



May 2019 Edition (Reporting on April 2019)

# Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*

*"In baseball and in business, there are three types of people. Those who make it happen, those who watch it happen, and those who wonder what just happened."*

*~~ Tommy Lasorda*



Bill Detweiler, Director  
Development Services

*The Development Services team consists of individuals who constantly make things happen. We propose and seek approval on code amendments to promote the Town Vision and Comprehensive Master Plan goals. We process and present land development applications at public hearings and to Town Council. We complete review and take action on site and building plans. We conduct field inspections to ensure all plan and code criteria are met. We actively resolve code violation issues working with residents and legal counsel. And most importantly, we assist Town residents and customers with all development efforts through face-to-face communication at the front counter. All involved in the 65 member team have a common goal – "First and foremost, we are a customer service agency." We make things happen!*

For the latest in development activity,  
please visit:  
[www.CRgov.com/DevelopmentActivity](http://www.CRgov.com/DevelopmentActivity)

# DEVELOPMENT TALES



*A former Town teammate of mine implemented a philosophy and practice titled, "On the Court." The goal was to create, implement, and maintain an attitude and behavior that promoted teamwork and responsiveness. The sports analogy revolved around players on the court "performing" an activity while fans in the stands "watched" that activity. As noted in the Lasorda quote, fans watch what happens and sometimes wonder "what just happened?" Players on the court need to remain positive and supportive of teammates because they recognize the effort needed to perform and succeed. Those in the stands are sometimes critical of the player's performance while yelling from the sidelines - they do not participate. The Development Services team performs, and they perform at a high level. No one sits on the sidelines making comments about those who are performing the tasks at hand; they jump in to assist and to achieve success.*



*I am, and will always remain thankful, for the commitment and effort expended by the Development Services team. Our team consistently seeks out methods to improve the customer experience and to promote the Vision, Mission and Values of the Town. The Town Council, Board and Commission members, Town teammates and the residents and customers we serve should also be extremely thankful and proud of our team efforts.*



*As the baseball season arrives, flowers bloom, and grass turns to an emerald green, development activity throughout Town will increase and be highly visible to our residents and visitors. Home building permit activity dropped in the first quarter compared to the previous three years, but given the level of infrastructure activity and plan submittals, we anticipate a significant increase in home building and commercial development activity as the summer months progress. Please reference the "Development Services" tab on the Town's web page and seek out the interactive Development Activity Map to follow ongoing activity in all parts of Town.*

# DEVELOPMENT TALES



*am writing this edition of Development Tales from home while recovering from hip surgery. It's been more than three weeks since I left the hospital and I remain fascinated by the advancements of modern medicine. I am up and walking around with little aid from a walker or cane. My legs, however, are very weak. It is important to keep pace with my evolving exercise program so I can return to work on Monday, May 20. Boredom is beginning to set in so I look forward to returning to work and spending time with my teammates and our customers.*



*ee you soon.*





# 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 a staff member to provide you with an inside look at the life and work experiences of our teammates. This month we are introducing you to:

## John Thomas, Construction Inspector

John has been working with the Town as a Construction Inspector for one year. As an Inspector, John makes sure all public infrastructure is installed to meet the specifications and standards the Town has in place. According to John, there are many facets to being a Town Inspector. One day, he will be inspecting a water main installation, and the next day he may be inspecting an asphalt paving project, or an emergency sewer repair. John acknowledges his day is never dull. Just recently, John was offered the position of Right-of-Way Inspector, which is a new Town position. John is excited to begin this new journey.

John is a Colorado native and grew up in the Lakewood, Green Mountain area. John says, “he has enjoyed 21 years of marital bliss with his wife, Joy, and their relationship is like a fine wine; it continues to get better with age.” John and his wife have two teenage children, Brandon and Brooke. Brandon is 18 years old, and Brooke is 16 years old. The Thomas family currently lives and is building a home in Cobblestone Ranch. John has been coined a “Jeepaholic” by his wife and friends. He has had many jeeps that he has owned and built over the years. In his spare time, he enjoys working on cars and looking for new projects on Craigslist. John and his wife do a lot of hiking to keep in shape and to take advantage of the 300 days of sunshine a year that Colorado has to offer.



John and his Jeep



John and Joy



Thomas Family

Implementing the Community Vision through Development Activities



# WHAT'S NEW - GENERAL

## DS Coordinates 4-H Volunteer Cleanup Day

Cara Reed, Neighborhood Liaison, coordinated a Douglas County 4-H Volunteer Cleanup Event on April 27th for a needy Castle Rock resident. Over 20 4-H volunteers were onsite to help with tree and landscape trimming, mulch spreading and trash/brush removal. As a result of the group's efforts, there were four trips to the Castle Rock slash mulch site, two truckloads of waste, one truckload of metal recycling, two trees removed and flowers planted for one extremely grateful resident.



Cara Reed  
Neighborhood  
Liaison

This hardworking 4-H group is making plans to return this summer to finish the tree/brush removal and to (hopefully) install a shed and a safe walking path that is desperately needed to get from the front yard to the back yard. Ongoing coordination of the summer event will continue with 4-H Leadership.

The Douglas County 4-H Club assists youth in acquiring knowledge, developing life skills, and forming attitudes that will enable them to become self-directing, productive, and contributing members of society. This is accomplished through "hands on" learning experiences, focused on agricultural and environment issues, agriculture awareness, leadership, communication skills, foods and nutrition, health, energy conservation and citizenship.



Implementing the Community Vision through Development Activities

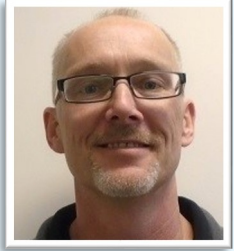
# WHAT'S NEW - GENERAL

## Building Division Welcomes

### Bobby Spicher, Plans Examiner

The Building Division welcomed Bobby Spicher on April 1st as a Building Plans Examiner. Bobby joins the Building Division team with over 30+ years in the construction industry and has spent the last 10 years working as a Plans Examiner/Inspector.

**Welcome, Bobby!**



Bobby Spicher  
Plans Examiner

## Enterprise Team Welcomes

### Sean Madden, Public Works Plan Review Engineer



Public Works Development Lead Engineer, Brian Kelley, welcomed Sean Madden, new Public Works Plan Review Engineer, to the Enterprise Team on April 29th. Sean comes to the Town from the Denver area with plenty of experience in Jeffco and private sector companies. Sean will be responsible for reviewing new development plans.

**Welcome, Sean!**

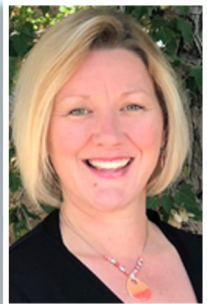
Sean Madden  
Plan Review  
Engineer

WELCOME

## Customer Service Kudos

Phil Kranz, Business Administration Manager, received this note from a Building Division customer regarding Development Services Technician, Jennifer Bigham, "...I wanted to take this opportunity to recognize her for her outstanding customer service. I originally called and spoke with her on an issue I was having with my builder on a new home construction. Although the complaint was more of a civil issue, Jennifer was wonderful in assisting me with my situation. Jennifer spent time with me on the phone and responded to my emails in a timely matter, and most of all, she offered great advice. I appreciated her help very much. Thank you!"

**Way to go, Jennifer!**



Jennifer  
Bigham  
Development  
Technician

Implementing the Community Vision through Development Activities

# PROJECT UPDATES

## New Land Use Submittals (Public Hearings Required)

### Meadows Town Center Site Development Plan

The Garrett Companies submitted a Site Development Plan application for a four-story, mixed-use building, located in the Meadows Town Center. The first floor will include a 4,000 square-foot restaurant, a private clubhouse and leasing center. Floors two through four will include 111 multi-family dwelling units, with a mix of one, two and three bedroom units, internal courtyard areas, a dog park, and associated surface and garage parking. This project is under staff review and will be scheduled for future public hearings with the Planning Commission and Town Council. This project is located in Councilmember Bracken's District.



Vicinity Map

Implementing the Community Vision through Development Activities



# PROJECT UPDATES

## New Land Use Submittals (Public Hearings Required - Continued) Oakwood Apartments Site Development Plan

The Douglas County Housing Authority submitted a Site Development Plan Amendment for the Oakwood apartments. The Oakwood Apartments are located on the northeast corner of Front Street and Oakwood Drive in the Oakwood Apartments Planned Development (PD) zoning district. In 2018, a PD amendment was approved that allows for an additional 45 senior apartments on the site and amended the allowable height to 42 feet for a specific portion of the property. A new three-story building is being proposed as part of this Site Development Plan Amendment in the center of the property that will contain 53 apartment units, the leasing center, and community center. The new building will be 41 feet in height. To make room for the new building and associated new parking areas, one existing apartment building (8 units), the existing leasing center, and the existing community center will be demolished. This project is located in Mayor Pro Tem Bower's District and will require public hearings before the Planning Commission and Town Council.



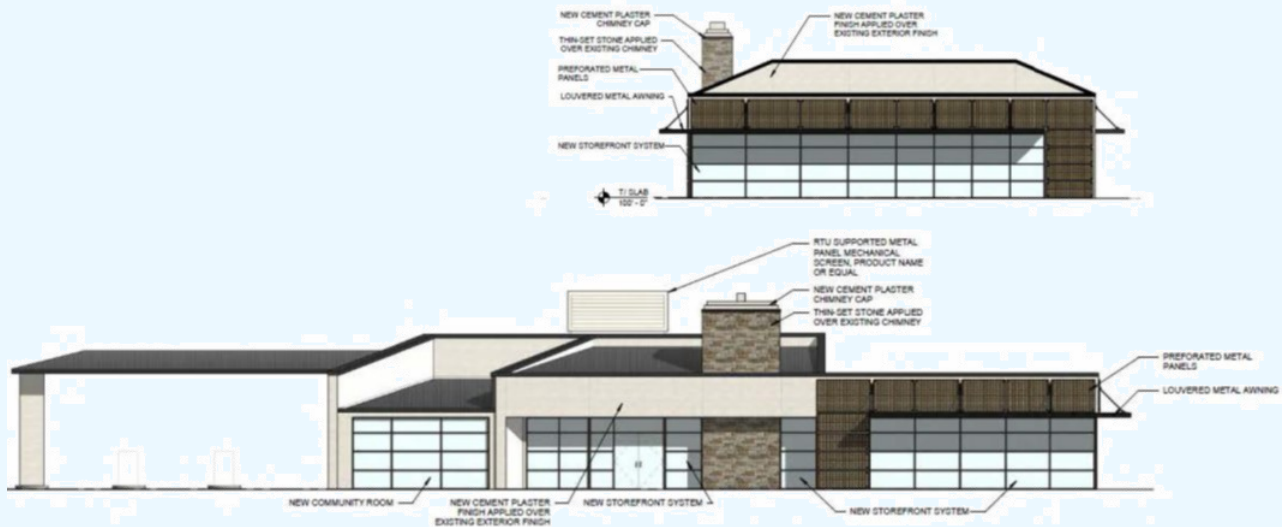
Vicinity Map

# PROJECT UPDATES

## New Land Use Submittals (Public Hearings Required - Continued)

### Independent Bank Site Development Plan

Independent Bank submitted a Site Development Plan for façade and landscape improvements for 501 N. Wilcox Street. The application will have a public hearing at the Design Review Board in the near future. The project is located in Mayor Pro Tem Bower's District.



Proposed New Façade

### Mirage Dental Site Development Plan Amendment

Mirage Dental is proposing a new canopy to the entrance on the northwest corner of their existing building at 85 Rio Grande Drive. The Site Development Plan will require a public hearing before the Design Review Board. The project is located in Mayor Pro Tem Bower's District.



Proposed Canopy

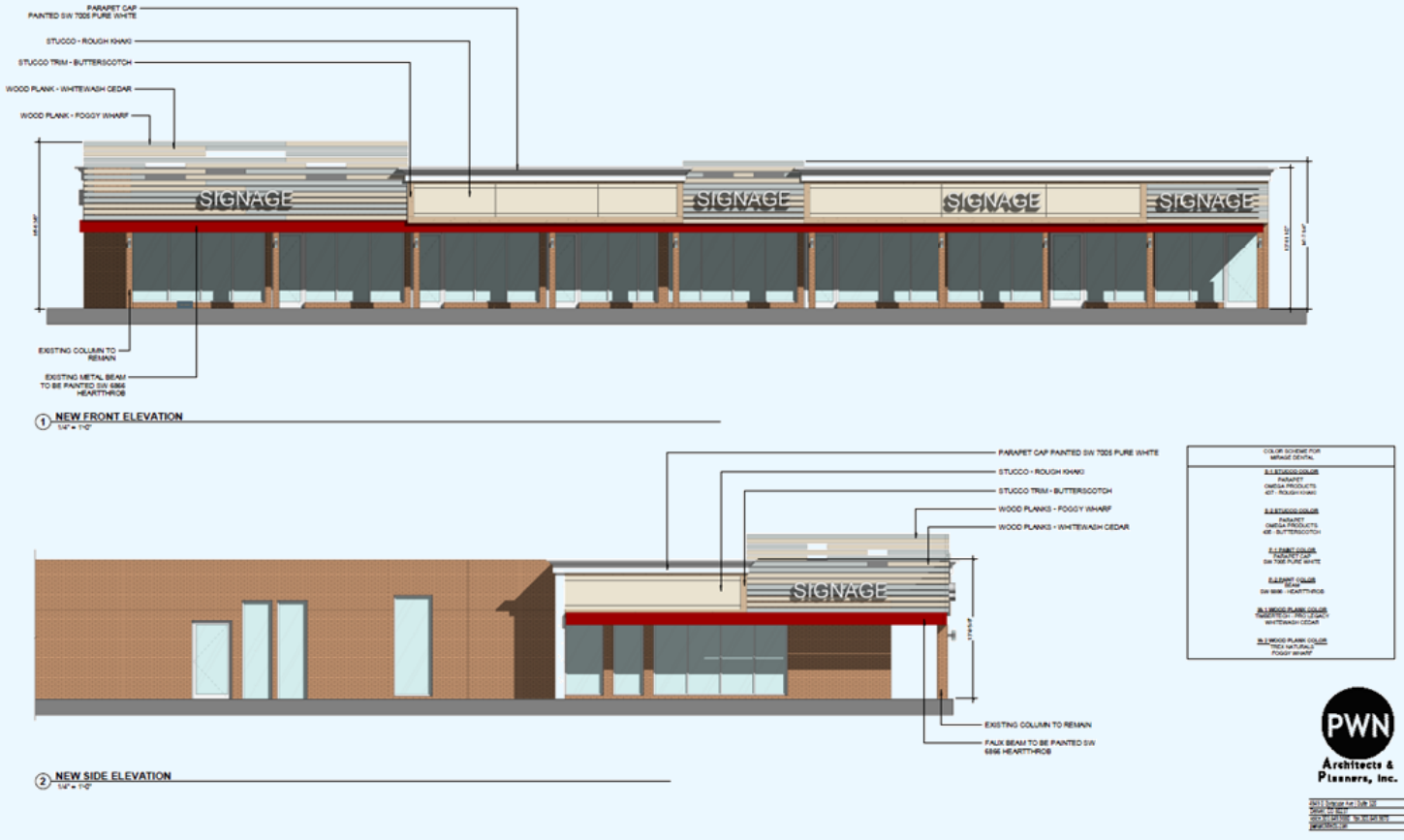
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# PROJECT UPDATES

## New Land Use Submittals (Public Hearings Required - Continued)

### 218 N. Wilcox Street - New Façade for Commercial Building

The property owner of a commercial building located at 218 N. Wilcox Street submitted a Site Development Plan for a new façade. The project will require a public hearing before the Design Review Board. The project is located in Mayor Pro Tem Bower's District.



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

### Calvary Chapel

**Subdivision Improvement Agreement:** For approximately 23,000 square-foot church building, located at Fifth Street and Woodlands Boulevard.

### Centennial Park

**IREA Easement Agreements:** For underground utilities, located on north side of South Street, east of Gilbert Street.

### Crystal Valley Ranch

**Easement Agreement:** For stormwater detention pond located south of Loop Road and west of Ditmars.

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# PROJECT UPDATES

## New Land Use Submittals (Public Hearings Not Required - Continued)

### Heckendorf Ranch

**Construction Documents and Soil Erosion Control Plans:** For approximately 10,000 square-foot commercial retail, located southwest of Plum Creek Boulevard and Crystal Valley Parkway, directly across from Fire Station 152.

### Lanterns

**Construction Documents:** For landscaping and irrigation of 2 1/2 miles on Montaine Circle, located south of Kings Ranch.

### Meadows

**Easement Agreements:** For drainage, maintenance and temporary construction for 116 single-family attached home project, located on Wolfensberger Road, southwest of the Coachline/ Wolfensberger Roundabout.

### Millers Landing

**Construction Documents and Soil Erosion Control Plans:** For first phase of project infrastructure, located on Plum Creek Parkway directly east of Philip S. Miller Park.

### Montana Vista

**Site Plan and Lot Line Vacation:** For additional 18,000 square-foot commercial building, located at Alexander Place and Brewer Court.

### Promenade

**Design Revision:** For block 4a early grading, located at intersection of Factory Shops Boulevard and Promenade Parkway.

### Terrain - Sunstone Village

**Agreements:** For access, sanitary and trail easements located on Ridge Road and east of the King Soopers shopping center.

**Design Revision:** For sanitary sewer main alignment for project located south of State Highway 86 and Autumn Sage.

### Town Projects

**Construction Documents, Floodplain Modification Study and Soil Erosion Control Plans:** For East Plum Creek Stabilization, located within East Plum Creek between North Meadows Parkway and Plum Creek Wastewater Authority Facility.

**Construction Documents and Soil Erosion Control Plans:** For Public Safety Training Center, located at Malibu Street and Caprice Drive.

Implementing the Community Vision through Development Activities

# WHAT'S NEW - BOARDS & COMMISSIONS

## Historic Preservation Board

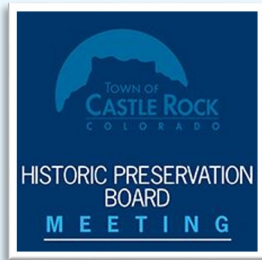
The Historic Preservation Board held their regularly scheduled meeting on April 3rd. The Board made plans to support the Castle Rock Museum with their Preservation Month events. Preservation Month is celebrated nationally every May. Angie DeLeo, Director of the Castle Rock Museum, and Cindy Welch, a local artist, addressed the Board requesting assistance with their Preservation Month events. Ms. DeLeo requested help in paying for the trolley driver and trolley tour brochures for the museum's trolley tours on May 11th. Ms. DeLeo and Ms. Welch also requested help in paying for Ms. Welch to complete a watercolor painting of the museum. The painting would be unveiled at the museum on May 18th to coincide with other Preservation Month events. Ms. Welch would also donate 10% of any future sales of prints of the museum painting to the museum. Because the HP fund would not be able to pay the entire painting commission, the Board was asked to consider contributing as much as possible. The staff liaison to the Public Art Commission was also present since Ms. DeLeo and Ms. Welch plan to ask for a contribution from the Public Art Commission to also help pay for the painting. The Public Art Commission will consider the request at their next meeting. The Board voted 5-0 to pay the \$154 trolley driver fee and to contribute \$750 towards the painting on the condition that the Public Art Commission is willing to pay the remaining \$1,250. If the Public Art Commission is not able to pay the remainder of the painting commission, the HP Board voted to help pay the \$225 fee for the trolley tour brochures.

Update: On April 11th, the Public Art Commission voted unanimously to fund the remaining \$1,250 for the Museum painting by Cindy Welch.

## Board of Adjustment

On April 8th, the Board of Adjustment held a special meeting. The Board welcomed new Board Member, Kenneth Arnold, who was appointed to the Board by Town Council on April 2nd.

The Board considered a variance request for 616 Third Street. The applicant requested encroachment of 11 feet into the front and rear setback for a 2nd story addition. The Board unanimously approved the variance request.



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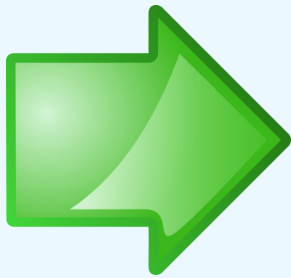
# WHAT'S NEW - BUILDING DIVISION

## Contractors Luncheons

Over 50 customers attended the April 10th Contractors Luncheon, which was sponsored by Lennar Homes. The agenda included the following topics:

- CO Document Review - Possible Changes
- Inspection Team Overview of 2018 Code Updates
- Open Discussion

The next luncheon is scheduled for:



- Wednesday, June 12, 2019  
**TOWN SPONSORED PICNIC**
- 11:30 am to 1:00 pm
- The Mill House at P.S. Miller Park  
1375 W. Plum Creek Parkway

**NO LUNCHEON IN MAY**

If you're interested in sponsoring a luncheon or have any questions, our Development Services Technicians will be happy to assist you. Please contact them at [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com) or 720-733-3527.

To view luncheon meeting summary notes, please visit: [CRgov.com/contractorluncheon](http://CRgov.com/contractorluncheon)

## CONTRACTOR



Implementing the Community Vision through Development Activities



# WHAT'S NEW - GENERAL

## Cell Phone Drive to Benefit Victims of Crime

In a joint effort with the Town's Department of Innovation and Technology (DoIT), Development Services donated several old cell phones to the Castle Rock Police Department. The Victims Assistance Units from the Castle Rock Police Department, Parker Police Department and Lone Tree Police Departments recently joined forces to help raise awareness of victim's rights during a cell phone drive to benefit victims of crime and the elderly. Donated cell phones were checked for functionality and wiped of data. Phones that are disconnected from a cellular provider still have the ability to call 911. The phones were distributed to The Crisis Center, Douglas County Adult Protective Services and Aging Resources of Douglas County.



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)



**"Our debt to the heroic men and valiant women in the service of our country can never be repaid. They have earned our undying gratitude. America will never forget their sacrifices."**

**~~President Harry S. Truman**

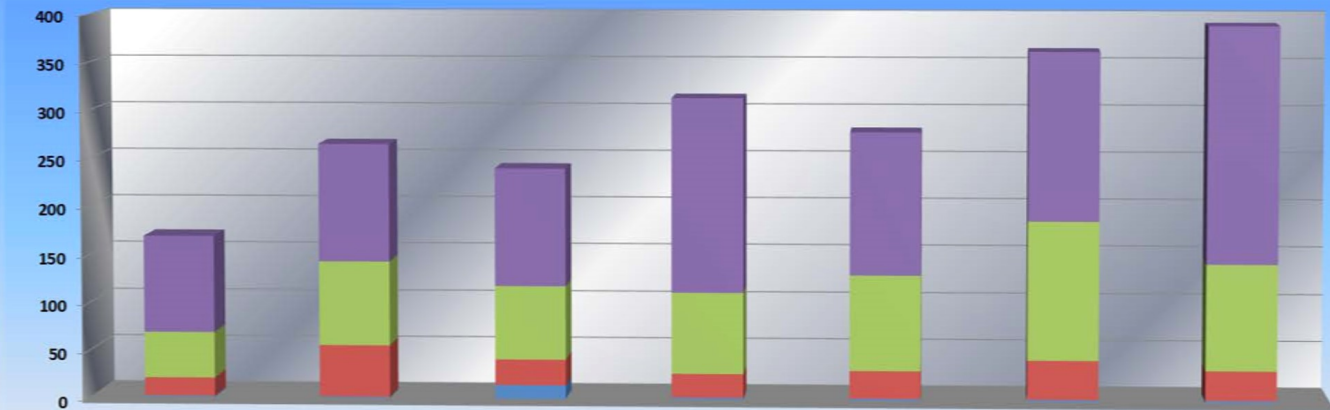
To subscribe to this monthly report via email, please send your request to [Planning@crgov.com](mailto:Planning@crgov.com).

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# CORE SERVICE LEVELS

## Building Division

BUILDING PERMIT APPLICATIONS RECEIVED  
THROUGH APRIL 2012 - 2019



BUILDING PERMIT APPLICATIONS RECEIVED  
THROUGH APRIL 2019



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# CORE SERVICE LEVELS

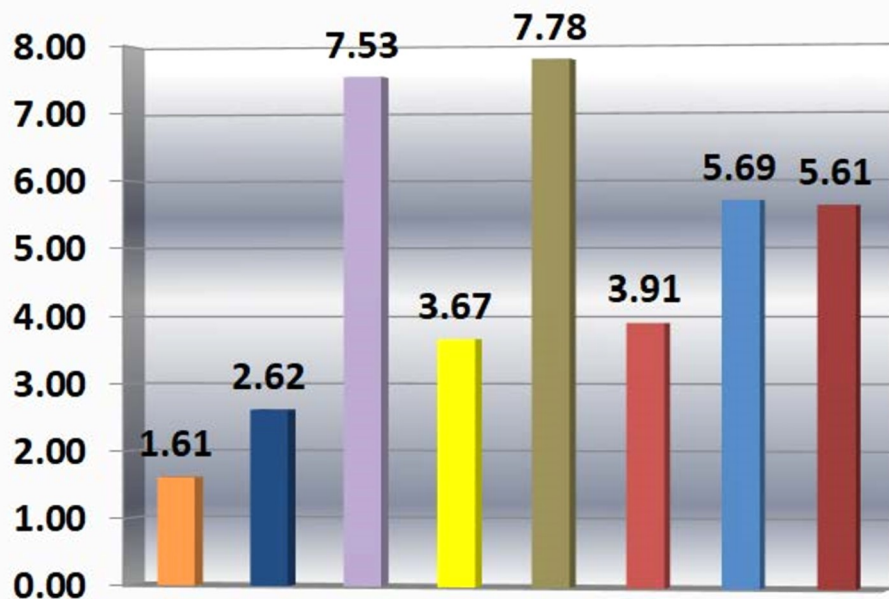
## Building Division

### BUILDING PERMIT REVIEW APRIL 2019 (1 late due to volume)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
LATE	0	1	0
ON TIME	7	53	14

### MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 1% FROM LAST YEAR



	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19
Total	1.61	2.62	7.53	3.67	7.78	3.91	5.69	5.61

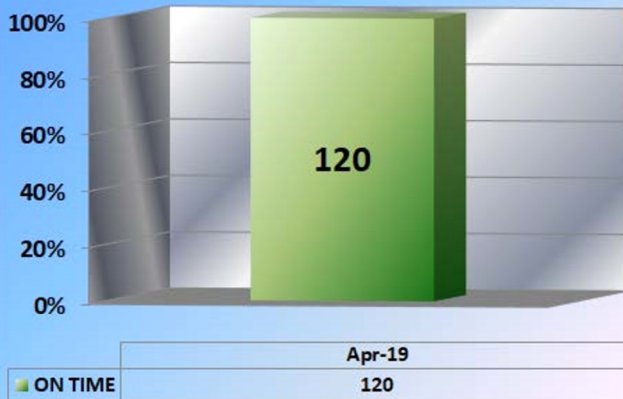
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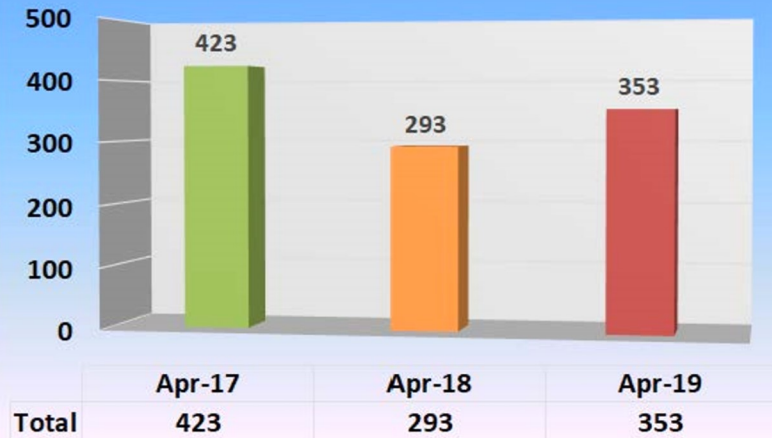
# CORE SERVICE LEVELS

## Building Division

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



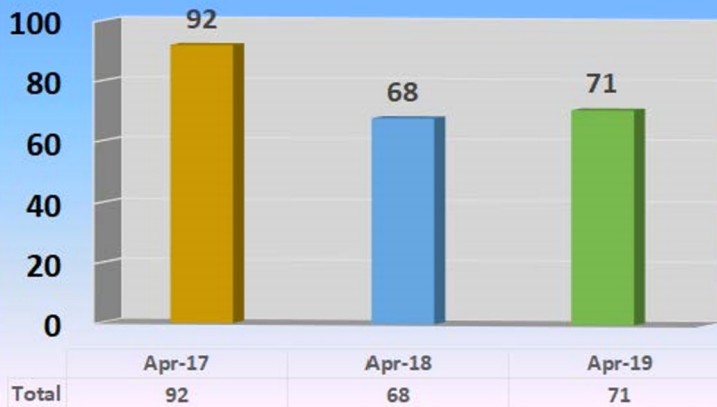
### BUILDING PERMITS ISSUED UP 20% OVER 2018



### BUILDING INSPECTIONS APRIL 2019



### CONTRACTOR REGISTRATION 2017-2019 UP 4% IN MARCH OVER 2018



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# CORE SERVICE LEVELS

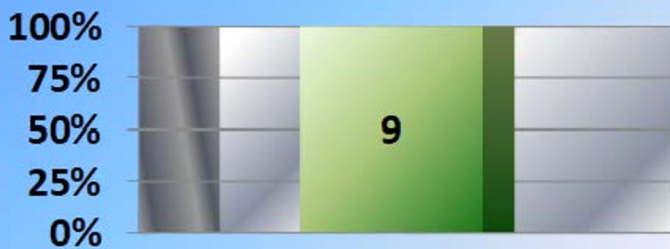
## Code Compliance

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



	Apr-19
LATE	0
ON TIME	12

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



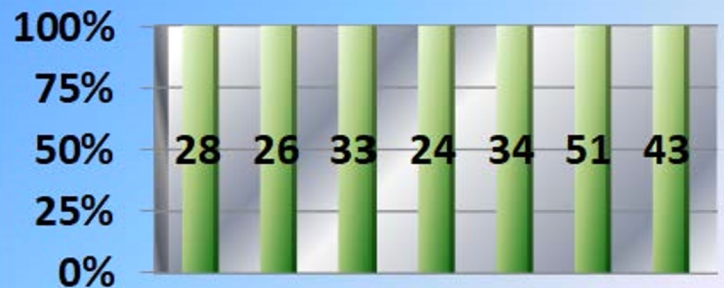
	Apr-19
LATE	0
ON TIME	9

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



	Apr-19
LATE	0
ON TIME	43

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

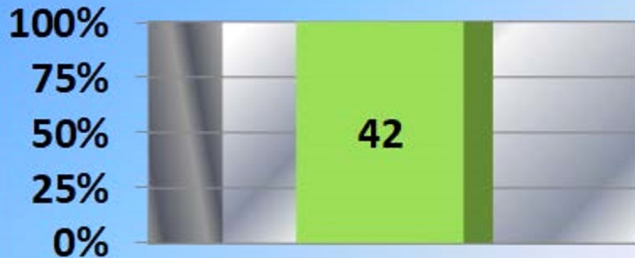


	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19
LATE	0	0	0	0	0	0	0
ON TIME	28	26	33	24	34	51	43

# CORE SERVICE LEVELS

## Code Compliance

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



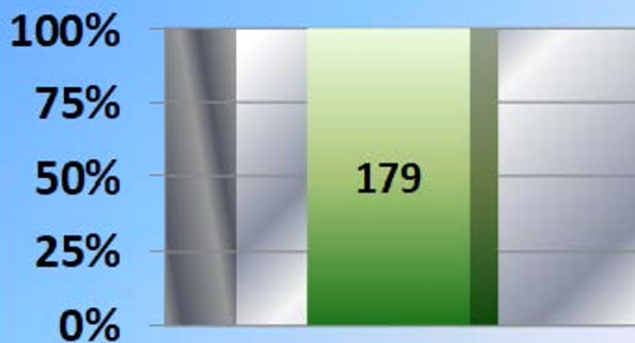
	Apr-19
LATE	0
ON TIME	42

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



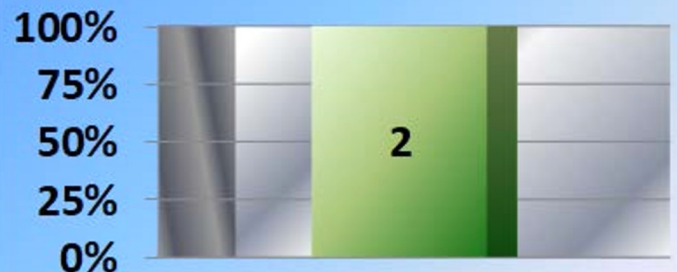
	Apr-19
ON TIME	14

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



	Apr-19
LATE	0
ON TIME	179

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

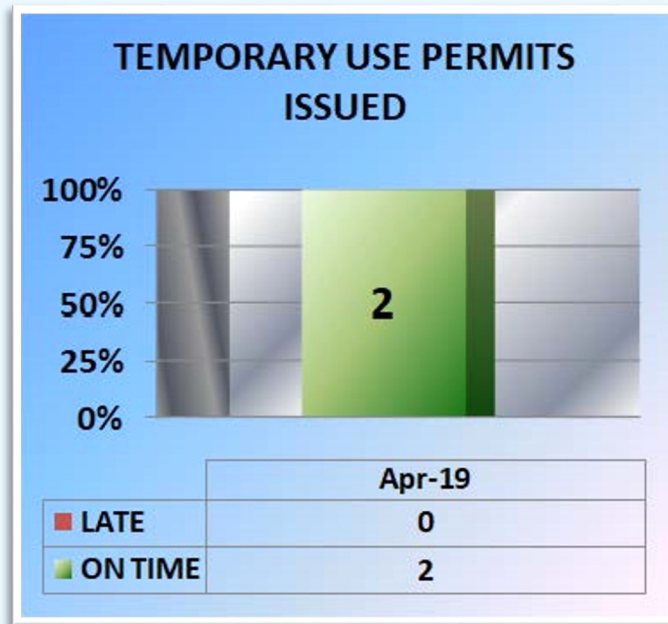


	Apr-19
LATE	0
ON TIME	2

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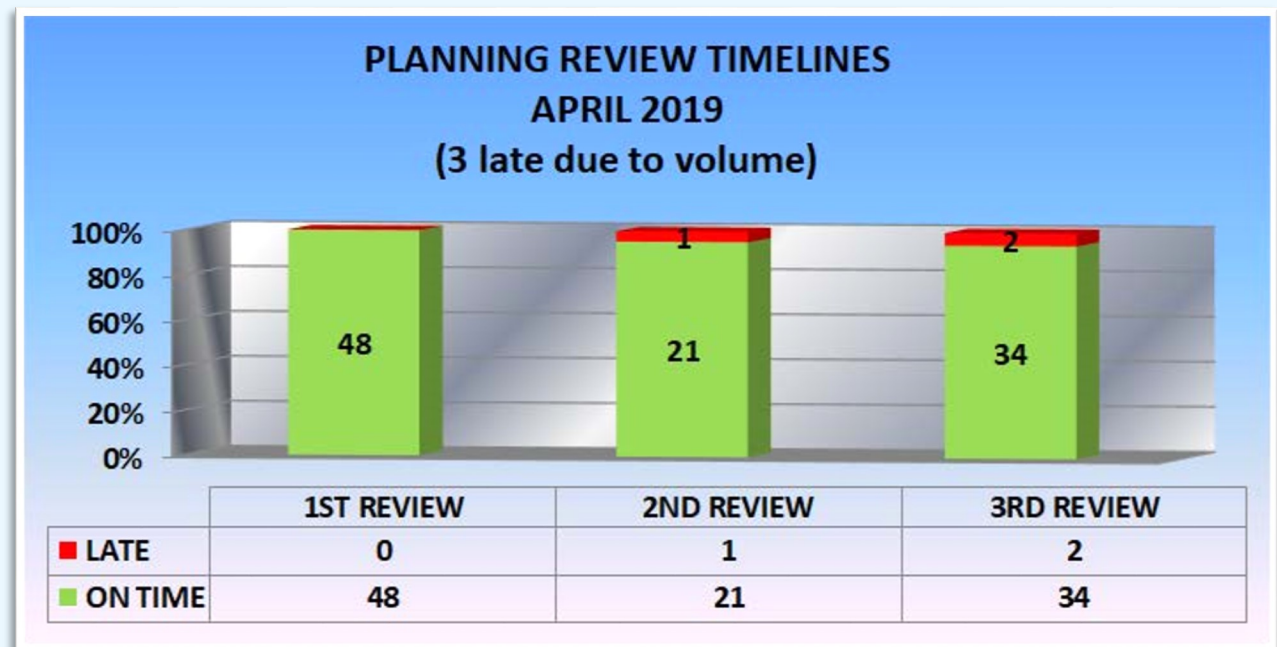


# CORE SERVICE LEVELS



**Zoning  
Division**

**Planning  
Division**



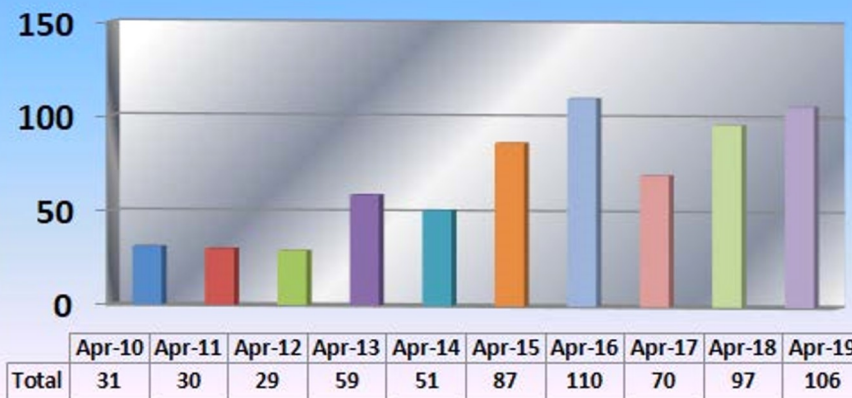
**Implementing the Community Vision through Development Activities**



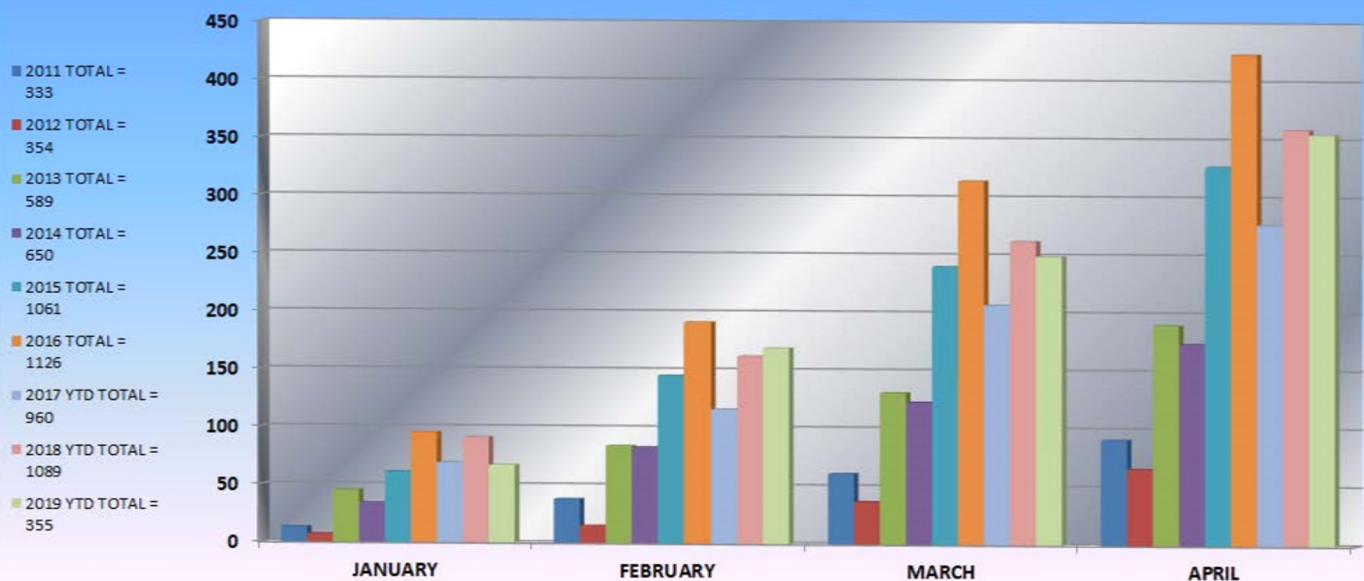
# DEVELOPMENT ACTIVITY

## Planning Division

### PLANNING/DEVELOPMENT REVIEWS APRIL 2010- 2019 (UP 9% OVER 2018)



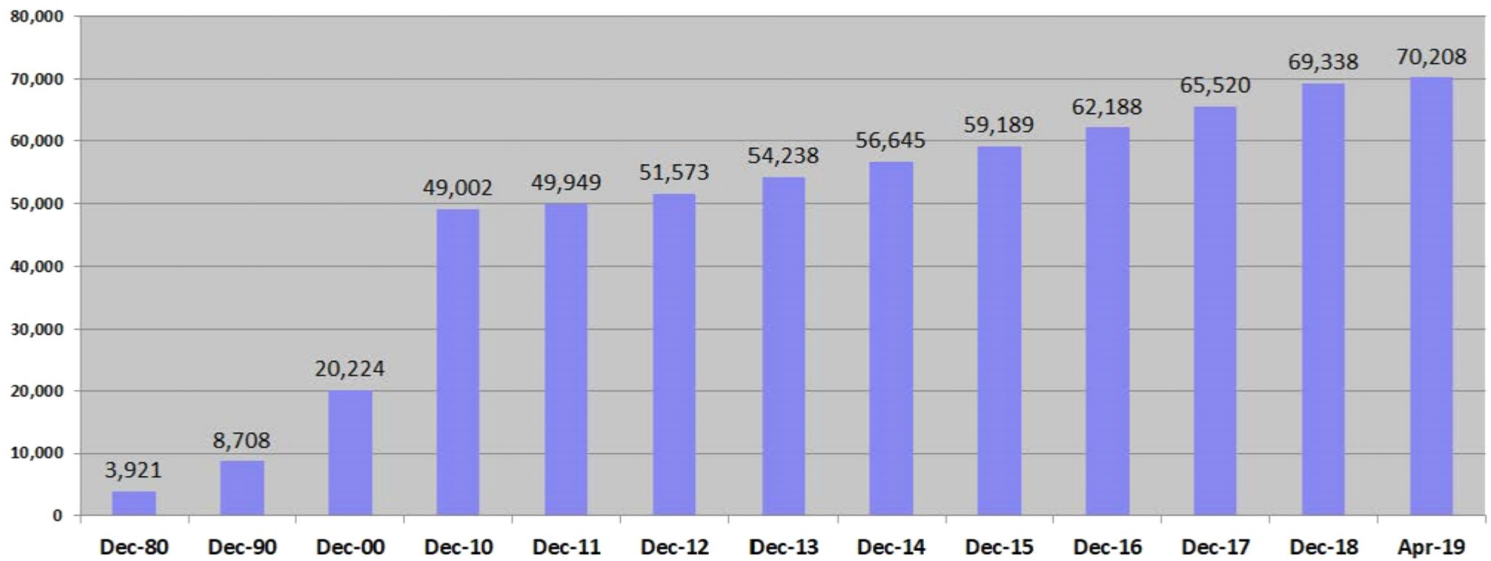
### CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT DOWN 1% OVER 2018 THROUGH APRIL



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# POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities