



# Development Services

Building \* Planning \* Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*

*"Reality is merely an illusion, albeit a very persistent one."*

*~~ Albert Einstein*



*I am curious how much longer the high level of homebuilding activity and business investment will continue in Castle Rock.*

*Discussions with homebuilders and financial experts predict the existing pace of activity will continue for the foreseeable future. Is it an illusion that we have sustained the current pace of growth for more than 8 years? If yes, that illusion is a very persistent one.*



Bill Detweiler, Director  
Development Services



*Development activity in Castle Rock, which started in the early 1990's following the opening of the Outlet Mall, centered on national homebuilders investing in a physically attractive bedroom community located outside the Denver metro beltway. Land was available and communities such as The Meadows and Founders Village were in a position to accept rapid homebuilding activity. As in the past, approximately 75% of our residents leave Town every day to work in other communities. Do we want that trend to continue? No. The Council adopted Vision 2030, the Comprehensive Master Plan, and*

For the latest in development activity,  
please visit:

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

# DEVELOPMENT TALES

*Economic Development Policies clearly state the goal to be a self-sufficient, free-standing community physically separated from the Denver Metro area and expanding development along the I-25 corridor. The number one economic development goal is to actively seek major employment opportunities that will allow our residents to work, live and play in Castle Rock.*



*es, homebuilding activity and increasing sales of single-family, detached housing resulted in numerous impacts to the community. Yet, those growth factors were key to bringing needed services to Castle Rock. When Castle Rock reached the magical 50,000 resident mark, economic development triggers resulted in Centura Adventist Hospital investing in the community. The hospital came to Castle Rock solely based upon the fact that we would continue to grow and the financial plan approved by the home office in Florida confirms that fact. The hospital is being developed in phases with the goal to reach a 100-bed facility with associated medical office buildings, all within a medical campus. The Collaboration Campus location near the hospital provides educational opportunities and work placement opportunities. New high tech businesses continue to invest in Castle Rock and existing businesses are expanding square footage and increasing employees. Recent downtown investment is nearing \$100 million and will continue. Promenade came to Castle Rock recognizing the benefits of adjacency to two interchanges along the I-25 corridor and acknowledging the continued growth of Castle Rock, Douglas County and increasing traffic on I-25. The project is very successful and offers residents and visitors with a variety of shopping and dining. None of the developments noted above would have occurred without the strong homebuilding activity in our community. Ongoing third party recognition about Castle Rock being a safe and desirable place to raise a family provides a great opportunity for national homebuilders and businesses to continue investing in Castle Rock. What an exciting time to be involved in the community!*



*Staff issued 1,400 residential permits in 2018. That is the second highest number after the 1,500+ residential permits issued in 2005 when lending institutions were approving mortgages to individuals with questionable financial resources. The lending market is very different today and migration to the Colorado Front Range remains strong. Castle Rock will continue to experience growth along with other Denver metro area suburbs.*

**Implementing the Community Vision through Development Activities**

# DEVELOPMENT TALES



*e have consistently exceeded our residential permit projections starting in 2011 when we determined the Development Services Enterprise program required issuance of approximately 750 residential permits and associated business permits to remain financially balanced. Adjustments to those projections will occur with the ebb and flow of development activity as we continue to think and act conservatively with the Enterprise budget. That approach has paid off in the short- and long-term for the organization and allowed us to fully fund the Town Hall addition without use of tax payer monies.*



*hope everyone had a safe and enjoyable Christmas and New Year's with family and friends. It's time to welcome 2019!!!*



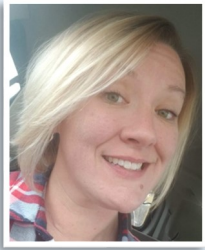


# STAFF SPOTLIGHT

## Meet the staff...

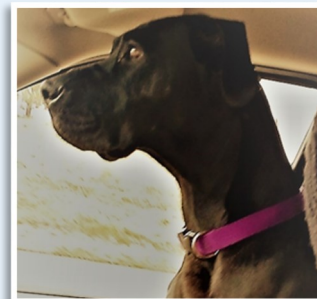
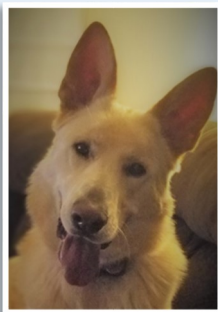
The Development Services Enterprise Team is a diverse group with outstanding professional talent. The team works collectively to accomplish the Mission, Vision, and Values of the organization and to achieve the Enterprise program mission, “Implementing Community Vision through Development Activities.” Each month we will recognize two staff members to provide you with an inside look at the life and work experiences of our teammates. This month we are introducing you to:

### Jennifer Bigham, Development Services Technician



Jenn is a Development Services Technician who has been employed with the Town for over 2.5 years. She is one of five Development Services Technicians serving Town residents and contractors at the Building Counter with permitting, zoning plan reviews, registering and renewing contractor registrations, and assisting with the daily phone calls, while providing the highest level of customer service. Jenn also serves as the Development Services representative for Project Green, an internal organization that helps promote sustainability practices within the workplace.

Jenn is currently a full-time student at the University of Colorado-Denver, majoring in Political Science with a concentration in both foreign and environmental policies. Jenn doesn't have much spare time lately, however when she can manage it, she enjoys camping, hiking and exploring her beautiful, new home state of Colorado with her fiancé, Ryan, their three children and two dogs.



Implementing the Community Vision through Development Activities



# STAFF SPOTLIGHT

## Meet the Staff... (continued)

### Kevin Buffington, Plan Review Engineer

Kevin is a Plan Review Engineer for Castle Rock Water as part of the DS Enterprise Team. He has a geotechnical engineering background and was a construction tester and inspector before moving to Castle Rock. He is actively working towards becoming a licensed professional engineer (P.E.). Kevin primarily reviews drainage infrastructure like storm sewers and detention ponds, but he also reviews GESC plans, which control erosion and sediment during construction.

Kevin is excited to be living in Castle Rock with his fiancée Kaitlyn, and their dog Kenai. Kaitlyn can't wait to begin a full-time position as a GIS Technician for the Public Works Department in January. They love all outdoor activities, but are presently obsessed with canyoneering, dirt biking, ATVing, backpacking, and living a life full of adventure!



Implementing the Community Vision through Development Activities

# WHAT'S NEW - PEOPLE

## 2018 DS Golden Hammer Award



Cara Reed  
Neighborhood  
Liaison

On December 9th, as a part of the DS Holiday Party, Donna Ferguson, Senior Planner, and recipient of the 2017 Golden Hammer Award, passed on the award to Cara Reed, Neighborhood Liaison. This award is presented annually to the DS employee who has best represented the Department's mission, vision and values during the past year.

**Way to go, Cara!**

*Congratulations*

## Please Make Welcome!

Tina Close, Water Plan Review Supervisor, welcomed new Plan Review Engineer, Ken Torres, P.E., to the Enterprise Team on December 3rd. Ken was the City Engineer for the City of Cortez, and has over 35 years of experience working both private and public sectors. He decided to move from the four corners to the front range to be closer to his daughter.

**Welcome, Ken!**

**WELCOME**



Ken Torres, P.E.  
Plan Review  
Engineer

## International Code Council - Colorado Chapter Appointment



Andy Blake  
Plans Examiner

In December, Andy Blake, DS Plans Examiner, was appointed as the International Code Council (ICC), Colorado Chapter, 2nd Vice President .

*"The Colorado Chapter of the International Code Council is dedicated to the improvement of building safety, by promoting and improving the International Codes, educating the building industry, public, and our membership, and providing aid to building professionals."*



**Congratulations, Andy!**

# WHAT'S NEW - PROJECTS

## December New Land Use Applications (Quasi-Judicial - Public Hearings Required)

### Crystal Valley Ranch, Filing No. 18 - Site Development



Maple Grove Land LP submitted a Site Development Plan (SDP) for Crystal Valley Ranch, Filing No. 18. The property is located at the southeast corner of West Loop Road and Crystal Valley Parkway. This parcel was recently rezoned to reduce the neighborhood commercial acreage and increase the residential acreage. The SDP proposes 93 single-family, detached units on 17.4 acres. The zoning allows up to 171 dwelling units. This is proposed to be a 55+ age-restricted neighborhood. No commercial development is proposed at this time. This SDP will require public hearings before the Planning Commission and Town Council for approval. This project is in Councilmember Teal's district.

### Meadows, Filing No. 19 - Use by Special Review Site Development

Stanley Consultants submitted a Use by Special Review Site Development Plan (USR-SDP) for a proposed IREA substation in Meadows Filing No. 19. The property is a 4.1 acre parcel located southwest of Santa Fe Drive and North Meadows Drive, directly east of Castle View High School. IREA is proposing the new substation to accommodate the existing demands and forecasted growth in the Town. The existing trail in the project area will remain open during construction. Once the project is complete, the trail will be realigned to accommodate a new access crossing. The USR-SDP will require public hearings before the Planning Commission and Town Council for approval. This project is in Councilmember Bracken's district.



Implementing the Community Vision through Development Activities



# WHAT'S NEW - PROJECTS

## **December Land Use Submittals (Public Hearings Not Required)**

### **Castle Rock Industrial Park**

**Site Plans:** For 13K square feet of auto-body/transmission and 16K square feet of light industrial uses, located at Highway 86 and Liggett Road.

**Design Revisions:** For storm, sanitary and water systems.

### **Crystal Valley Ranch**

**Design Revision:** For storm pipe for project located at the southwest corner of Crystal Valley Parkway and West Loop Road.

**Site Plan Amendment:** To add retaining wall across multiple lots, located south of Loop Road and west of Ditmars Lane.

**Design Revision:** For proposed easement and grading design revision of construction drawings and soil erosion control plans for single-family home project within East and West Loop Roads.

### **Founders Marketplace**

**Design Revision:** Of storm sewer improvements, located at the northeast corner of Founders Parkway and SH86.

### **Heckendorf Ranch**

**Site Plan:** For 10,000 square-feet of retain for project located southwest of Crystal Valley Parkway and Plum Creek Boulevard, directly south of Fire Station No. 152.

### **Liberty Village**

**Site Plan Amendment and Subdivision Replat:** Of planning area to increase lots from 159 to 174 lots, located north of Castle Oaks Drive and west of 1st McMurdo Gulch Bridge.

### **Meadows**

**Construction Documents and Soil Erosion Control Plans:** For 116 single-family attached homes, located on Wolfensberger Road, southwest of the Coachline/Wolfensberger Roundabout.

**Site Development Plan:** For construction of a 5,000 square foot carwash located on Meadows Parkway.

**Construction Documents:** For carwash, located on north side of Meadows Parkway at Lombard Street, westerly side of bridge over Plum Creek.

### **Metzler Ranch**

**Site Plan Amendment:** To add a monument sign for business located at Founders Parkway and Maleta Lane.

# WHAT'S NEW - PROJECTS

## December Land Use Submittals (Public Hearings Not Required)

### Promenade

**Site Plan Amendment:** For minor revisions to sidewalk and landscaping for 3 unit (retail, restaurant) building located northwest of Del Taco

**Design Revision:** For soil erosion control plans for lots adjacent to Del Taco and 7-Eleven.

**Design Revision:** For soil erosion control plans for lots adjacent to Mod Pizza and Mad Greens areas.

### Terrain

**Phasing of Construction Plans:** For Sunstone Village located south of SH86 and Autumn Sage Street.

### Terrain

**Design Revision:** For storm water infrastructure, project located south of SH85 and Autumn Sage.

### Town Projects

**Preliminary Construction Plans:** For Plum Creek Parkway widening and roundabout construction from Gilbert Street to Eaton Street.

**Construction Plans:** For McMurdo Gulch channel improvements between SH86 and Valley Drive.

**Construction Plans:** For new storm water infrastructure, located at Park Street, Malibu Street, and Caprice Drive.

### U-Haul

**Construction Documents:** For self-storage project located on the I-25 East Frontage Road north of Perry Street on Manatt Court.

### Wireless Antennas:

**Site Development Plan:** To erect two wireless antennas and equipment on the roof of existing inline retail building, submitted by Wyco Land Services, representing T-Mobile West, LLC. All equipment will be fully screened. The project is located 4625 Trail Boss Drive.



Implementing the Community Vision through Development Activities

# WHAT'S NEW - TOWN COUNCIL

## Municipal Code Amendment - Lease of Public Property for Wireless Communication Facilities

On December 4th, Town Council unanimously adopted (6-0), on second reading, an ordinance amending Municipal Code Section 14.02.50 concerning the lease of public property for wireless communication facilities.

Town staff presented options to Town Council on October 2, 2018 to streamline the process in which leases are approved for wireless communication facilities on Town- owned property. Town Council directed staff to produce an ordinance that would allow the approval of leases for wireless communication facilities to be either administrative or by Council action dependent on the required land use approval process for the specific wireless facility. Town staff produced an Ordinance amending section 14.02.050 of the Municipal Code per this direction.



## Douglas County Housing Partnership Appointment



Julie Kirkpatrick  
Long Range  
Project Manager

On December 18th, Town Council unanimously approved (7-0) the staff reappointment of Julie Kirkpatrick, Long Range Project Manager, to the Douglas County Housing Partnership, Board of Directors. This is a two year appointment, effective January 2019 through January 2021.



Implementing the Community Vision through Development Activities



# WHAT'S NEW - BOARDS & COMMISSIONS

## Design Review Board

### Riverwalk Site Development Plan 2nd Amendment - Common Sign Plan

On December 12th, the Design Review Board held their regularly scheduled meeting. The Board approved (6-0) the Common Sign Plan for the Riverwalk project, located at 115 N. Wilcox Street (Riverwalk South) and 215 N. Wilcox Street (Riverwalk North).

The purpose of a Common Sign Plan is to ensure that all the signs of the project work together in a cohesive manner and respect the overall architectural character of the building and surrounding area.



## Planning Commission

### Meadows Site Development Plan for Single-Family Paired Homes



The Planning Commission held their regularly scheduled meeting on December 13th. The Commission voted to recommend denial of the Site Development Plan proposal to Town Council for a new neighborhood of 58 paired homes, totaling 116 single-family dwelling units. The proposed project is located southwest of Wolfensberger Road and Coachline Road/Plum Creek Parkway.

Vicinity Map

## Board of Building Appeals

On December 3rd, the Board of Building Appeals (BOBA) held their regularly scheduled meeting. There were no appeals for the Board's consideration. Joseph Montoya, Chief Building Official, updated the Board on the Building Division's activities since the last BOBA meeting held on September 10th.

Implementing the Community Vision through Development Activities

# WHAT'S NEW - GENERAL

## Western Planner Magazine

DS Director, Bill Detweiler, recently wrote an article for Western Planner Magazine, that was published in November 2018. The article, *“Playing Music for Communities,”* compared similarities of community development to Mozart creating his magnificent music.

To read the entire article, *“Playing Music for Communities”*, please visit: <https://www.westernplanner.org/planners-toolbox-articles/2018/11/28/playing-music-for-communities>

Bill also serves on the Western Planner Editorial Board.



## Town Employee Recycling Program - Project Green



Jenn Bigham, Development Services Technician, represents the department on the Town's "Project Green" Team. Thanks to Jenn and the Team, the Town has placed permanent recycling containers for plastic film, and batteries, in most Town facilities. In addition, during the 2018 Holiday season, Christmas Lights could also be recycled through January 18th at Town Hall and the Public Works Department.

Project Green's Mission Statement: *“To have an environmentally responsible and sustainable Town workforce.”*

**Thank you, Jenn (and the entire Project Green Team)!**

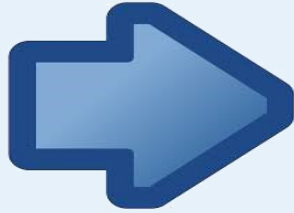


Implementing the Community Vision through Development Activities

# WHAT'S NEW - GENERAL

## Contractors Luncheon

The next contractors luncheon is scheduled for:



- Wednesday, January 9, 2019
- 11:30 am to 1:00 pm
- Mill House at P.S. Miller Park  
1375 W. Plum Creek Parkway

Start 2019 out right by attending or sponsoring a luncheon! Our Development Services Technicians would be happy to assist you. Please contact them at 720-733-3527 or [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com).

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

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

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

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

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



*"One kind word can warm three  
winter months."*

~~Japanese Proverb

To subscribe to this monthly report via E-mail, please  
send your request to [Planning@crgov.com](mailto:Planning@crgov.com).

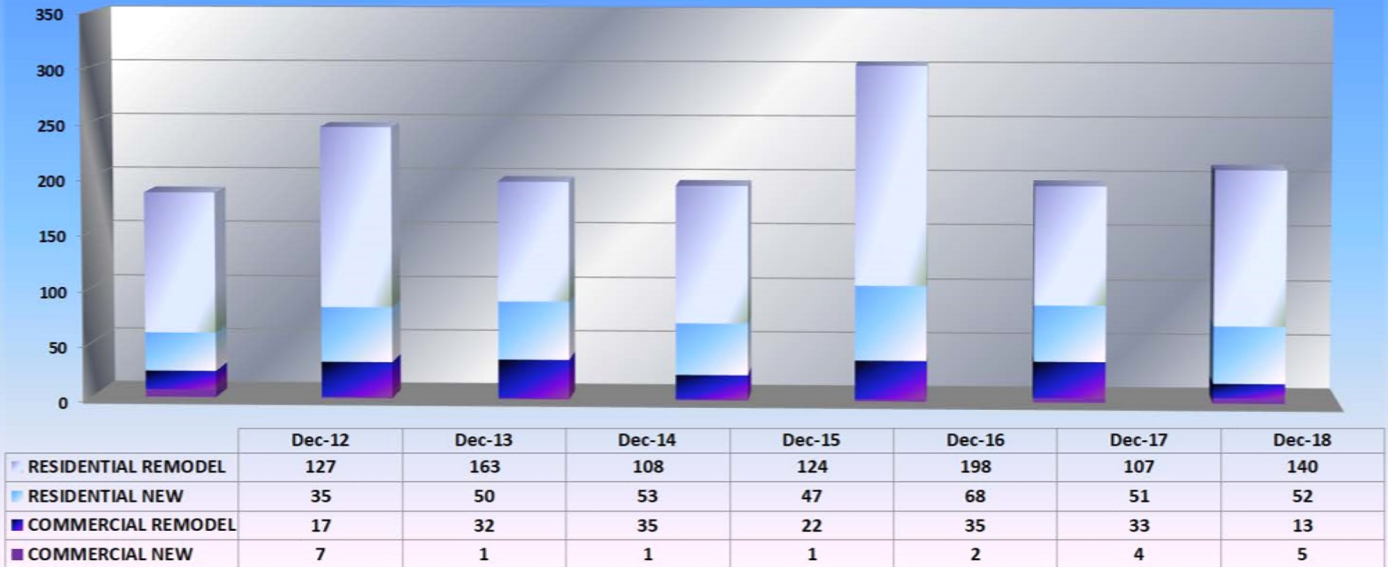
Implementing the Community Vision through Development Activities



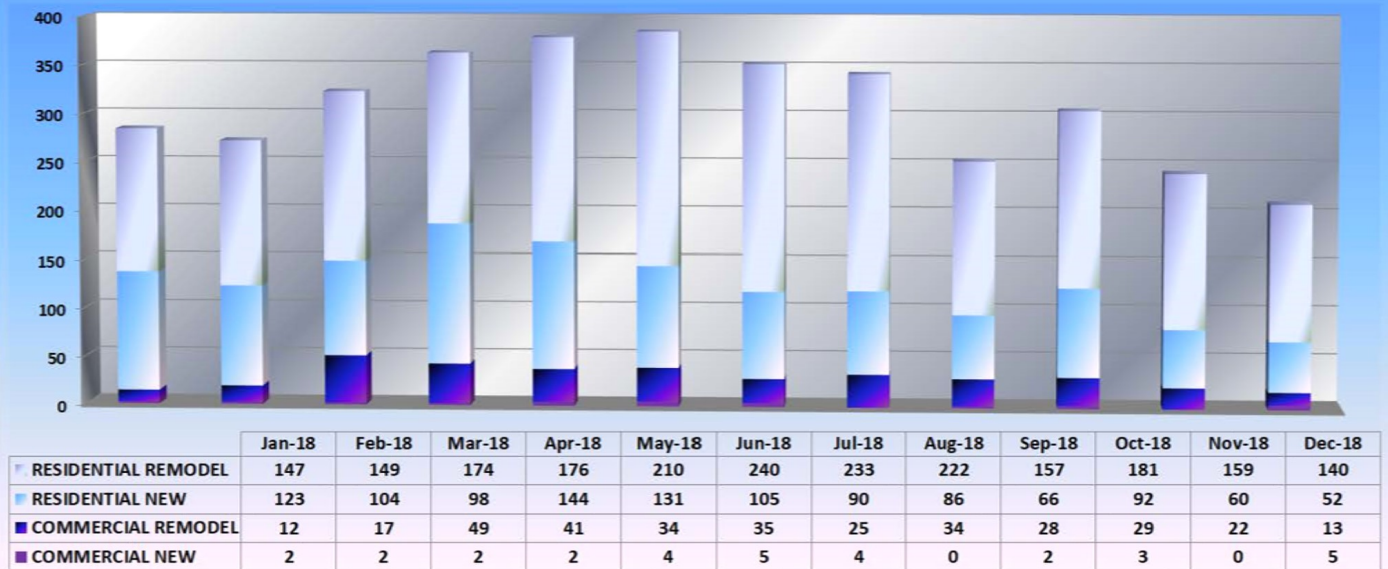
# CORE SERVICE LEVELS

## Building Division

BUILDING PERMIT APPLICATIONS RECEIVED  
DECEMBER 2012 - 2018



BUILDING PERMIT APPLICATIONS RECEIVED  
THROUGH DECEMBER 2018



Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

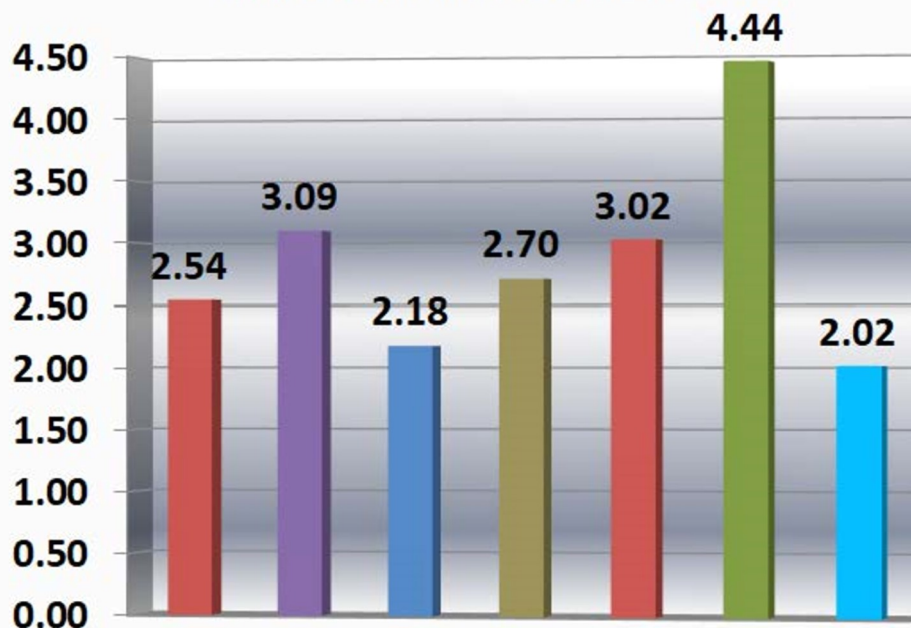
## Building Division

### BUILDING PERMIT REVIEW DECEMBER 2018 (2 late due to tracking error)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
LATE	0	2	0
ON TIME	6	27	6

### MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 55% FROM LAST YEAR



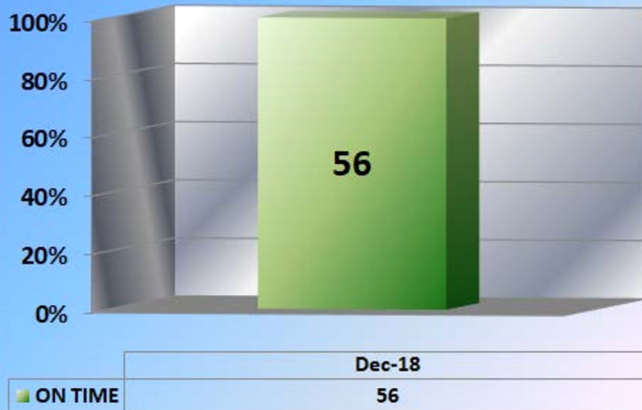
	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec-17	Dec-18
Total	2.54	3.09	2.18	2.70	3.02	4.44	2.02

Implementing the Community Vision through Development Activities

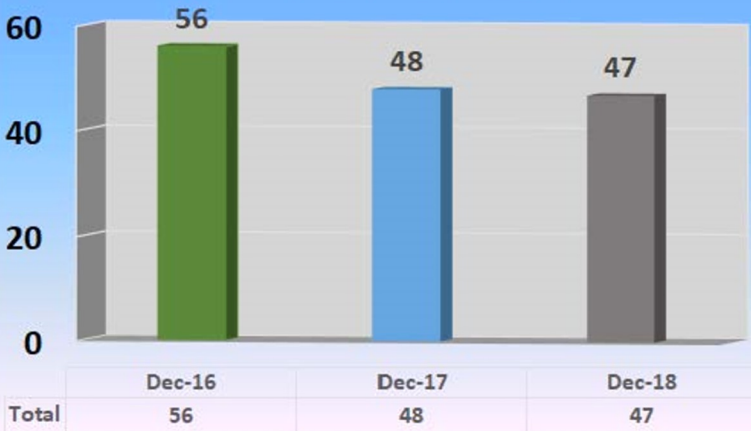
# CORE SERVICE LEVELS

## Building Division

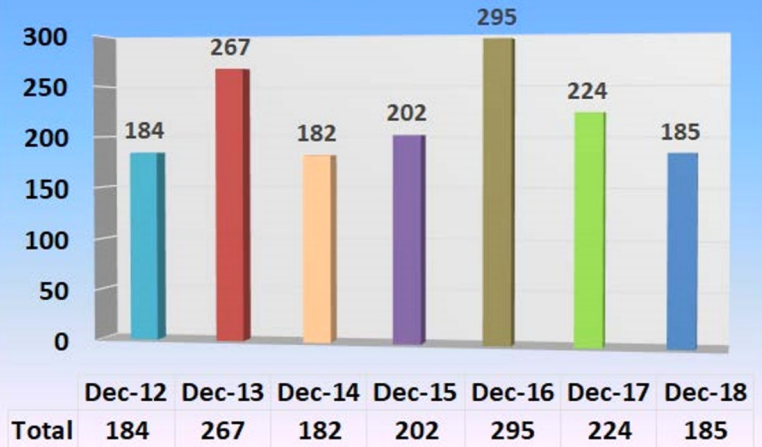
### FEES CALCULATED (W/IN 3 DAYS)



### CONTRACTOR REGISTRATION 2016-2018 DOWN 2% IN DECEMBER OVER 2017



### BUILDING PERMITS ISSUED DOWN 17% OVER 2017



### BUILDING INSPECTIONS DECEMBER 2018



Implementing the Community Vision through Development Activities



# CORE SERVICE LEVELS

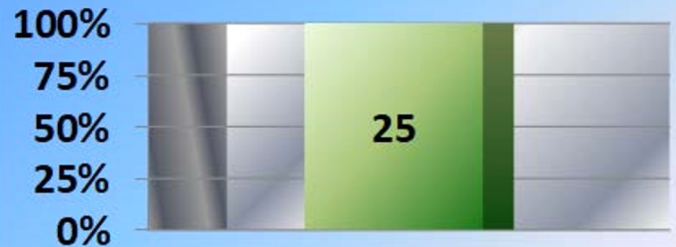
## Code Compliance

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



	Dec-18
LATE	0
ON TIME	6

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



	Dec-18
LATE	0
ON TIME	25

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



	Dec-18
LATE	0
ON TIME	7

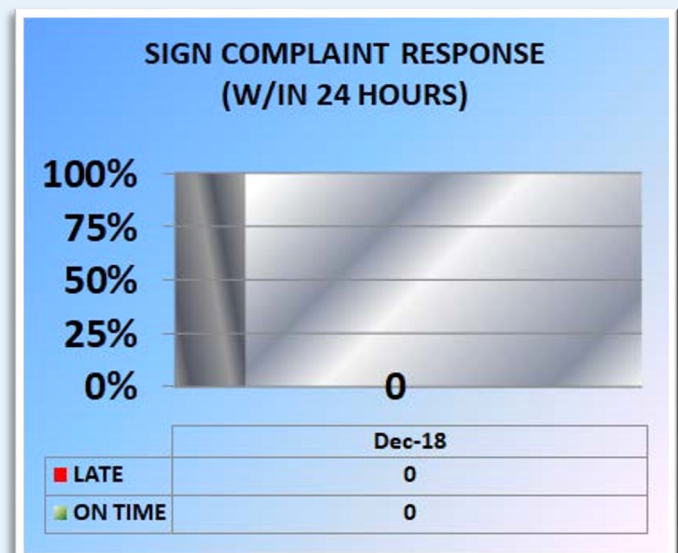
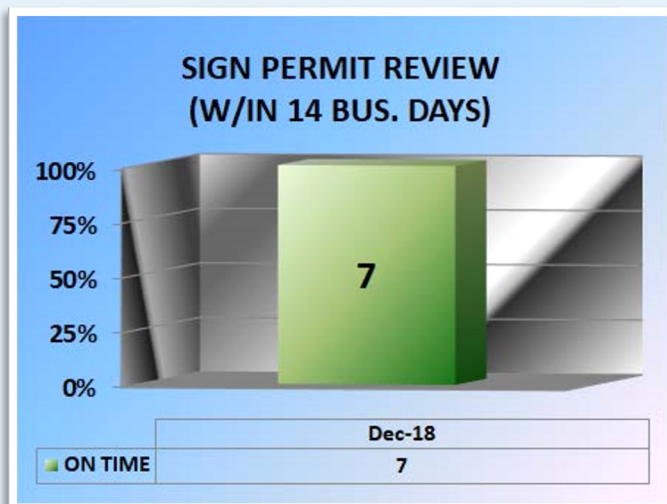
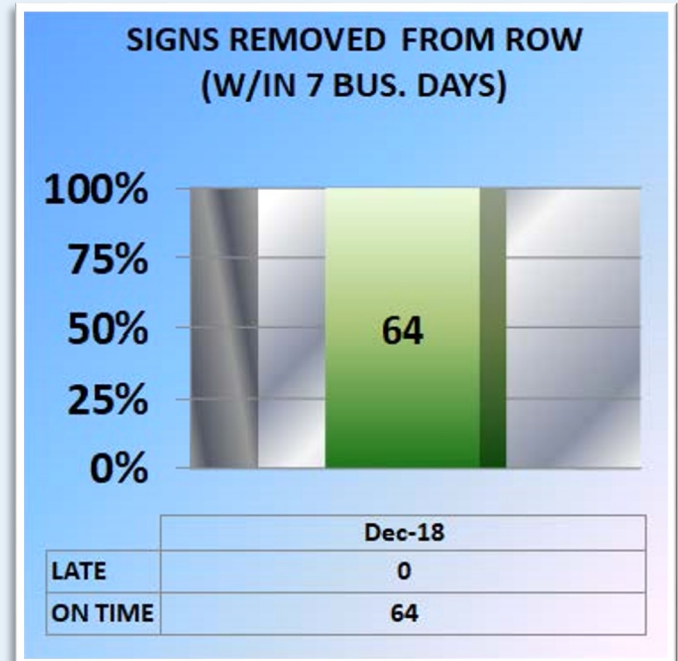
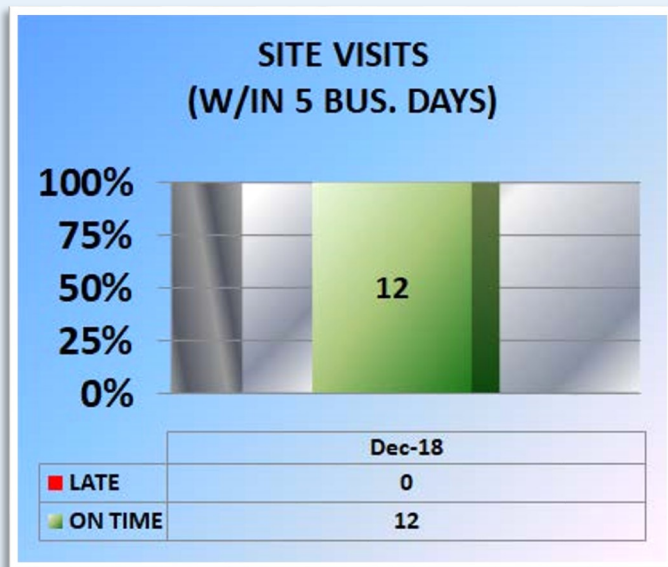
### BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



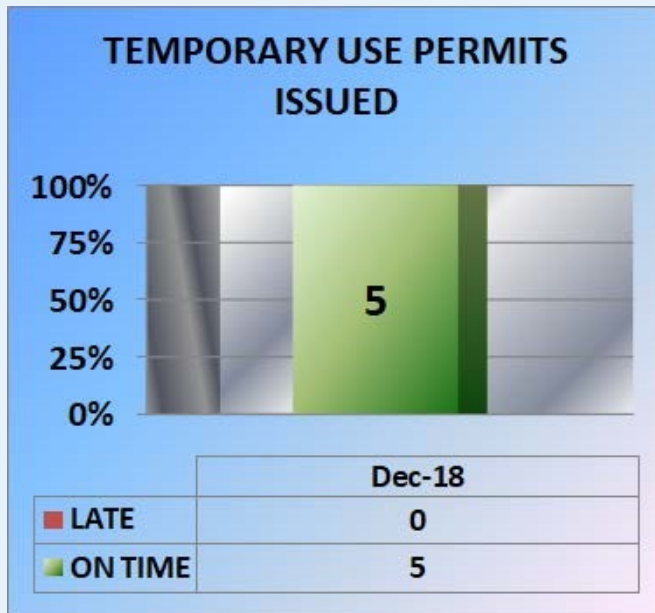
	Dec-15	Dec-16	Dec-17	Dec-18
LATE	0	0	0	0
ON TIME	37	16	30	25

# CORE SERVICE LEVELS

## Code Compliance



# CORE SERVICE LEVELS



**Zoning  
Division**

**Planning  
Division**



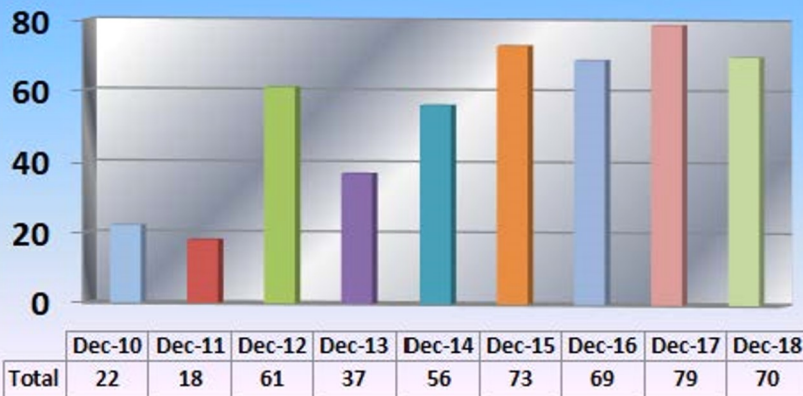
**Implementing the Community Vision through Development Activities**



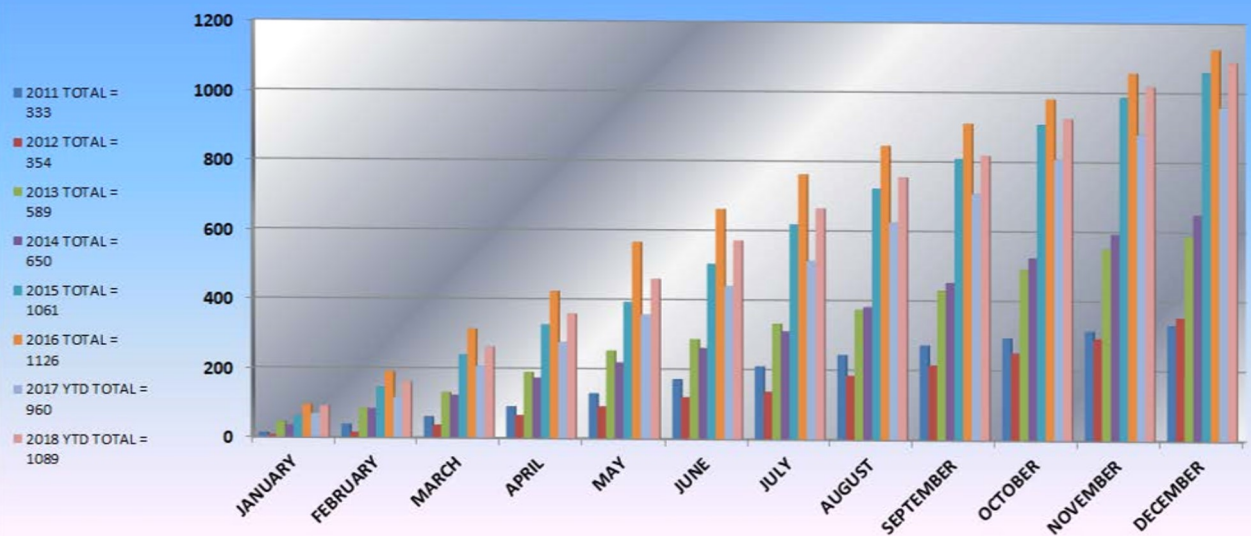
# DEVELOPMENT ACTIVITY

## Planning Division

### PLANNING/DEVELOPMENT REVIEWS DECEMBER 2010- 2018 (DOWN 11% OVER 2017)

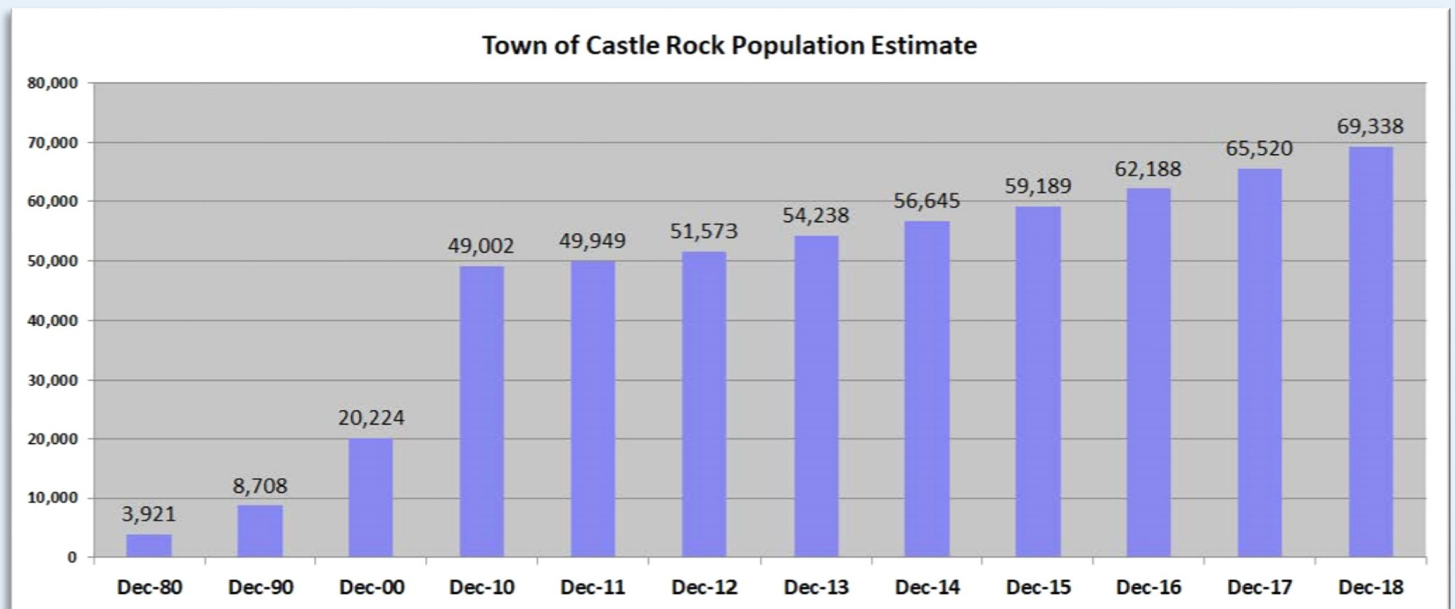


### CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 13% OVER 2017 THROUGH DECEMBER



Implementing the Community Vision through Development Activities

# POPULATION ESTIMATE



**Implementing the Community Vision through Development Activities**