



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



**Bill Detweiler, Director
Development Services**

"Small opportunities are often the beginning of great enterprises."

~Demosthenes, 4th century BC



One of the intriguing things about Castle Rock is the ability to take ideas and opportunities and make them a reality.



Within the past 15 years the community created a Downtown Advisory Committee and subsequent Downtown Development Authority. The result is a high energy downtown core with ongoing development investments and opportunities to work, live and play in downtown. A vacant gravel parking lot across the street from the Police Station is now an urban park used as a central gathering place for formal and informal activities and community events. An idea many years ago for a regional park on the west side of I-25 resulted in construction of P.S. Miller Park, recognized as one of the premier regional parks along the I-25 Front Range Corridor and a contributing factor to the Town's Parks Department recent winning of the Gold Medal Award.

**For the latest in development activity,
please visit:**

CRgov.com/DevelopmentActivity

DEVELOPMENT TALES



Within the past 15 years Castle Rock residents voted to invest in infrastructure and a TABOR time out. The result is a new I-25 interchange at Plum Creek and south east and south west connection roads to Founders and Meadows community without use of Wolfensberger Road or Founders Parkway to access I-25. Construction of the Castle Rock Parkway I-25 interchange and North Meadows Parkway connection occurred through a cooperative effort between the Town, County and CDOT. Discussions about moving the Crystal Valley Interchange to a priority project are underway and will require a cooperative effort between the Town, impacted property owners and State and Federal agencies to fund the project. Based upon opportunities identified in the Town's Transportation Master Plan numerous improvements are occurring in downtown and throughout the community including roads widening, roundabouts, signalization and construction of pedestrian connections and bicycle lanes.



Within the past 15 years opportunities arose to impact community character and resulted in development consistent with the Town Vision and Comprehensive Master Plan. Adventist Hospital opened. Ongoing improvements occurred at the Castle Rock Outlet Mall. The Meadows Town Center is developing in accordance with the vision of the community. The Promenade project, approximately 70% completed, developed on land that remained vacant for many years at the community entrance and is providing a variety of large box and small scale retail uses. The Millers Landing site is currently undergoing landfill remediation and will begin development of a hotel and mixed use employment based business soon. Opportunities abound for expansion of existing businesses and opening new businesses. Significant business and residential investment is occurring in downtown. Cranes are an indication of strong economic growth, confirmed through site of several cranes operating in downtown. Development of vacant land and redevelopment of aging buildings provides opportunities for jobs and commerce.

Implementing the Community Vision through Development Activities

DEVELOPMENT TALES



Strong homebuilding activity provides an opportunity for investment and attracts commerce. Commerce grows the tax base, which in turn provides funding for the variety of services provided by the Town. The cycle of investment in homebuilding activity and growth of commerce will continue to provide opportunities for success.



The leaves are turning color as I write this little ditty. I hope everyone enjoys the wonders of a Colorado fall season.



KUDOS

Exceptional Customer Service



Tracy Shipley
Development
Services
Technician

Development Services Technicians Jennifer Bigham and Tracy Shipley received this note from Rachel Steel, Permit/License Coordinator for Buffalo Construction, Inc., *"I just want to say thank you for doing so much to expedite this review. Tracy you really went above and beyond and Jennifer I appreciate you contacting me directly to speed things up. Thank you very much...."*

Great job, Tracy and Jennifer!



Jennifer Bigham
Development
Services
Technician

Kudos to the DS Admin Team

Tammy King, Zoning Manager, thanked the DS Admin Team for their efforts:

"I cannot say enough about all that these wonderful ladies do for the DS team on a daily basis. They are ALWAYS there to help at a moment's notice, with a smile. They are constantly organizing food and drinks for myriad of meetings, interviews, board hearings, contractor luncheons, etc. They were instrumental in the success of the DS picnic and we are blessed to have them on our TEAM!"

Thank you DS Admin Team!



Julie Parker, Denise Hendricks, Jackie Jensen, Sharon Chavez

Thank You

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Please Make Welcome

Keith Johnston, Development Review Manager, announced on September 4th that Dena Paulin has been hired to fill the new Plan Review Project Coordinator position. Dena previously worked as a Permit Specialist and Development Services Technician in the DS Building Division from 2013—2017. Dena began her new position on September 17th.



Dena Paulin

Plan Review
Project
Coordinator

Welcome back, Dena!



New Business Administration Manager Named

On September 21st, DS Director, Bill Detweiler, announced that Phil Kranz, has been selected as the new Business Administration Manager, effective October 1st. Phil will oversee all front counter operations, fee collection, business and finance support, coordination of IT programs, and the DS administration function. Bill noted, *"Phil previously worked as the Enterprise Business and Finance Analyst and did a great job performing those duties. We look forward to continued success through Phil's leadership."*



Phil Kranz
Business
Administration
Manager

Congratulations, Phil!

WooHoo!!



JR Trout
Sr. Combination
Building Inspector

New Sr. Combination Building Inspector

On September 4th, JR Trout began his new position as Sr. Combination Building Inspector, (formerly Plans Examiner). JR's years of experience and certifications make him an excellent lead in the field.

Congratulations, JR!



Implementing the Community Vision through Development Activities

PROJECT UPDATES

Meadows Filing 20, Block 26, Lot 1



Vicinity Map

This property is located on N. Meadows Drive, south of Champagne Avenue, within the Town Center use area of The Meadows Subdivision. The lot was originally planned for 24 multi-family units. This amendment proposes 11 single-family detached units instead. The infrastructure is in place to serve the development.

This project was administratively approved and is under construction.



Meadows Filing 20, Block 3, Lot 1B

TC3 LLC submitted an application and plans for site improvements and utilities for the property located at 3855 Ambrosia Street. The plan is for a three-story, multi-tenant, mixed-use building. The plans include grading, infrastructure, utilities and landscaping.

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

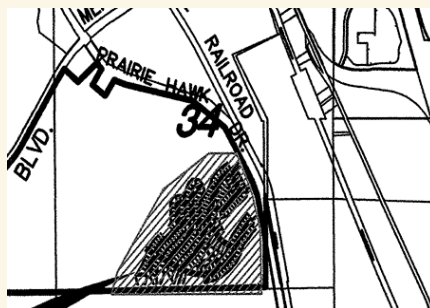


Site Location

Meadows Filing 18, Parcel J Construction Documents

Richmond American Homes applied for site construction permits for Meadows Filing 18, Parcel J, located between Prairie Hawk Drive and Red Hawk Drive. The construction plans are for site construction of 209 single-family residential dwellings. Construction will include over lot grading, utility installation, paving, landscaping and improvements to a portion of Red Hawk Drive.

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



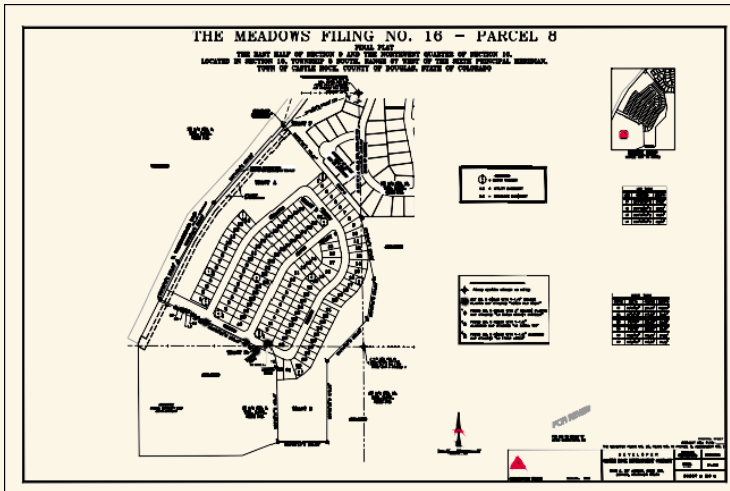
Site Location

PROJECT UPDATES

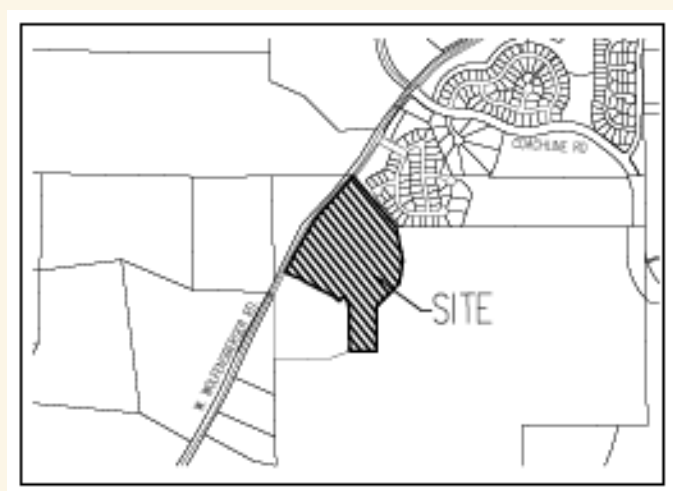
Meadows Filing 16, Parcel 8 Final Plat

Castle Rock Development Company submitted a final plat for a parcel of land located south of Wolfensberger Road and west of the intersection of Coachline Road and Plum Creek Parkway. The property is approximately 27 acres and zoned to allow low density, multi-family units. The proposed plat consists of 116 residential lots and 5 tracts.

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



Proposed Plat

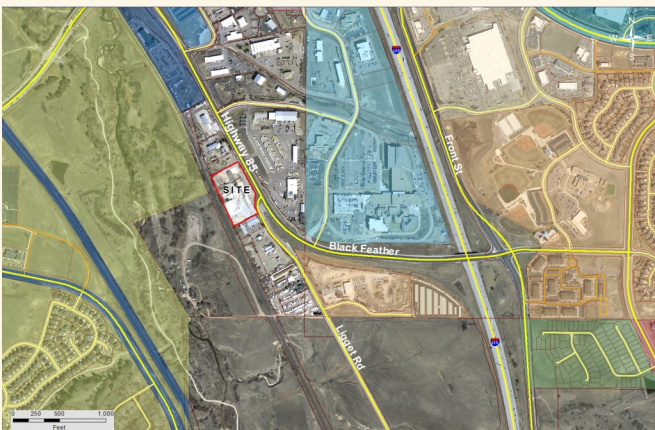


Proposed Plat

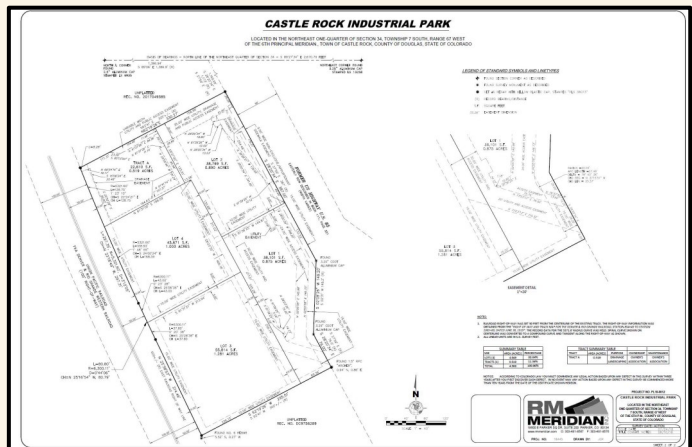
Castle Rock Industrial Park Plat, 2801 US Highway 85

Polo Properties Holding, LLC submitted a plat, construction drawings and grading and erosion control land use application to subdivide the 4.568 acres into four (4) commercial lots, 1 tract, associated easement s and infrastructure.

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



Vicinity Map



Plat Layout

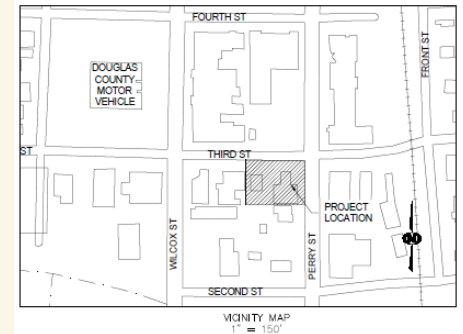
Implementing the Community Vision through Development Activities

PROJECT UPDATES

South Perry and Third Street Plat, Lots 1 & 2, Block 22

Greeley Capital Partners submitted an amended plat for Lots 1 & 2, Block 22, to reconfigure previously platted lots, located at the southwest corner of Third and Perry Streets. The parcel is currently .323 acres and is being broken into two parcels, one at .110 and one at .213 acres.

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



Site Location

Memmen Trails Annexation Petition

The Town received an Annexation Petition to bring approximately 15.8 acres into the Town of Castle Rock. The parcel is bounded by Oman Road to the north, the Baldwin Park neighborhood to the south, and Memmen Ridge Open Space to the north and east. The property is currently unimproved and zoned Rural Residential under the jurisdiction of Douglas County.

The Annexation Petition submitted is for Substantial Compliance and Eligibility requirements of the State Annexation Act. If found to be in Compliance and Eligible, future public hearings related to the formal annexation and initial zoning applications will be scheduled with the Planning Commission and Town Council.

The application is currently under review.



Vicinity Map

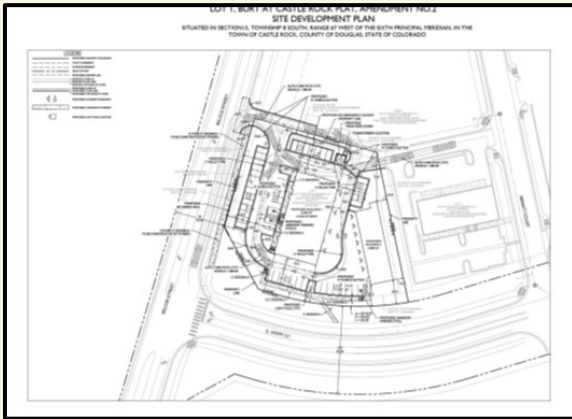
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PROJECT UPDATES

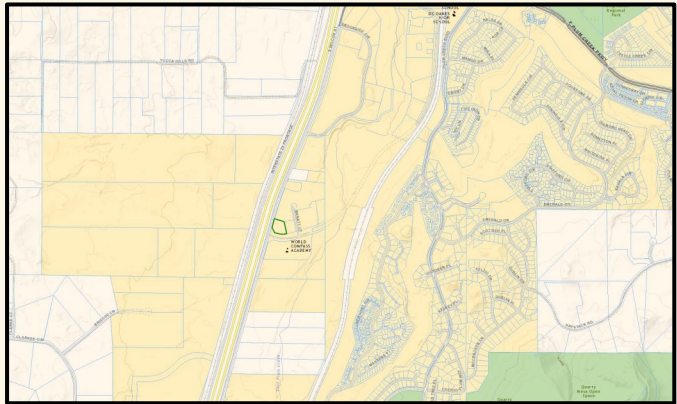
Burt at Castle Rock Site Development Plan, Lot 1

Plum Creek Investments, LLC submitted a Site Development Plan land use application to construct a commercial development. Building 1 is proposed for flex space of 8,000-8,500 square feet floor area with the ability to add approximately 3,500-4,000 square feet on a mezzanine level. Proposed uses for building 1 is to be determined, but may include office, retail, showroom, warehouse and/or light manufacturing space. Building 2 is proposed for a 4,000-4,500 square foot, seven-bay automotive repair shop along with space allocated to office, reception and break room space.

This project is an administrative application and does not require public hearings.



Site Layout

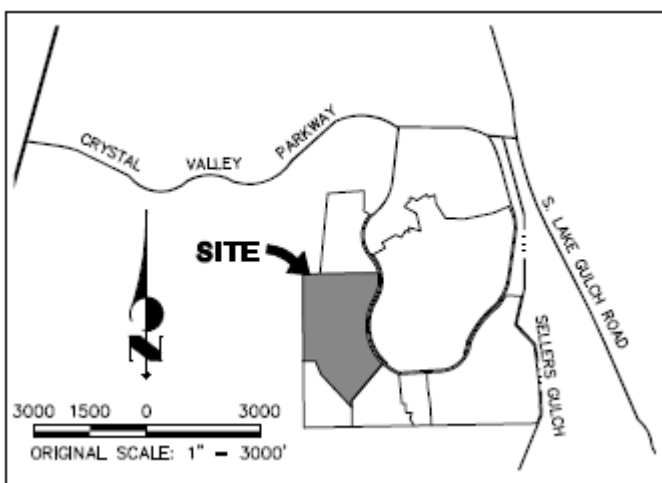


Site Location

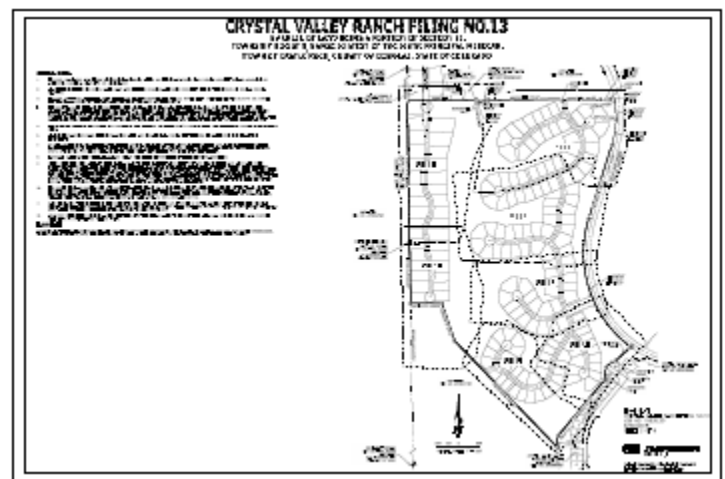
Crystal Valley Ranch Filing 13 Plat

Crystal Valley Recovery Acquisitions submitted a subdivision plat for an area on the west side of Loop Road and south of Lions Paw for 170 residential lots and seven (7) tracts on approximately 116 acres.

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



Site Location



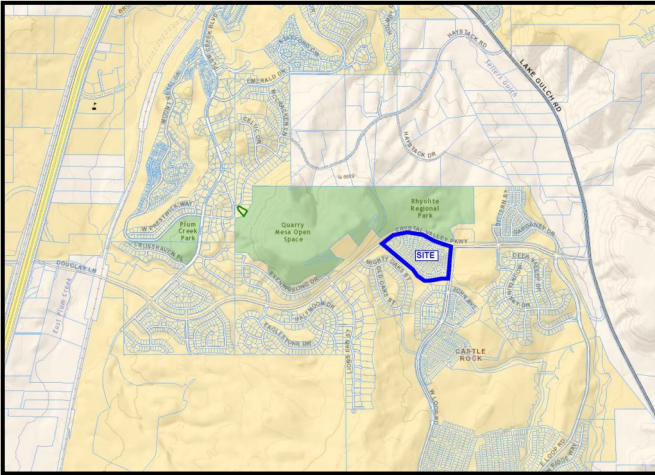
Site Layout

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Crystal Valley Ranch, Filing 17

Maple Grove Land LP submitted a plat, construction drawings, grading and erosion control land use application to subdivide the existing 22 acre tract of land into 120 single-family, detached lots and associated utility infrastructure and roadways. The site is located southeast of the intersection of West Loop Road and Fox Haven Drive, near the Pinnacle Recreation Center.



Site Location



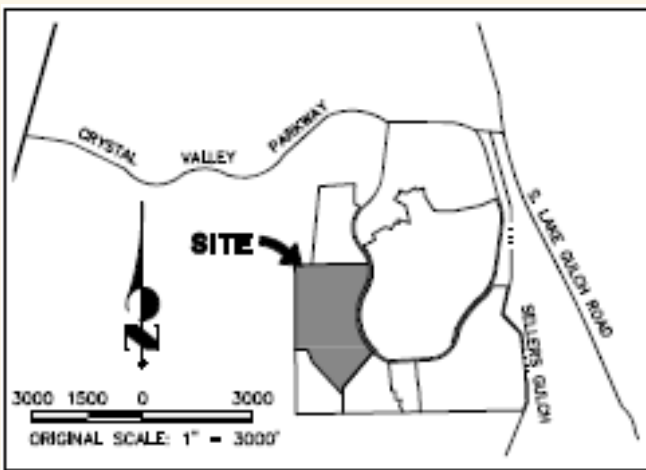
Site Layout



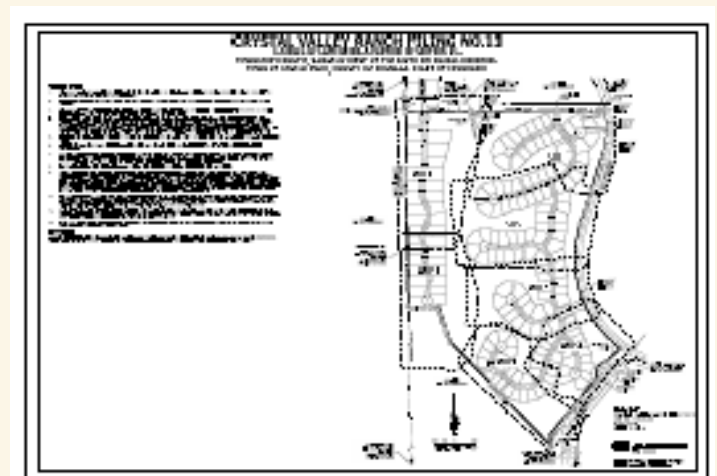
Crystal Valley Ranch, Filing 13

Crystal Valley Recovery Acquisitions submitted civil construction documents for a new residential subdivision located in the area on the west side of Loop Road and south of Lions Paw. The plans include grading, infrastructure, utilities and landscaping for 170 residential lots and seven tracts on approximately 116 acres.

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



Site Location



Site Layout

Implementing the Community Vision through Development Activities

PROJECT UPDATES

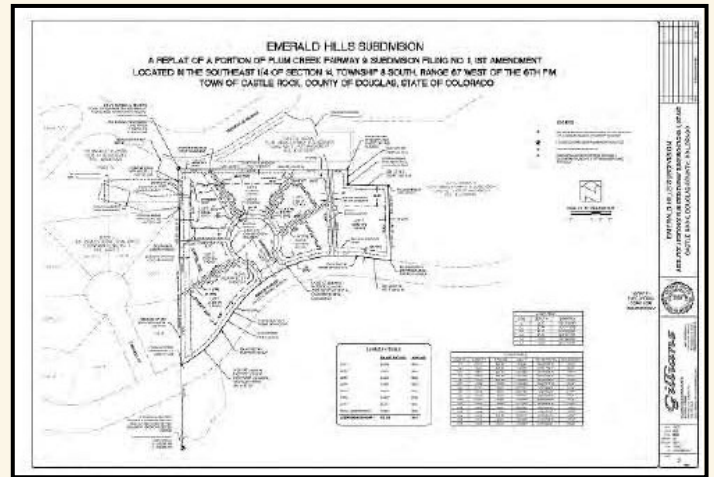
Plum Creek Fairway 9, Filing 1, 2nd Amendment, Final Plat - Emerald Hills Subdivision

RFRA/Fenway Properties submitted a plat for Plum Creek Fairway 9 Filing 1 to create seven (7) residential lots from one tract of land. The site is located on the north side of Emerald Drive between Emerald Court and McCracken Lane. The site is 3.49 acres and will include right-of-way for a cul-de-sac for access to six of the lots. The seventh lot will have direct access off Emerald Drive.

The plat has been approved and recorded. The construction documents have also been approved.



Vicinity Map



Site Layout

Heckendorf Ranch, Filing 2 - Epoque Apartment Plat

Castle Star Commercial Investments, LLC submitted a plat, construction documents and grading and erosion control land use applications to replat lot 1, block 1, Heckendorf Ranch, Filing 2, Amendment 3, into a one lot, one tract, with associated easements and infrastructure, including parking and landscaping. The proposed development will consist of 155 units, age-targeted multi-family development located on the northwest corner of Plum Creek Boulevard and Crystal Valley Parkway.

This project is an administrative application and does not require public hearings.



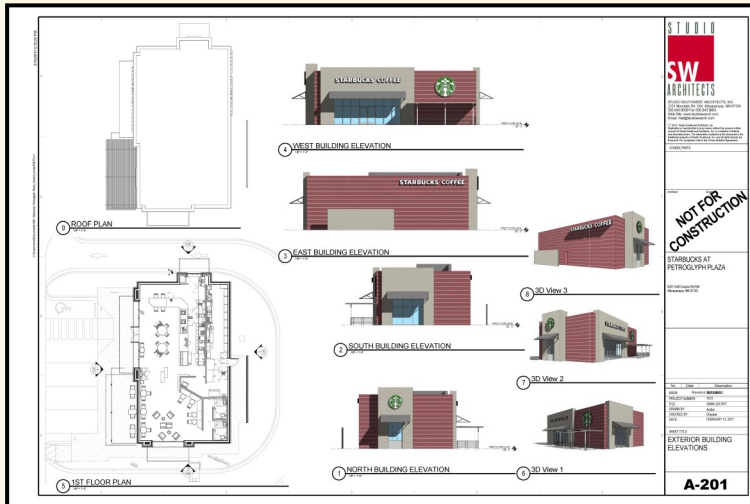
Implementing the Community Vision through Development Activities

PROJECT UPDATES

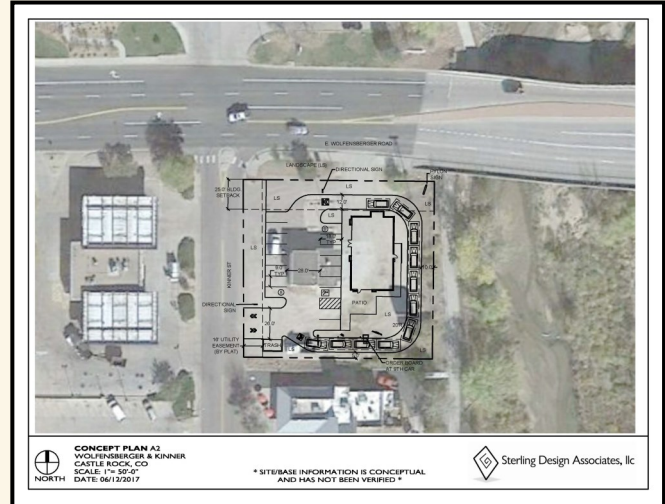
Starbucks Coffee - 20 Wolfensberger Road

BC Wolfensberger LLC submitted construction documents for a new Starbucks Coffee Shop with a drive through. The project includes a new 2,212 square foot building with associated parking and landscaping.

Public hearings are not required for this project.



Site Elevations



Site Layout and Location

Murdochs Ranch and Home Supply

Murdochs Ranch and Home Supply Store is proposing to add an enclosed outdoor sales yard that will sell a range of products, including but not limited to, trailers, hay and animal feed. There will also be propane sales located within the sales yard. This store will take over the vacant King Soopers location at Milestone and Front Streets and Founders Parkway. The proposed outdoor sales yard is approximately 25,000 square feet located on the west side of the existing building.



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



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Heckendorf Ranch

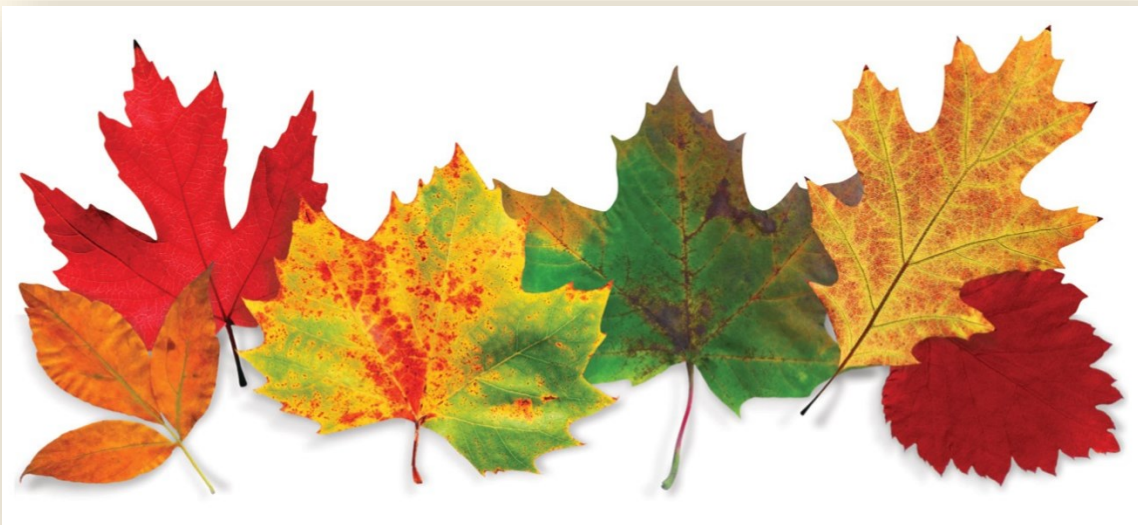
On September 4th Town Council unanimously approved (6-0) the resolution approving a Site Development Plan for Heckendorf Ranch, Filing No. 2, Amendment No. 3. The Site Development Plan proposal is for a new 155-unit, age-targeted to active adults, multi-family apartment and townhouse complex with private amenities. Heckendorf Ranch is a master planned development located north and south of Crystal Valley Parkway and Plum Creek Boulevard.

Crystal Valley Ranch Planned Development Plan, Amendment No. 5

On September 18th Town Council unanimously approved on Second Reading (7-0) the Ordinance approving the Crystal Valley Ranch Planned Development Plan, Amendment No. 5. The amendment was processed to reduce the maximum permitted dwelling units from 290 to 238 units.

Crystal Valley Ranch Planned Development Plan, Amendment No. 6

On September 18th Town Council unanimously approved on Second Reading (7-0) the Ordinance approving the Planned Development Plan., Amendment No. 6. The amendment was processed 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 at 171.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

Design Review for Covered Deck/Porch - 306 N. Lewis Street

The Board held their regularly scheduled meeting on September 5th and considered a property owner's request to construct a covered deck/porch at 306 N. Lewis Street in the Craig and Gould neighborhood. The request was approved 7-0 with one member of the public speaking in support of the project.



Planning Commission

Rezoning - 1407 N. Park Street

On September 13th the Commission held their regularly scheduled meeting. The Commission unanimously recommended approval to Town Council the applicant's request to rezone 1407 N. Park Street from Planned Development (PD) to Light Industrial (I-1) to allow for more potential uses of the property.

Town Council will consider this rezoning at a future meeting.

Use by Special Review - Day Care Center in Craig & Gould

On September 27th the Commission held their regularly scheduled meeting and voted 6-0 to approve the project.

Board of Adjustment

Request for Variance - 1729 Augustine Drive

On September 17th the Board held a special meeting and considered an application from Taylor Morrison regarding a variance from the required 15' rear setback for stairs on a covered deck on a new single-family residence at 1729 Augustine Drive. The Board unanimously approved the variance request.



Design Review Board

Joint Picnic and Study Session With Historic Preservation Board

On September 12th in place of their regular meeting, the Design Review Board together with the Historic Preservation Board enjoyed a picnic at Festival Park, along with Kevin Tilson, Director, Downtown Castle Rock Alliance in attendance.

The picnic was hosted by Development Services, and was followed by a Study Session conducted by Staff Liaison, Julie Kirkpatrick.

Board of Building Appeals

On September 10th, the Board of Building Appeals held their regularly scheduled meeting. There were no citizen appeals submitted for the Board's consideration. Joseph Montoya, Chief Building Official, presented an update on recent Building Division activities.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The September Contractors Luncheon was held on September 12th and sponsored by Century Communities. The luncheon experienced another great crowd, and the agenda included:

- Introduction of New Building Division Team Members
- Meter Wires Discussion
- Pre-Rough Frame Inspection Requirements
- Inspection Team Q & A
- Requesting CO Reviews
- Introduction of New Stormwater Staff Members



Upcoming Contractors Luncheons:

Wednesday, October 10th

11:30 am to 1:00 pm

Millhouse at P. S. Miller Park

Wednesday, November 14th

11:30 am to 1:00 pm

Millhouse at P. S. Miller Park

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

DS Enterprise Team Picnic

Bill Detweiler, DS Director, hosted an Enterprise Team picnic lunch on September 18th at Festival Park. Grill Master Bill served up tasty brats, hot dogs and hamburgers for the Team. The picnic was thoroughly enjoyed and appreciated by all. Here are a few photos.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Healthy Living 365 Field Day ~ fun and games!

On September 12th, from 2:00 to 5:00 p.m. the Healthy Living Team sponsored a Field Day at Philip S. Miller Park for all Town employees. Cara Reed, Neighborhood Liaison, organized the event for the DS Enterprise staff members with team games and activities for staff to participate in.

Games included plunger challenge, wacky waiter game, water balloon toss, beach ball carry race and ball toss.



Implementing the Community Vision through Development Activities



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



"Winter is an etching, spring a watercolor,
summer an oil painting and autumn a mosaic
of them all."

- Stanley Horowitz

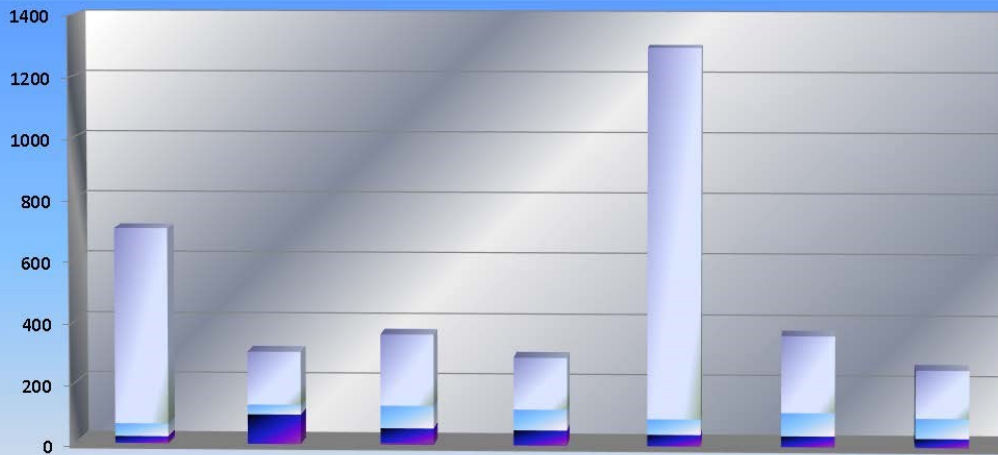
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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

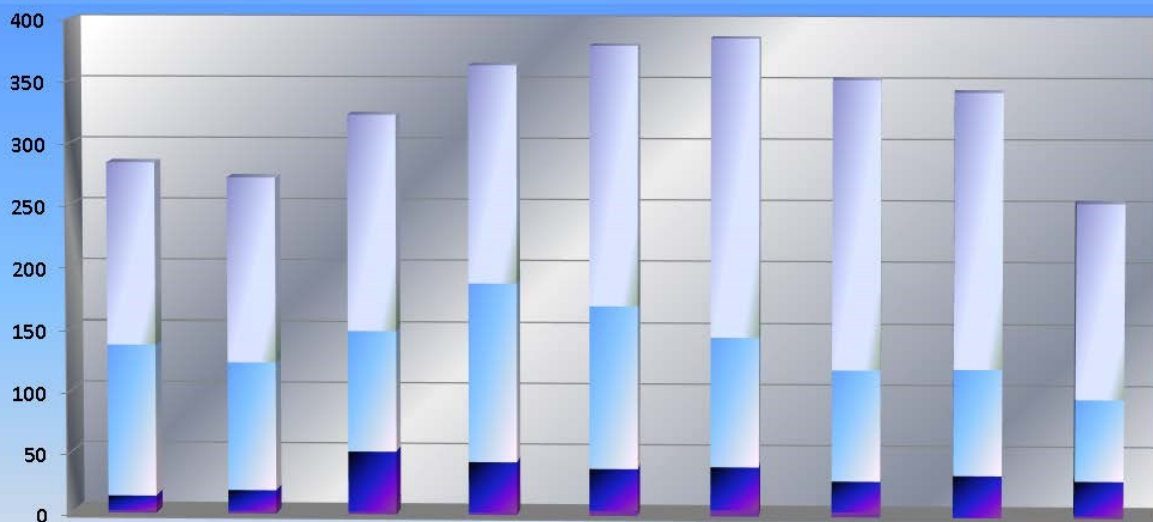
Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
SEPTEMBER 2012 - 2018



	Sep-12	Sep-13	Sep-14	Sep-15	Sep-16	Sep-17	Sep-18
RESIDENTIAL REMODEL	638	174	234	170	1207	251	157
RESIDENTIAL NEW	42	32	74	68	51	76	66
COMMERCIAL REMODEL	22	97	48	49	37	34	28
COMMERCIAL NEW	1	0	6	1	1	2	2

BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH SEPTEMBER 2018



	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18
RESIDENTIAL REMODEL	147	149	174	176	210	240	233	222	157
RESIDENTIAL NEW	123	104	98	144	131	105	90	86	66
COMMERCIAL REMODEL	12	17	49	41	34	35	25	34	28
COMMERCIAL NEW	2	2	2	2	4	5	4	0	2

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

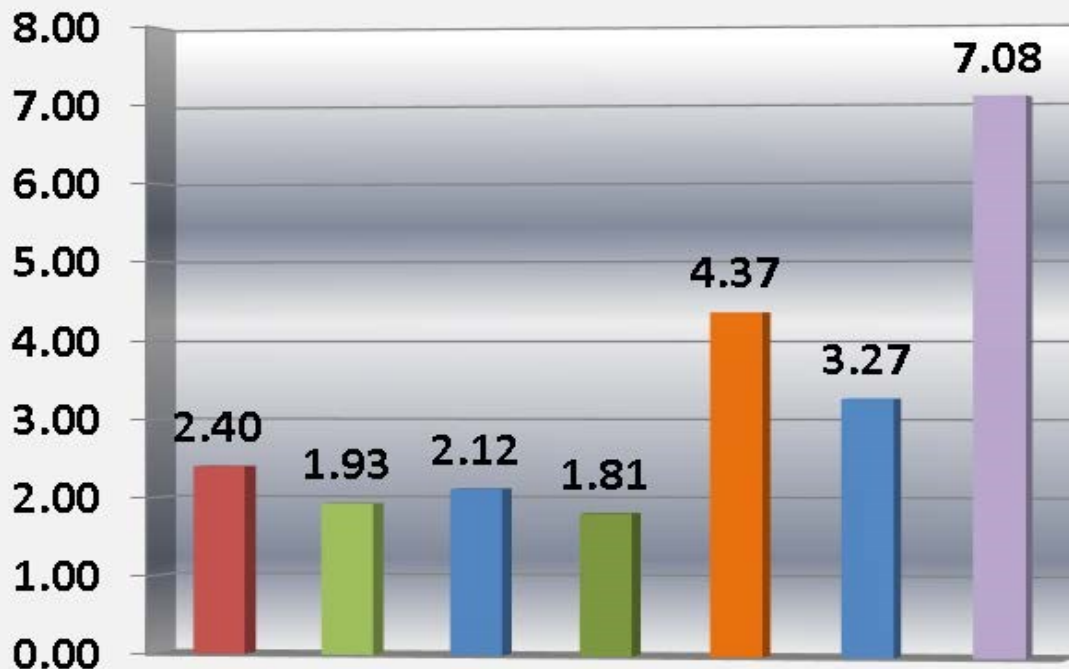
Building Division

BUILDING PERMIT REVIEW SEPTEMBER 2018 (6 late due to staffing changes)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
LATE	1	5	0
ON TIME	4	32	1

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 116% FROM LAST YEAR



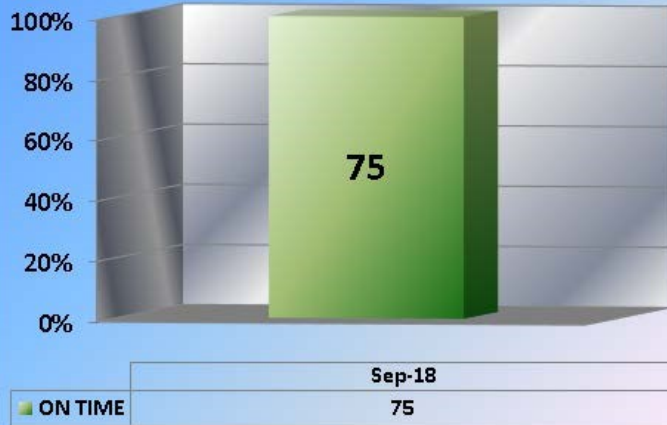
	Sep-12	Sep-13	Sep-14	Sep-15	Sep-16	Sep-17	Sep-18
Total	2.40	1.93	2.12	1.81	4.37	3.27	7.08

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

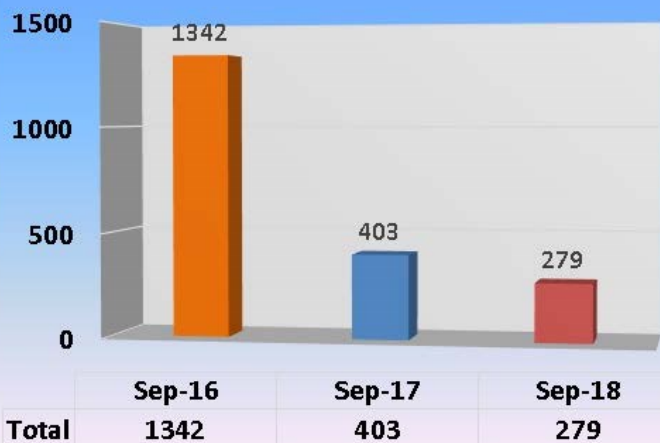
FEES CALCULATED (W/IN 3 DAYS)



BUILDING INSPECTIONS SEPTEMBER 2018



BUILDING PERMITS ISSUED DOWN 31% OVER 2017



CONTRACTOR REGISTRATION 2016-2018 DOWN 16% IN SEPTEMBER OVER 2017



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

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



	Sep-18
■ LATE	0
■ ON TIME	21

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



	Sep-18
■ LATE	0
■ ON TIME	16

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



	Sep-18
■ LATE	0
■ ON TIME	6

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



	Sep-15	Sep-16	Sep-17	Sep-18
■ LATE	0	0	0	0
■ ON TIME	31	47	23	21

CORE SERVICE LEVELS

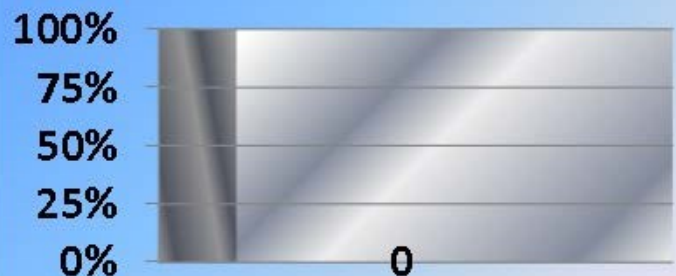
Code Compliance

**SITE VISITS
(W/IN 5 BUS. DAYS)**



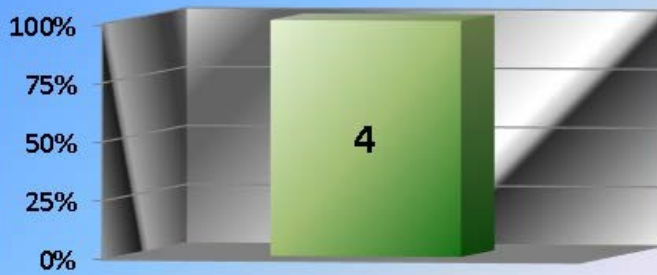
	Sep-18
LATE	0
ON TIME	50

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



	Sep-18
LATE	0
ON TIME	0

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



	Sep-18
ON TIME	4

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



	Sep-18
LATE	0
ON TIME	114

CORE SERVICE LEVELS

Zoning Division

TEMPORARY USE PERMITS ISSUED



	Sep-18
LATE	0
ON TIME	1

Planning Division

PLANNING REVIEW TIMELINES SEPTEMBER 2018 (1 Late due to Volume)

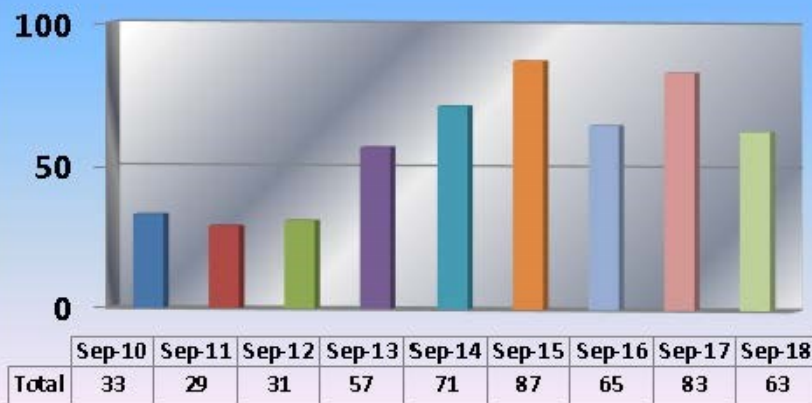


	1ST REVIEW	2ND REVIEW	3RD REVIEW
LATE	0	0	1
ON TIME	25	16	21

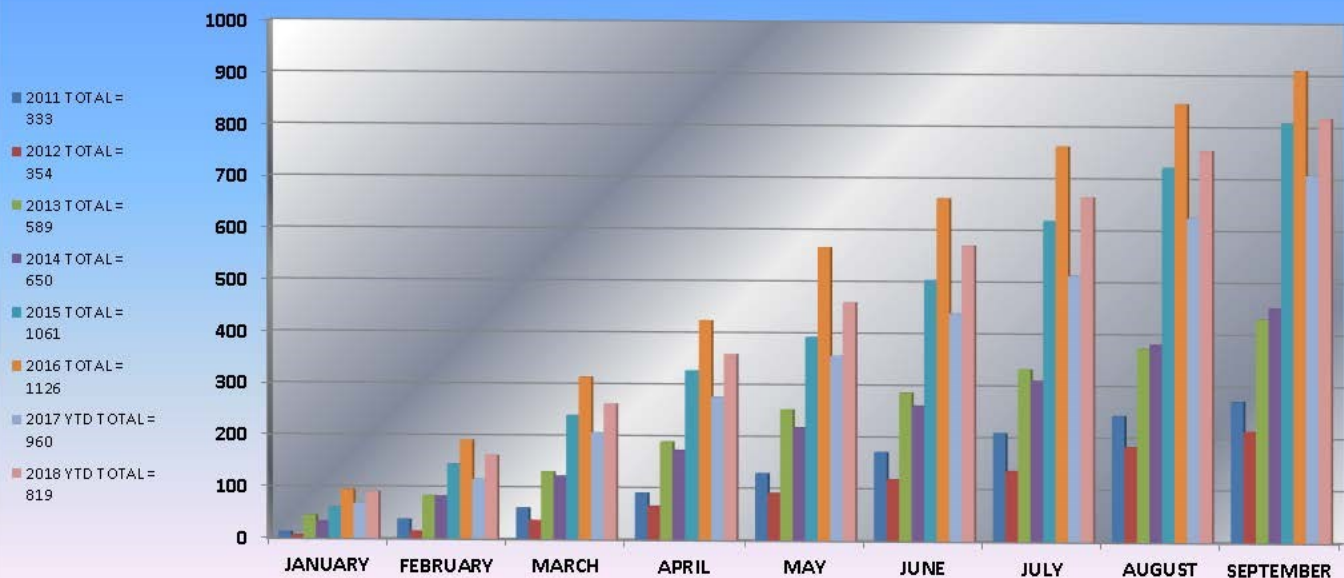
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS SEPTEMBER 2010- 2018 (DOWN 24% OVER 2017)



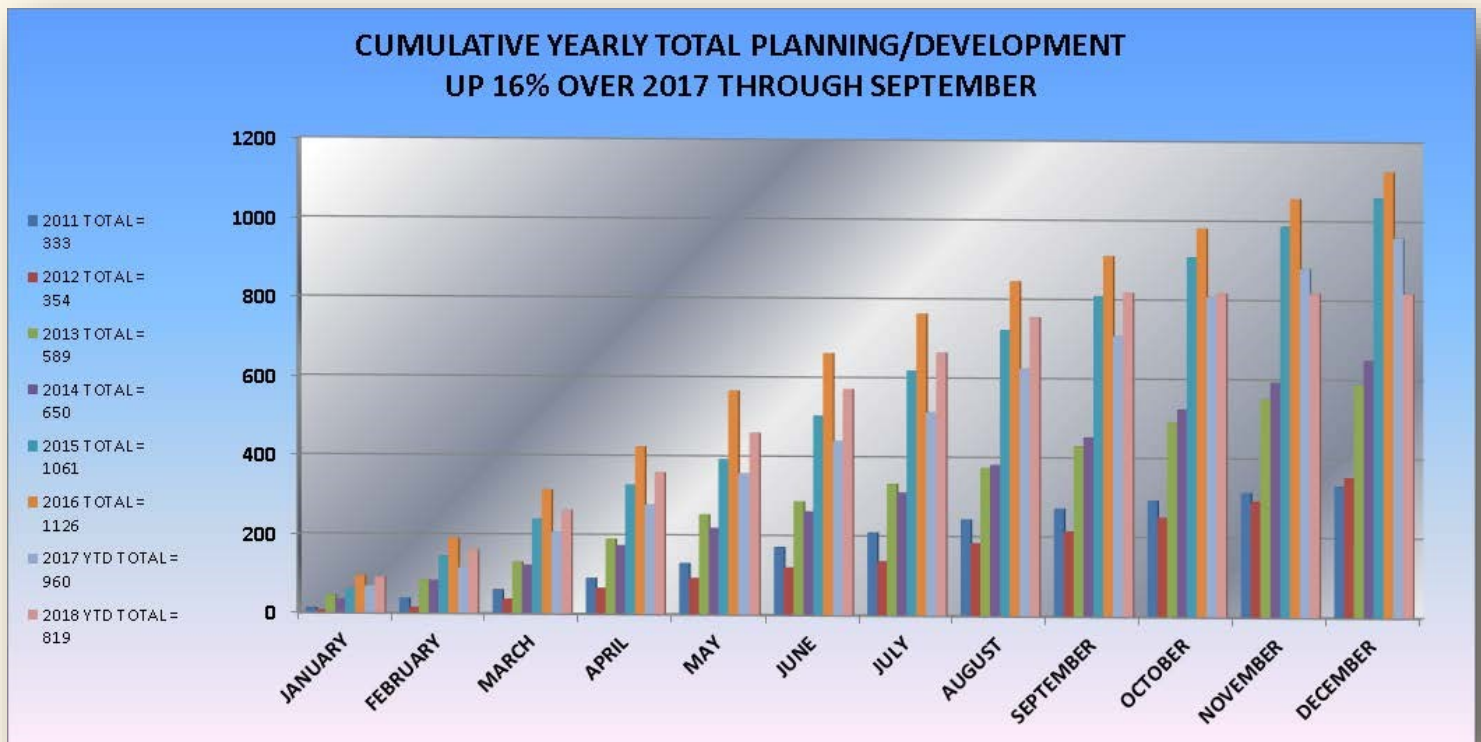
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 16% OVER 2017 THROUGH SEPTEMBER



Implementing the Community Vision through Development Activities

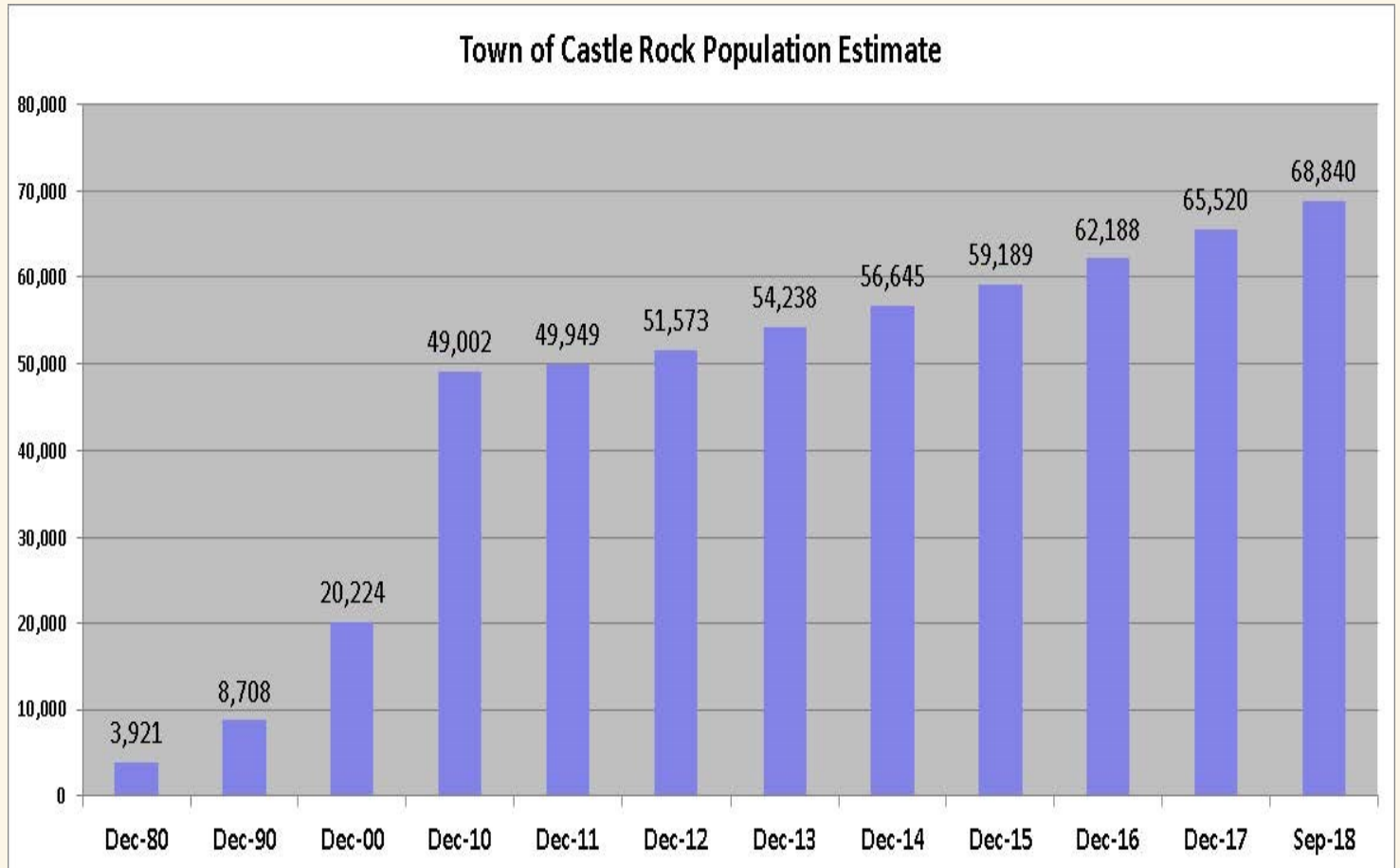
DEVELOPMENT ACTIVITY

Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities