Development Services

The Development Services staff is fully committed to the Mission, Vision and Values of the organization. Our task is to assist residents, businesses and our development community partners to achieve the policies and goals of the Vision 2030 and Comprehensive Master Plan adopted by Town Council. Adoption of the Vision and Plan did not happen because we gathered staff and instructed all involved to do the work. It happened because all involved were passionate about Castle Rock. They were self-engaged and empowered to complete the work. They shared a longing to make Castle Rock a great place filled with history and heritage and unlimited potential to be the best community in the Rocky Mountain region. They ultimately found an endless passion to be part of this great community.

For the latest in development activity,
please visit:

CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

*N*umerous commercial projects are occurring across the Castle Rock landscape. The Promenade team recently announced that Whole Foods is moving onto a parcel at the north end of the site adjacent to the roundabout on Castle Rock Parkway. Construction of 7-Eleven, Chick-fil-A, Premier Members Credit Union, and Starbucks are well underway and should be completed before the New Year Holiday. Del Taco and Midici Restaurant recently opened for business.

*T*he Meadows Collaboration Campus is moving along nicely. Town Center projects include the Apex Charter School, CVS Pharmacy, Public Service Credit Union, Sherwin Williams Retail Store, and the South Denver Gastroenterology Ambulatory Surgery Center.

*T*owntown activity includes ongoing construction at the Riverwalk North and South buildings and near completion of the Wild Blue Yonder Brew Pub and Restaurant.

A sampling of other commercial projects throughout Town include Castle Locks II self-storage facility on Liggett Road, Castle Rock Automotive on South Perry Street, and the Castle Rock Industrial Park office warehouse and flex space on Highway 85. Work continues on the Garage Condos on Liggett Road, Metzler Ranch Veterinary Clinic near Founders Parkway, and the new Starbucks located on southeast corner of Wolfensberger Road and Kinner Street.

*T*he Town recently celebrated the opening of Fire Station 152 located on Crystal Valley Parkway, which means significantly reduced emergency call response times in the southern areas of Castle Rock.

DEVELOPMENT TALES

*R*esidential activity remains strong in Auburn Ridge, Crystal Valley Ranch, Terrain, Liberty Village, and the Meadows Town Center. We issued 91 residential permits in August with a total of 959 residential permits issued through the end of August, compared to 816 residential permits issued through the end of August 2017. We remain on pace to exceed issuance of 1,200 residential permits in 2018. The Denver Regional Council of Governments (DRCOG) uses 3.08 residents per household in Castle Rock, so that means we are averaging 3 new families moving into Castle Rock each day and adding between 2,500 and 3,000 new residents each year. That pace has been consistent for the past 16 months and we expect that pace to continue based upon the projected number of residential permits issued in 2018.

*T*he noted diversity and pace of development activity provides the residents of Castle Rock with options and represents a healthy and vibrant community that is attracting high quality development and professional talent.



KUDOS

Neighborhood Cleanup Day Kudos

Under the direction of Zoning Manager, Tammy King, a Neighborhood Clean Up Day was held on July 21st in the Craig and Gould subdivision. This was the second Clean Up Day that was sponsored by the Zoning Division Team. Since July 21st, numerous notes of appreciation from Town residents have been received. Here are just a few excerpts:

From D. Dertz, *"I wanted to thank you for your effort in getting the neighborhood clean-up put together for the Memmen/Southridge/Michael's subdivisions. The neighborhood looks so much nicer now. It was also a great opportunity to get to know some of the neighbors and to help one another out. You did an outstanding job organizing it and making sure things ran smoothly. Hopefully we will see you again next year!"*

From S. Fyre, *"I wanted to thank you for doing this event. It was a great help for my whole neighborhood. I was able to get rid of a number of items I had been putting off."*

From Jared, *"Great job today, I would be curious how much you got today. It would be awesome to do it 2xs during the summer. Maybe once at the beginning and once at the end. Regardless, amazing job!"*

From A. Anderson, *"I loved the neighborhood cleanup and hope it can happen 2x per year. Thanks for organizing it."*

From T. McEntee, *"I just want to tell you how much we appreciated the neighborhood cleanup on the 21st! It was a great way to get our neighborhood looking better and a wonderful service to be able to dispose of large items that had been accumulating! It also turned out to promote neighborliness and got folks talking to each other. Love it!"*

From B. Thompson, *"Just wanted to send a note to thank you and the Town of Castle Rock for organizing the clean-up day last Saturday. One of the dumpsters was right down the street from me on Valley Drive and I was able to drop off some things long over-due for disposal. It looked like you had a great response and I'm hoping you'll make this at least an annual event."*

From K. McNeill, *"Thanks for the neighborhood cleanup day! It was great. I look forward to more these events. Once again thank you very much!"*

From S. Rompies, *"The cleanup day was very beneficial for me! Would like to see more of them! Thank you."*

Fantastic job, Zoning Division!



Implementing the Community Vision through Development Activities

KUDOS

Customer Appreciation

On August 21st, Rob Morrison of B2 Construction, catered Dominos Pizza for the entire Development Services staff and Enterprise Team to thank everyone for all their hard work.

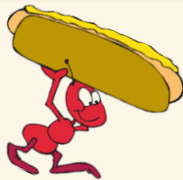
Thank you B2 Construction!



Employee Picnic Kudos

Kudos to Parks and Rec for a great employee picnic on August 22nd at the new Festival Park. Trolley service was available to employees from the Service Center and Castle Rock Water. The picnic fare of hamburgers, hotdogs and veggie burgers was enjoyed by all.

Thank you, Parks and Rec!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Please Make Welcome

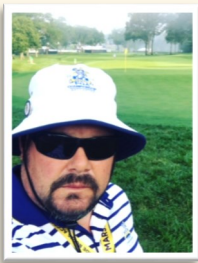
Pam Hall joined Development Services on August 13th as a Planner I. Pam comes to Development Services from the City of Littleton where she wore many hats serving as a Code Enforcement Officer, Zoning Official, and most recently, a Planner I.

On a personal note, Pam and her husband, Scott, have a son and daughter. Pam owns a horse, cat and she adopted her son's bulldog when he enlisted in the Army. When Pam's not working, she enjoys gardening and sewing.



Pam Hall
Planner I

Welcome, Pam!



Scott Seubert
Zoning
Inspector

Volunteer Extraordinaire

While on vacation, Zoning Inspector, Scott Seubert, enjoyed a "once-in-a-lifetime experience" August 6-10 volunteering at the historic 100th PGA Championship in St. Louis, Missouri. Scott was honored to staff the 4th hole of Bellerive County Club Golf Course during the week-long Championship.



Way to go, Scott!

New Development Services Technicians

Ben Christensen

Ben joined the Building Division in July this year as a temporary Permit Specialist. He was hired as a permanent Development Services Technician on August 20th. Ben was previously employed with the Town as a Seasonal Building Inspector in 2016-2017.



Ben Christensen
Development
Services
Technician

Welcome back, Ben!



Diane Maki
Development
Services
Technician

Diane Maki

Diane joined the Building Division as a Permit Specialist in 2015. On August 20th, Diane began her new role as a Development Services Technician. Diane is known as a customer service Super Hero!

Congratulations, Diane!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE



New Sr. Combination Building Inspector

Jon White, Building Inspector Supervisor, announced that J.R. Trout will be moving from his Plans Examiner position to the new Sr. Combination Building Inspector position.

J.R. also passed the ICC Commercial Building Inspector exam on August 28th.

Way to go, J.R.!



J.R. Trout
Sr. Combination
Building Inspector

Applause Award

Brad Boland, Planner II, Donna Ferguson, Senior Planner, and Heidi Hugdahl, Deputy Town Attorney, received an Applause Award on August 21st for their collaborative effort updating Chapter 17.60 of the Municipal Code relating to personal wireless services facilities, which Town Council approved on June 19th. The Code update was in response to State legislation allowing small cell wireless facilities in right-of-way locations. The update was also necessary to better align with evolving Federal and State regulations and to incorporate best practices. The Code update addresses site selection, design standards, review procedures and requirements, standards of approval and operation standards.

Awesome job, team!



Brad Boland, Planner II (L),
Heidi Hugdahl, Deputy Town
Attorney (R), Donna Ferguson,
Senior Planner (not pictured)

APPLAUSE
award

PROJECT UPDATES

Upper Sunstone Village Use by Special Review - Site Development Plan



SLV Castle Oaks, LLC submitted an application for a Use by Special Review Development Plan for a residential neighborhood known as Upper Sunstone Village. Upper Sunstone Village is located south of State Highway 86 and east of N. Ridge Road and is part of the Terrain Community. The application proposes a total of 261 single-family, detached and attached homes with dispersed open space on 56.5 acres of land.

The application will require public hearings before the Planning Commission and Town Council.



Vicinity Map

Rezoning - 1407 N. Park Street

An application was submitted to rezone 1407 N. Park Street. The application proposes to rezone the parcel from Planned Development, which only allows general motor vehicle use, to I-1 Industrial zoning that would allow a more diverse set of uses for the applicant to help bring in more potential users. A 5,000 square-foot building currently sits on the property and has been used as an automotive shop in the past.

Public hearings will be required before the Planning Commission and Town Council.



Vicinity Map

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Crystal Valley Ranch - Planned Development Plan, Major Amendment No. 5



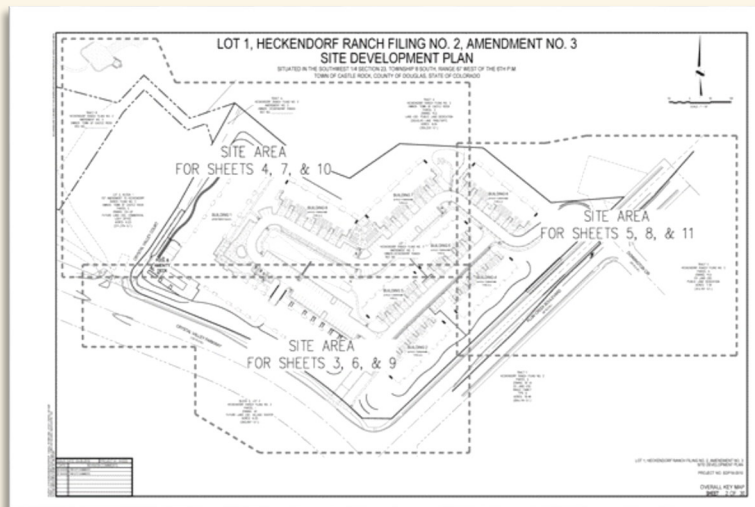
Crystal Valley Ranch Development Company submitted an application to amend the zoning of Planning Area 4 of the Crystal Valley Ranch Planned Development Plan. Planning Area 4 is located at the southwest corner of Loop Road and Crystal Valley Parkway and across from Rhyolite Park. The site is comprised of 25.1 acres and is currently zoned for 290 single-family units. The Major Amendment is being processed to reduce the maximum permitted dwelling units from 290 to 238 units, a reduction of 52 units.

The application will require public hearings before the Planning Commission and Town Council.

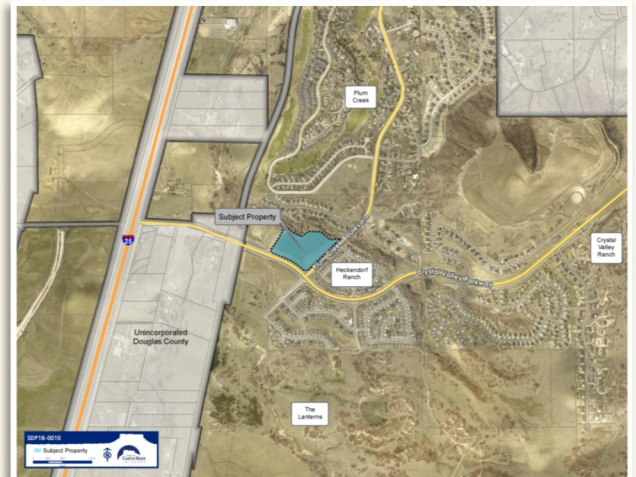
Heckendorf Ranch - Filing No. 2, Lot 1, Amendment No. 3 Site Development Plan

Forum Development Group submitted a Site Development Plan proposal for a 155-unit, age-targeted, multi-family development on the northwest corner of Plum Creek Boulevard and Crystal Valley Parkway. The proposed development lies on approximately 10.7 acres. The units will be a combination of apartments and townhomes, offered at a for rent product.

The application will require public hearings before the Planning Commission and Town Council.



Proposed Site Plan



Vicinity Map

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Crystal Valley Ranch Planned Development Plan Amendment No. 6

Crystal Valley Ranch Development Company submitted an application for a Planned Development Plan Amendment to the Crystal Valley Ranch Planned Development. The property to be rezoned is approximately 21.4 acres and is located at the southeast corner of West Loop Road and Crystal Valley Parkway. The current zoning on the property allows 10.7 acres to be developed as commercial and 10.7 acres to be developed as residential, to include multi-family or single-family. The amendment proposes to reduce the commercial acreage to 4 acres and increase the residential area to approximately 17 acres. The maximum number of dwelling units would remain 171. No changes to any of the permitted uses are proposed.

The application will require public hearings before the Planning Commission and Town Council.

Plum Creek Gas Station and Convenience Store

Plum Creek Investments, LLC proposes a strip center with a gas station at the southeast corner of East Plum Creek Parkway and South Lake Gulch Road. The strip center is a 7,200 square foot multi-tenant retail building. A convenience store will occupy approximately 5,100 square feet, while the remaining 2,100 square feet are reserved for a future tenant yet to be determined. Six fuel stations are proposed to be in front of the building under a canopy. An automated drive-thru carwash facility will also be located on the property.

This project is subject to the Town's Residential/Non-Residential Interface regulations and public hearings before the Planning Commission and Town Council are required.



Vicinity Map

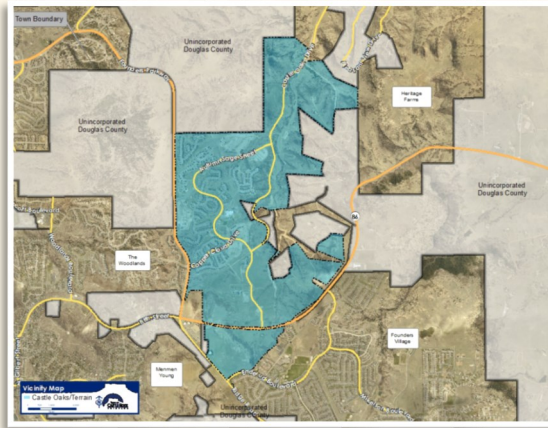
Implementing the Community Vision through Development Activities

PROJECT UPDATES

Terrain Master Trails Site Development Plan Amendment



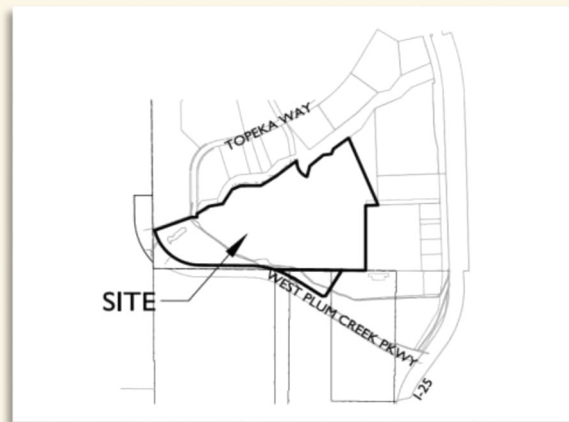
SLV Castle Oaks, LLC submitted an application for a Master Trails Site Development Plan (SDP) for the Castle Oaks/Terrain community. The Castle Oaks/Terrain community is generally located at the northeast section of State Highway 86 and Founders Parkway. The purpose of the SDP Amendment is to define the entirety of the soft surface trail system on one SDP. This will include: Consolidating existing trail plans onto one document, removing previously approved trail plans which cannot be constructed due to topographic constraints and adding new trail plans. The SDP is under administrative review and will not require public hearings.



Vicinity Map

Miller's Landing Landfill Remediation

CCD Miller's Landing, LLC submitted Grading, Erosion and Sediment Control plans for the landfill remediation of the property located on the northwest corner of I-25 and Plum Creek Parkway. The remediation project will include removal of approximately 100,000 cubic yards of material and minor site grading to ensure proper drainage.



Site Location

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

On August 21st, Town Council considered the following Development Services agenda items:

Assignment of Private Activity Bond Volume Cap Allocation

As in previous years, Town Council assigned all of the Town's 2018 Private Activity Bond Volume Cap Allocation to the Douglas County Housing Partnership. The assigned allocation will be used for multi-family and low- and moderate-income families in the Town of Castle Rock and throughout Douglas County. The Town has priority for projects utilizing the allocation. The Partnership agrees to commit and reserve such allocation to finance projects under the Municipality Development Revenue Bond Act and the Supplemental Public Securities Act.

By Resolution, Town Council approved this assignment by a vote of 5-0.



The Douglas County Housing Partnership is comprised of representatives from the Town of Parker, Town of Castle Rock, City of Lone Tree and Douglas County whose vision is, *"To create and sustain communities through innovative partnerships and entrepreneurial approaches to housing."*

Group Homes - Municipal Code, Title 17 Amendment

An ordinance amending Title 17 of the Municipal Code was approved by Town Council on Second Reading (5-0). The amendment clarifies the regulations on the types of Group Homes, the process for approval, and to ensure compliance with State and Federal Statutes, including the Fair Housing Act. The ordinance also seeks to strike a balance between the Town's and residents' interest in preserving the characteristics of residential neighborhoods and providing opportunities for those with disabilities while maintaining the safety, character, and public welfare of the residential neighborhoods within the Town.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

The Historic Preservation Board held a special meeting on August 6th and considered the following project:

105 N. Cantril Street Duplex

The public hearing item regarding design review of a new duplex and detached garage on the vacant lot at 105 N. Cantril Street was approved by the Board with a vote of 4-1.



Design Review Board



The Design Review Board held their regularly scheduled meeting on August 22nd and considered the following proposal:

Canopy Sign - 310 S. Wilcox Street (Valero/Circle K Fuel Station)

The Board unanimously approved the canopy sign change from Valero to Circle K at 310 S. Wilcox Street.

Board of Adjustment

The Board of Adjustment held a special meeting on August 16th and considered the following applications:

Request for Variance - 306 N. Lewis Street

The proposed variance from the minimum front yard setback of 25 feet to construct a 10' x 28' patio cover on an existing single-family residence at 306 Lewis Street was approved with a vote of 4-1.



Request for Variance - 1711 Augustine Drive

The proposed variance from the maximum required average height of thirty five feet (35') to build a single-family residence at 1711 Augustine Drive in the Terrain neighborhood was denied by a vote of 5-0.

Planning Commission



The Planning Commission held their regularly scheduled meeting on August 23rd and the following projects were considered:

Crystal Valley Ranch, Planned Development Plan, Amendment No. 5

The Commission unanimously recommended approval to Town Council an Amendment to the Crystal Valley Ranch Planned Development Plan to formally reduce the maximum permitted dwelling units within Planning Area 4 from 290 units to 238 units.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission (continued)

Crystal Valley Ranch, Planned Development Plan, Amendment No. 5

The Commission unanimously recommended approval to Town Council the proposal to amend the Crystal Valley Ranch Planned Development Plan to reduce commercial acreage and increase residential acreage within Planning Area 7, located at the southeast corner of Crystal Valley Parkway and West Loop Road. This amendment proposes to reduce the Neighborhood Commercial use area to 4 acres and increase the Residential use area to 17.4 acres.

Town Council will consider this project at a future meeting.

Site Development Plan for Lot 1, Heckendorf Ranch Filing No. 2, Amendment No. 3

The Commission unanimously recommended approval to Town Council the proposed Site Development Plan for a new 155-unit, multi-family apartment and townhouse complex with private amenities, located on the northwest corner of Crystal Valley Parkway and Plum Creek Boulevard. The proposed complex will be age-targeted to active adults and will be leased at market-rates.

Town Council will consider this project at a future meeting.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The Annual Contractors Picnic, sponsored by the Building Division, was held on August 8th at Rhyolite Park. Approximately 35-40 people attended, which included our contractor customers and staff. This annual event is the Building Division's way of thanking our customers.

The next luncheon is scheduled for:



- Wednesday, September 12, 2018
11:30 a.m. to 1:00 p.m.
Millhouse at P.S. Miller Park
1375 W. Plum Creek Parkway

Please enjoy photos from this year's Picnic:



***Thank you
to our
Customers!***



If you're interested in sponsoring or attending a luncheon or have any questions, our Development Services Technicians would be happy to assist you.

Please contact them at 720-733-3527 or buildingcounter@CRgov.com

Implementing the Community Vision through Development Activities

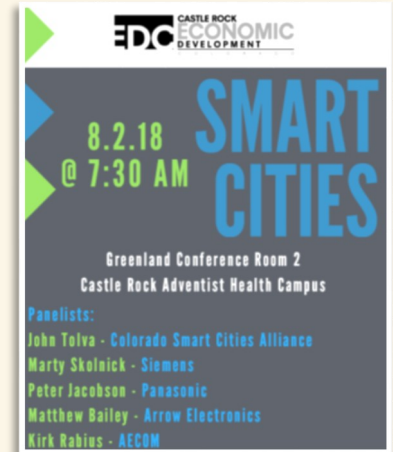
WHAT'S NEW - GENERAL

Smart Cities Presentation

On August 2nd, DS Director, Bill Detweiler, and DS planning staff members attended a Smart Cities presentation, sponsored by the Castle Rock Economic Development Council and Colorado Smart Cities Alliance. Panelists included: John Tolva (Colorado Smart Cities Alliance), Marty Skolnick (Siemens Corporation), Peter Jacobson (Panasonic Corporation), Matthew Bailey (Arrow Electronics), and Kirk Rabius (AECOM).

What is a smart city? *“A smart city is an environment that enables all of us to effectively and efficiently live, work and play. It leverages advancements in science and technology to create an area that is intelligent about strategic and tactical needs and wants of all the constituents. It embraces policies and regulations that allow it to be nimble, welcomes its constituents to be prosumers, and thrives on local vibrancy and global connections. It challenges the status quo, conducts careful experiments and continuously reinvents itself.”*

To learn more about smart cities, visit <http://coloradosmart.city>



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

For planning questions, please email:
Planning@CRgov.com

For zoning questions, please email:
Zoning@CRgov.com

To view building info, please visit:
CRgov.com/building

For code information, please visit:
CRgov.com/CodeCentral



“Though no one can go back and make a brand new start, anyone can start from now and make a brand new ending.”

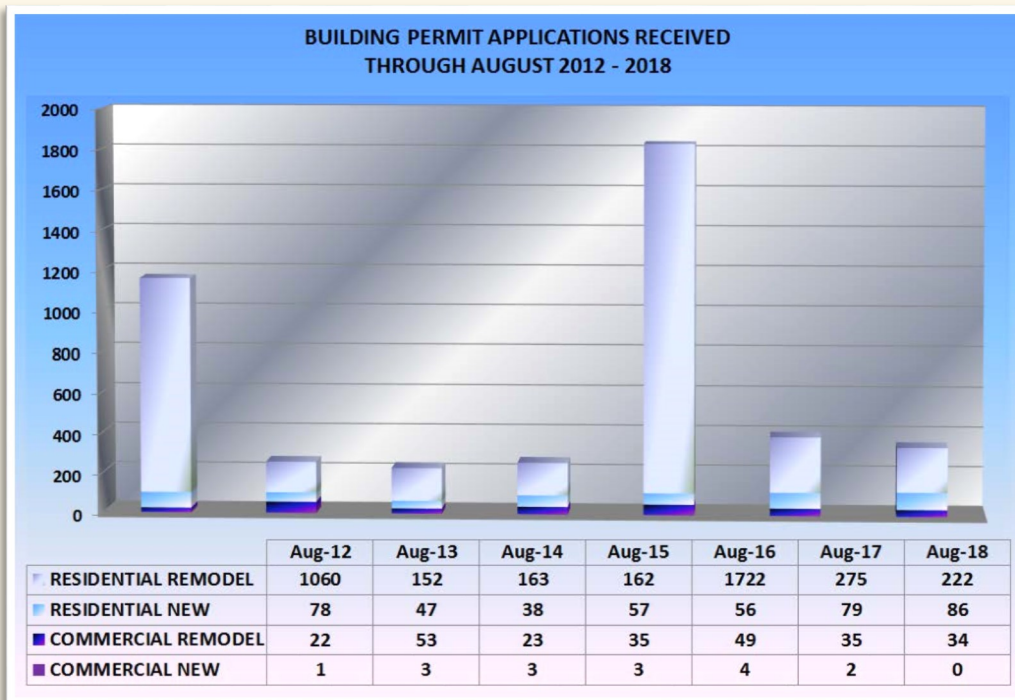
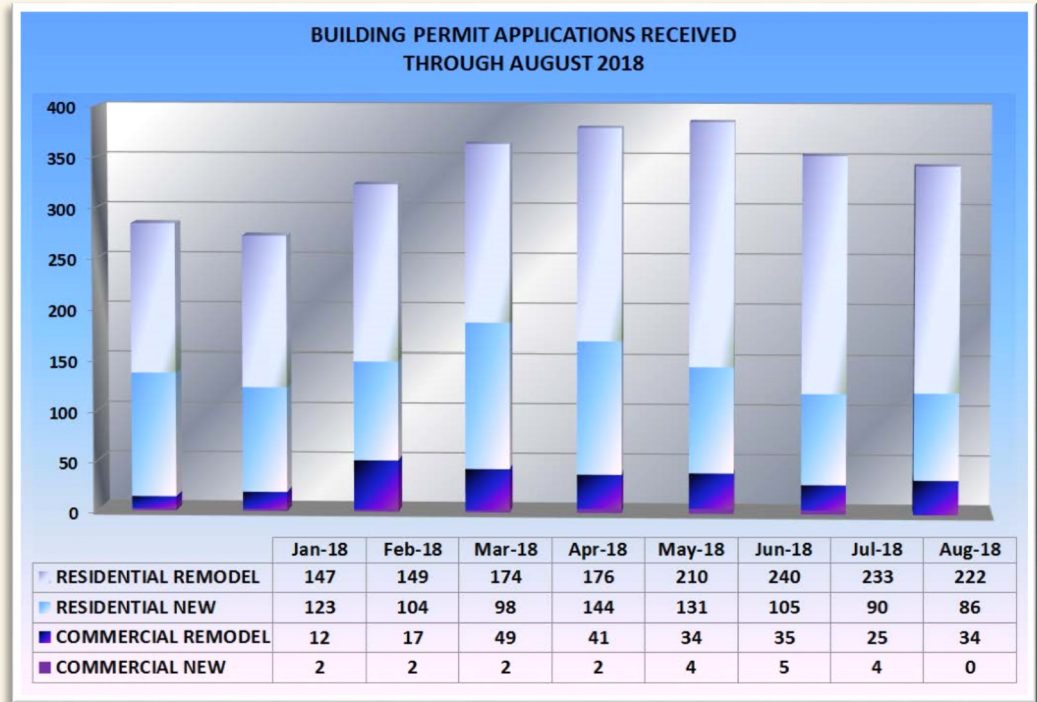
~~ Anonymous

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

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

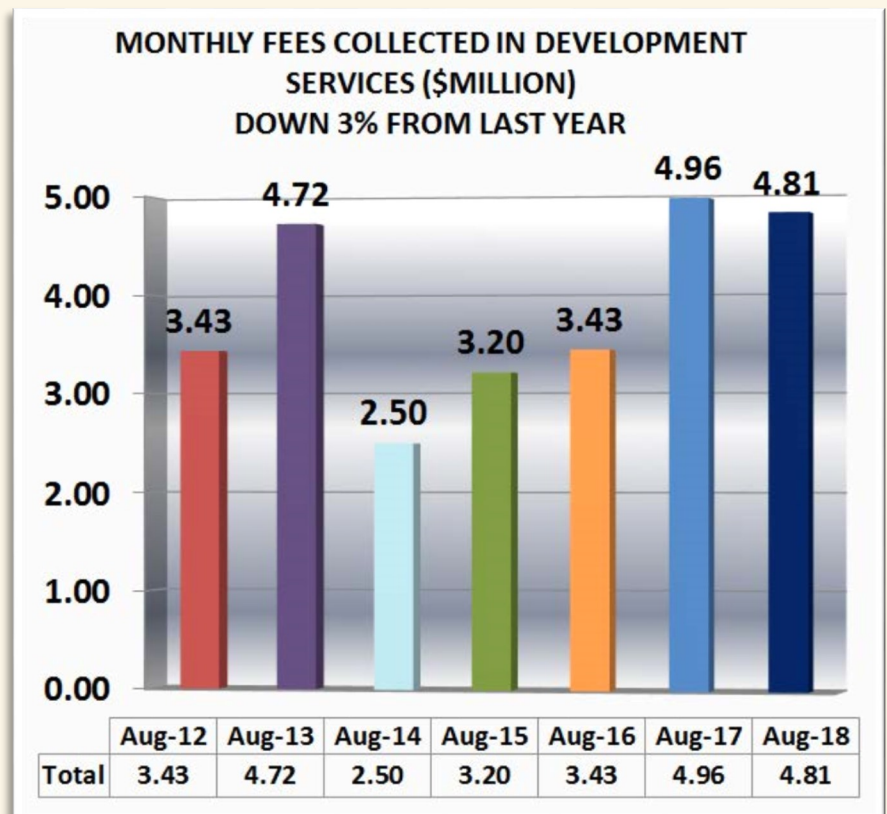
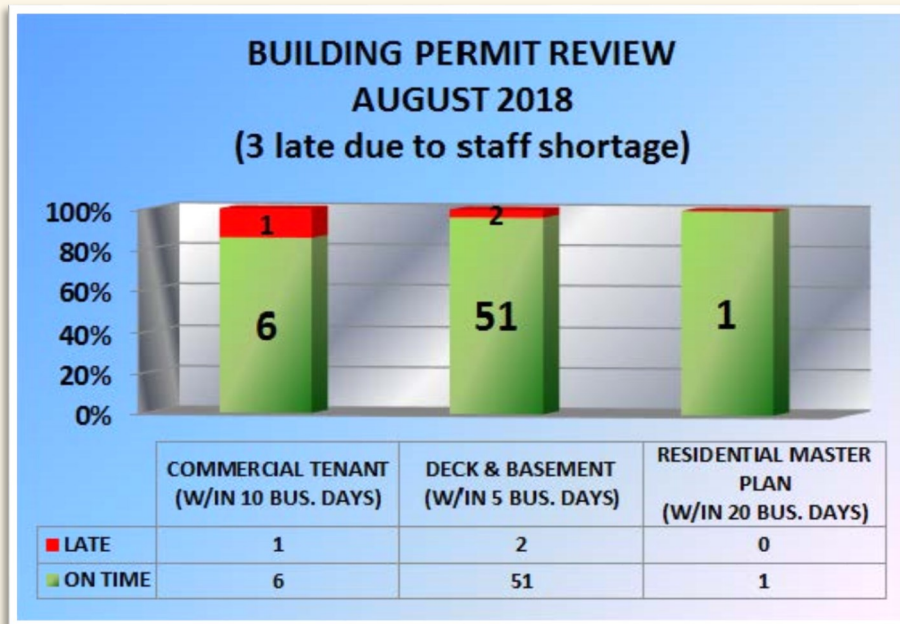
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

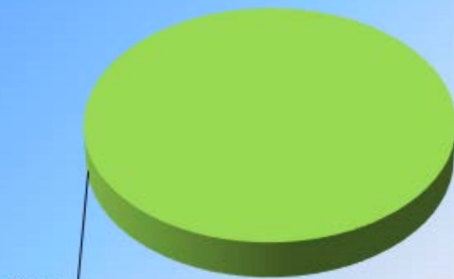


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

**BUILDING INSPECTIONS
AUGUST 2018**



2603,
100%

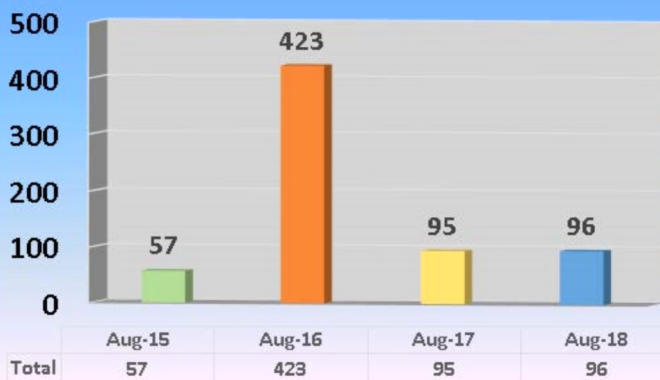
■ ON TIME W/IN 24 HOURS

**FEES CALCULATED
(W/IN 3 DAYS)**

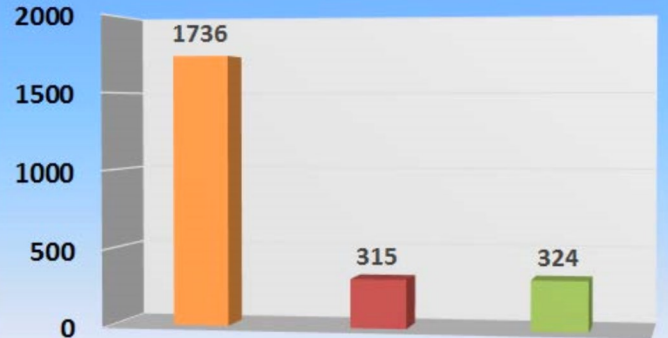


	Aug-18
■ ON TIME	64

**CONTRACTOR REGISTRATION 2016-2018
UP 1% IN JULY OVER 2017**



**BUILDING PERMITS ISSUED
UP 3% OVER 2017**



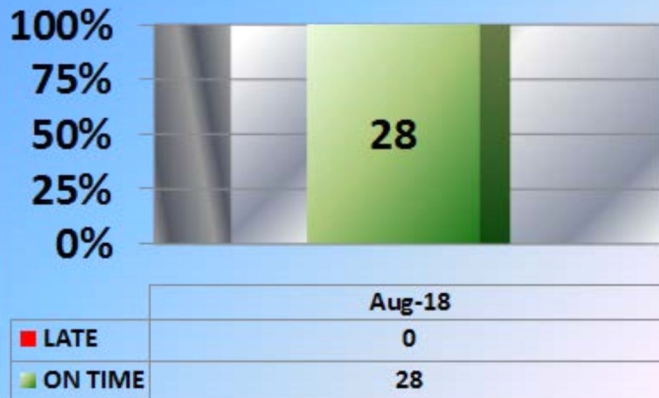
	Aug-16	Aug-17	Aug-18
Total	1736	315	324

Implementing the Community Vision through Development Activities

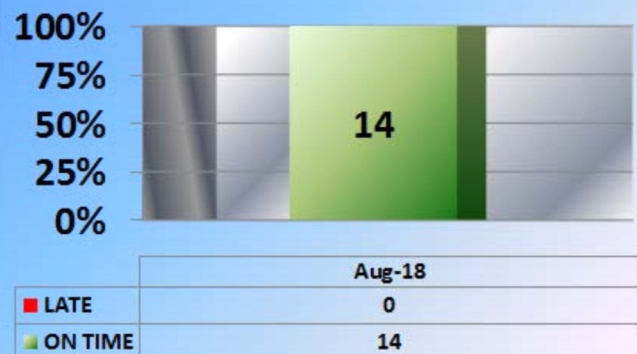
CORE SERVICE LEVELS

Code Compliance

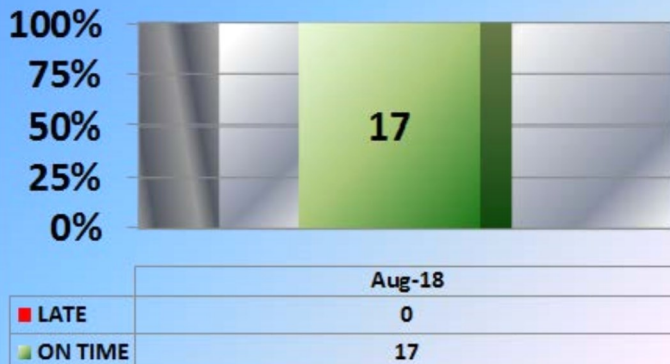
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



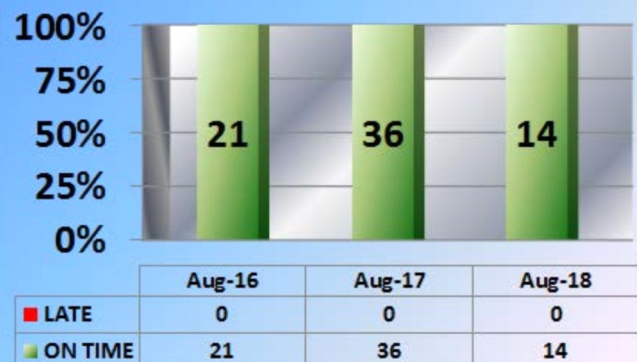
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



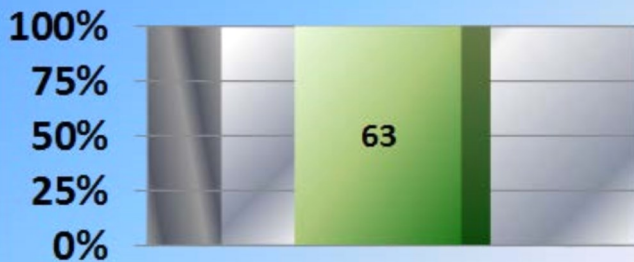
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



CORE SERVICE LEVELS

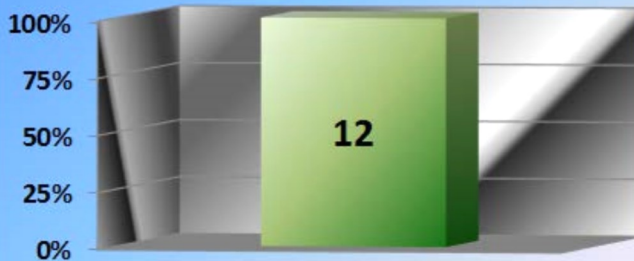
Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



■ LATE
■ ON TIME

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



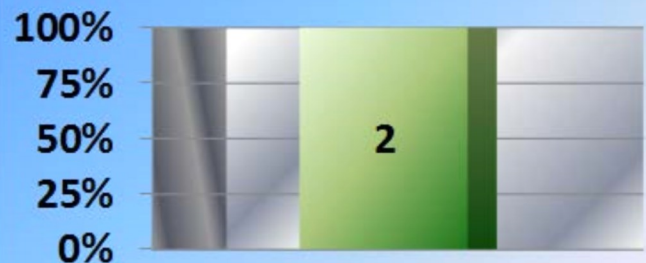
■ ON TIME

SIGNS REMOVED FROM ROW (W/IN 7 BUS. DAYS)



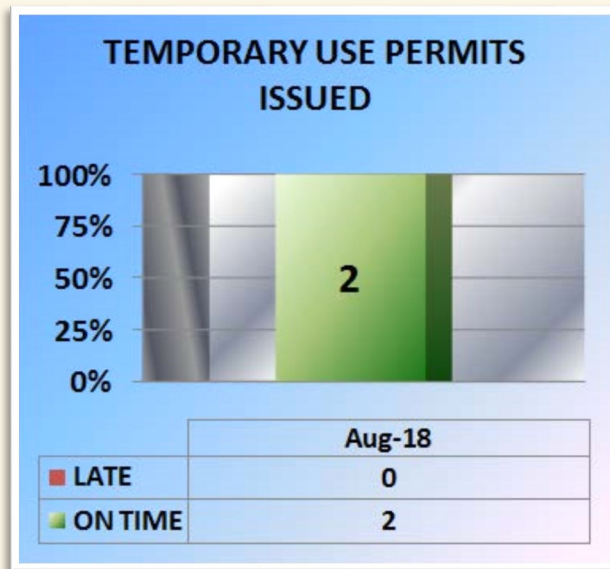
LATE
ON TIME

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



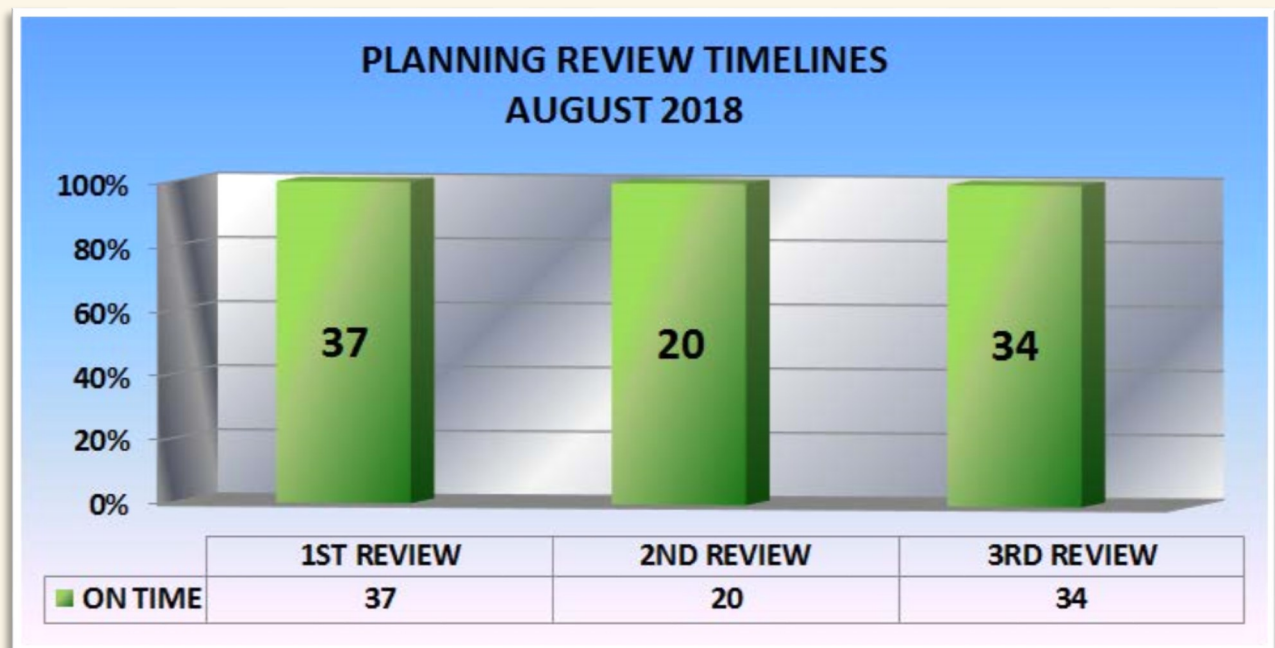
■ LATE
■ ON TIME

CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

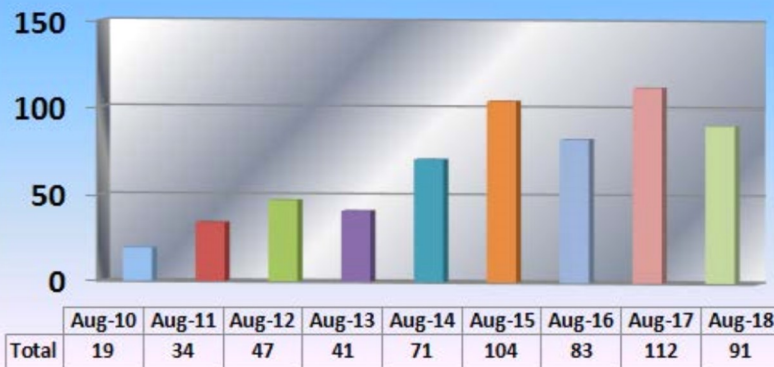


Implementing the Community Vision through Development Activities

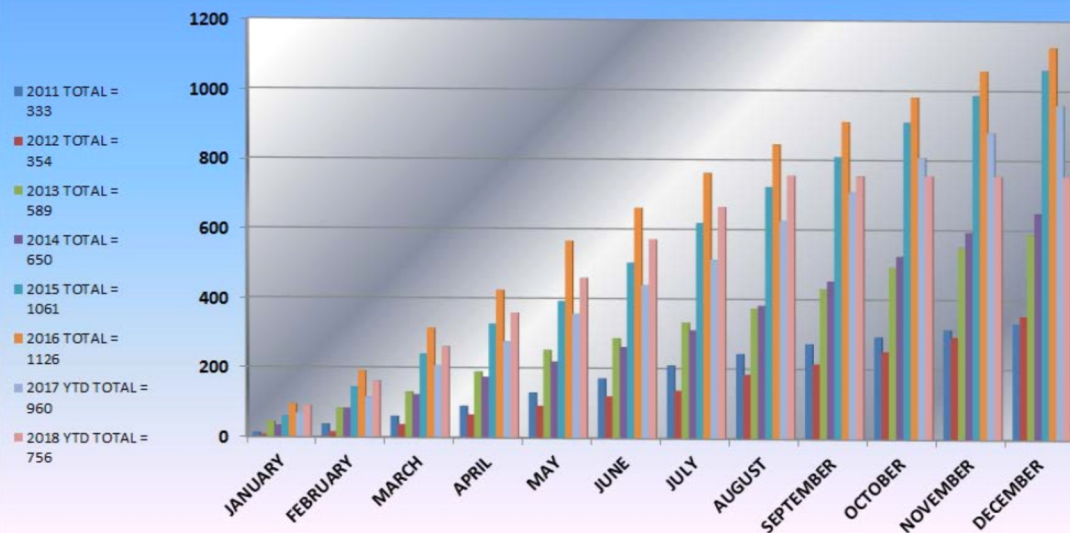
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS AUGUST 2010- 2018 (DOWN 19% OVER 2017)



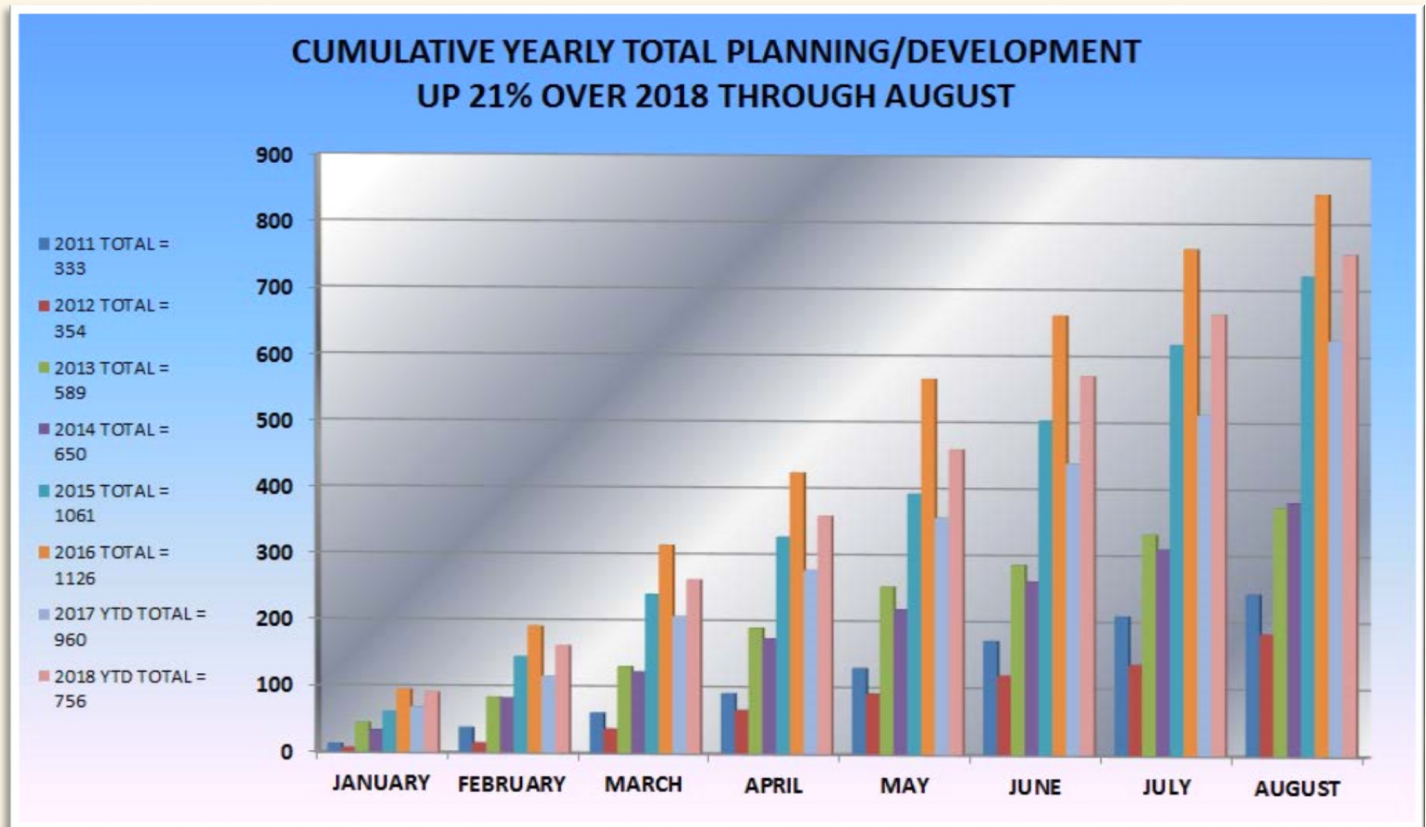
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 21% OVER 2018 THROUGH AUGUST



Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

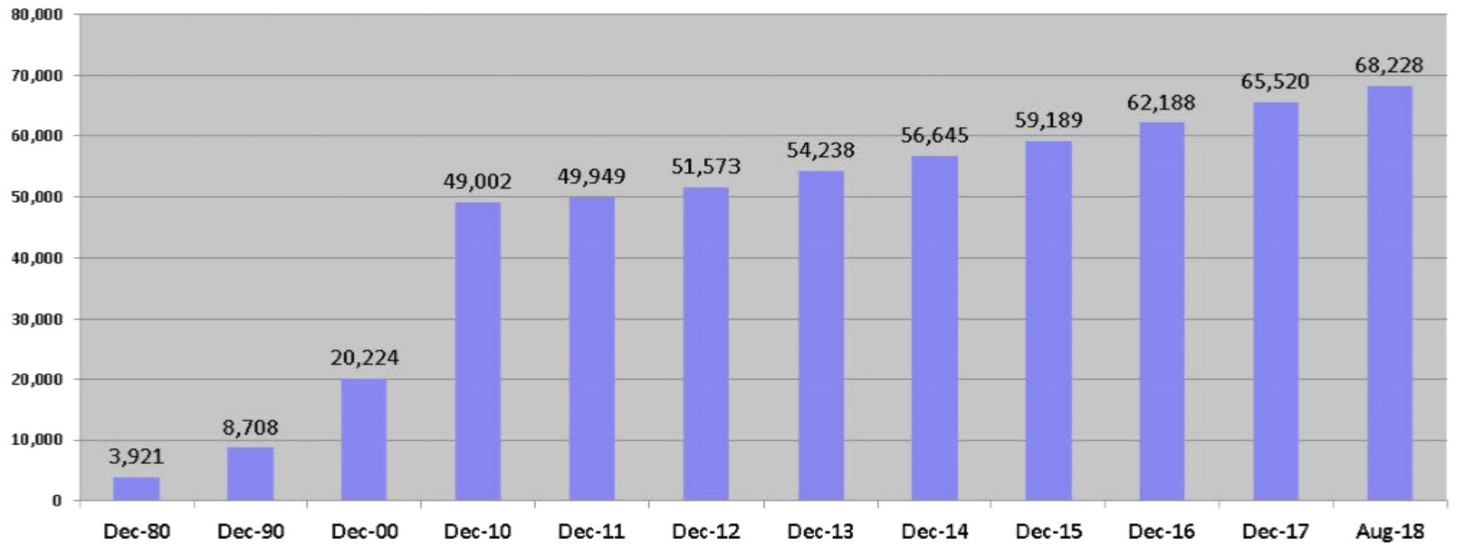
Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities