



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"There are some people who have the quality of richness and joy in them and they communicate it to everything they touch. It is first of all a physical quality; then it is a quality of the spirit."

~~Tom Wolfe



I am surrounded by a group of professionals that thoroughly enjoy the work they complete. The energy and enthusiasm exhibited by staff is contagious and the air is filled with a sense of pride projected to each other and the customers we serve. Working in a community development organization in a high-growth area is not always easy. There is constant pressure to perform and a sense of urgency that surrounds the team on a daily basis. Thankfully, we have a team of professionals with a passion for Castle Rock and a belief that we make a difference. The policies and goals enacted by Council lead our actions and provide a solid base for all discussions and decisions. I am constantly fascinated by the spirit of cooperation exhibited by our team and thankful that all involved recognize we are here to serve our

For the latest in development activity,
please visit:

CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

customers and work towards a common goal outlined in the Council-adopted Comprehensive Master Plan and the building blocks of our Vision noted through the four cornerstones; Distinct Town Identity; Responsible Growth; Community Services; and Thriving Economy. Staff provides guidance and leadership through adherence to the Vision and displays an energy and spirit that enhances the built environment in Castle Rock.

 *The Riverwalk project received certificates of occupancy for the south building and businesses and residents are moving into the structure. The north building should be finished and ready for occupancy soon. New residential construction is occurring throughout every quadrant of Town and commercial development is progressing in the Promenade project and along the Founders Parkway corridor. The Development Services team continues to receive requests for pre-application meetings and submittal of development plans remains consistent with previous years.*

 *Investment in the community by homebuilders and commercial businesses remains strong. We suspect the current level of activity will continue into the near future as the Denver Metro area continues to experience high growth. The influx of new business and expansion of existing business is constant and ongoing. Reports by economists and demographers show the Denver metro area provides opportunities for employment and housing to support the projected growth rates. Construction activity is dependent upon financing, and to date, I have been informed financing is available for good projects. It is difficult to predict the length of time such activity will continue, but I recently met with a development team that builds projects throughout the western states and they are prepared to invest in Castle Rock and believe other new businesses will follow them.*

DEVELOPMENT TALES



am writing this note after returning to the office following hip surgery. The department team, led by Tara Vargish and our outstanding management team, continued to provide leadership and excellent work in my absence. The entire Development Services team works hard. I believe we have created a work environment conducive to responsiveness and creativity that benefits the community.



reparation for the upcoming school year is in full swing and we look forward to the opening of the Sturm Collaboration Campus in the Meadows Community and the energy it will bring to our community. Staff is preparing for a busy end to the summer season and we look forward to an exciting fall season.



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 one or 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:

Donna Ferguson, Senior Planner



Donna Ferguson
Senior Planner

Donna is a Senior Planner who has been with the Town since February of 2015 when she started as a Planner I. She obtained her Master in Urban and Regional Planning from CU Denver and before coming to the Town worked as a Planner in Cheyenne, Wyoming and Jefferson County, Colorado.

As a Senior Planner with the Town, Donna acts as a project manager and plan reviewer for a variety of land development applications that require public hearings and public outreach like annexation and zoning application and site development plans for new neighborhoods. She also reviews plans for her co-workers on the

Development Review team who manage land development projects that do not require public involvement. Donna enjoys using her people and customer service skills to guide developers, builders and citizens through the land development process and especially likes land development applications that spark passionate discussion from the community.

Donna works on the second floor of Town Hall where she gets to mix and brainstorm with her fun and smart coworkers. She loves clothes and likes to plan themed dress up days. Donna also loves to eat and will often roam the halls looking for food!



WHAT'S NEW - PEOPLE

New ICC Certification



On July 15th, Business Administration Manager, Phil Kranz, announced that Development Services Technician, *Ben Christensen*, passed the ICC Permit Technician exam.

Congratulations, Ben!



Ben Christensen
DS Technician



New Plans Examiner Intern



Plans Examiner

Kathleen Danziger is working as a new Plans Examiner Intern in the Building Division. She's finishing up an A.A.S. in Architectural Studies at the Community College of Denver this summer, and is enrolled in the University of Colorado Denver's Architectural Studies program for the fall as a junior. In her free time, Kathleen crochets, reads, and paints. She's very excited about her internship with the Town and is looking forward to learning how Development Services works from the "other side of the desk," and hopes you'll stop by and say hello. Kathleen began her Internship on July 15th.

Welcome, Kathleen!



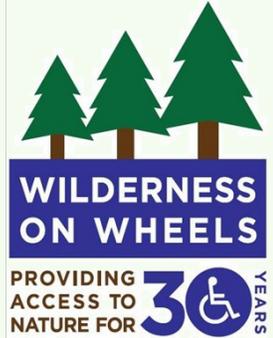
WHAT'S NEW - PEOPLE

Wilderness On Wheels Volunteer Work



In July, Building Division Plans Examiners, *Andy Blake* and *Bobby Spicher*, joined fellow Colorado ICC Chapter members at the Wilderness On Wheels (WOW) Campground in Grant, Colorado, for a day of volunteer work. The crew rebuilt steps, corrected the slope into a doorway for a ramp at one of the cabins and repaired the slope to enter another cabin.

Wilderness On Wheels is a non-profit organization that provides access to nature for people of all abilities, their families and caregivers. Nestled at the base of Kenosha Pass, WOW offers a one-mile long, eight-foot wide boardwalk that rises to 9,200 feet, fishing pond, 13 campsites, 5 huts and 2 cabins - all wheelchair accessible.



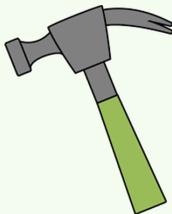
Great work, Andy and Bobby!



Bobby Spicher
Plans Examiner



Andy Blake
Plans Examiner



Implementing the Community Vision through Development Activities

KUDOS

Zoning Division

On July 15th, the Town Manager's Office received this note from a resident regarding a complaint that Zoning Inspector, **Scott Seubert**, investigated, *"Scott contacted me immediately and I explained the issues to him. He went out to inspect the areas in question and called me back to give me updates. I want to let you know how impressed I was with his diligence, communication, and kindness in explaining the rules and regs and who is basically responsible for what in terms of city, HOA and builder. I came away with a better understanding of the system, and a true appreciation of how the system works and how responsive the City of Castle Rock has been to myself as a concerned citizen. Kudos to Scott for being an excellent employee and ambassador for the City of Castle Rock. As it turned out, the HOA received 2 violations for lack of noxious weed abatement in two areas of our community, and I hope they will rectify the situation, and in the future do a better job of staying on top of these things."*



Scott Seubert
Zoning
Inspector

Well done, Scott!

Building Division



On July 8th, DS Technician, **Ben Christensen**, received a voice mail message from a pleased customer thanking him for helping her with obtaining a same-day mid-roof inspection.

Great job, Ben!

Ben Christensen
DS Technician

Jennifer Bigham, DS Technician, received three notes of appreciation from customers in July: *"Today I was working with Jennifer Bigham regarding an expired permit and she advised I reach out to you directly. Though I am a bit overwhelmed trying to resolve this issue (I'm the builder's wife and was tasked with getting the permit restored though I don't know much about this kind of stuff), she was wonderful to deal with. Her knowledge and kindness made this much easier to deal with. She is a true asset to your team."* from Megan Gage, and *"You truly are so kind! Thank you so much."* from Jon Bauer, HindSight Electric, LLC, and from Sophia Antonczyk, *"Thank you so much for your help."*



Jennifer Bigham
DS Technician

Way to go, Jennifer!



PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

Proposed Demolition - 407 Jerry Street

The Olinger Andrews Caldwell Gibson Chapel funeral home submitted an application to demolish their existing building at 407 Jerry Street to make way for a future renovation. Because part of the building was built around 1929, the property owner must get a recommendation from the Historic Preservation Board and approval from the Town Council to demolish the building. The property is not historically landmarked. However, demolition of any building built before 1945 within the historic downtown area requires the Historic Preservation Board's recommendation and Town Council approval prior to issuance of a demolition permit. Public hearings will be scheduled with the Historic Preservation Board and Town Council. The proposal is located in Mayor Pro Tem Bower's District.

Site Development Plan - Caliber at Terrain

The Garrett Companies, on behalf of Poplar Investments, Inc., submitted an application for a site development plan (SDP) for an apartment building complex known as Caliber at Terrain, which is located in the northeast quadrant of Founders Parkway and State Highway 86. The SDP proposes 21 two-story apartment buildings containing 226 residential units, a clubhouse/leasing office, a pool, and a dog park. Parking is provided via 204 attached garage spaces and 212 surface parking spaces. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is located in Councilmember Townsend's District.

Major Amendment - Memmen Young Planned Development

Highline Engineering & Surveying, on behalf of 176 M LLC (property owner) and Macor LLC (developer), submitted an application for a major amendment to a 176.5-acre portion of the Memmen Young Infill Planned Development (PD). Approved in 1985, the Memmen Young Infill PD is west of Ridge Road, south of Fifth Street, and north of Plum Creek Parkway. The portion of the Memmen Young Infill PD under consideration currently allows 410 single-family units and 476 multi-family units. The applicant is proposing zoning that would allow 377 single-family units and 260 duplex units (130 structures) with 81 acres of open space. The applicant is referring to the project as Founders Vista. The major amendment will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located in Councilmember Teal's district.



Implementing the Community Vision through Development Activities

PROJECT UPDATES

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

Landmark Alteration Certificate - 418 N. Lewis Street

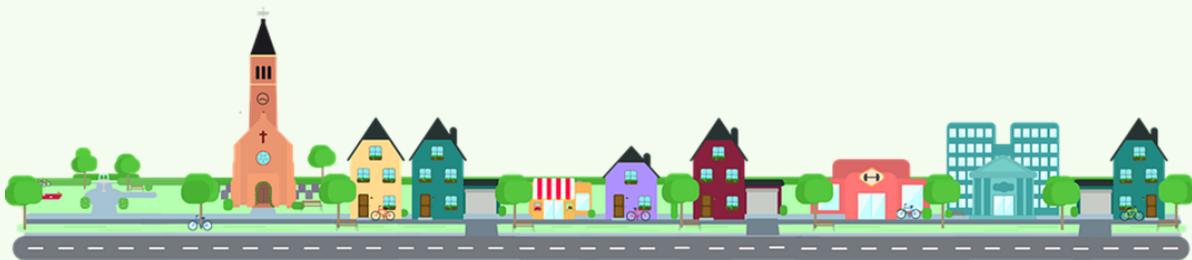
The owners of 418 N. Lewis Street submitted a landmark alteration certificate application for a new, detached garage and accessory dwelling unit. The Hunter House and associated carriage house and large trees were locally landmarked in 2002. The house was built in 1917 by Lida L. Hunter and was also the home of Castle Rock Mayor Justin Lopek from about 1931 to 1955. The current owners propose to add a new, detached garage on the northwest corner of the property, adjacent to the rear alley. The upper floor of the new garage would include an 800 square-foot accessory dwelling unit. Town Council approved the accessory dwelling unit, use by special review, on July 16, 2019. This proposal will be considered by the Historic Preservation Board at a future public hearing. This project is located in Mayor Pro Tem Bower's district.

Landmark Alteration Certificate - 620 Second Street

The owner of 620 Second Street submitted a landmark alteration certificate application to build an addition to the home, located on the southwest corner of Second and N. Lewis Streets. Also known as the Kirk House, the locally landmarked house was built in 1882. The proposed changes would include a new front porch, new windows, new side deck (west side), and an addition to the west and south side of the home. The Historic Preservation Board will consider this proposal at a public hearing in August. This project is located in Mayor Pro Tem Bower's district.

Site Development Plan (Mixed Use Building) - 8, 14, 20 N. Wilcox Street and Town Hall Parking Lot (Encore Project)

Confluence Companies submitted an application for a Site Development Plan for 8, 14, and 20 N. Wilcox Street (including the Town Hall parking lot). The application proposes to build a seven-story building with retail and office space, 124 for-sale condominiums, and a parking garage. The application will require a public hearing before the Design Review Board. This project is located in Mayor Pro Tem Bower's district.



Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Not Required)

C & C Sand and Gravel

Erosion Control Plan: For minor grading on the site, located on South Gilbert Street.

Castle Plaza South

Replat: For two commercial lots, located between S. Perry Street and S. Wilcox Street.

Crystal Valley Ranch

Design Revision: For new residential subdivision west of and adjacent to East Loop Road.

Subdivision Plat: For 61 single-family residential lots, located in area between West Loop Road and Lions Paw Street.

Design Revision: For infrastructure in support of 271 single-family detached home project, located south of Loop Road.

Diamond Ridge

Erosion Control Plan: For residential lot at 598 Nova Place.

Encore

Erosion Control Plan: For demolition of three buildings, south of Town Hall.

Founders Village

Utility Easements Agreement: For The Enclave Townhome project (88 additional residences), located at Enderud Boulevard and Wagon Wheel Trail.

Design Revision: For landscape irrigation in support of 195 single-family home project located on the east side of Mitchell Street southeast from Mesa Middle School.

Water Rights Cash-in-Lieu Letter: For townhome project (88 additional residences), located at Enderud Boulevard and Wagon Wheel Trail.

Heckendorf Ranch

Site Development Plan: For 15,000 square-foot fitness facility, located on Crystal Valley Parkway east of I-25 frontage road.

Lanterns

Soil Erosion Control Documents: To connect Montaine Parkway infrastructure to off-site water infrastructure.

Utility Easement Agreements: In support of the single-family detached home project located directly south of the Kings Ridge development.

Meadows Town Center

Site Development Plan Minor Amendment: For Canvas Credit Union removal of one drive-through canopy, located at Future Street and Bilberry Street.

Implementing the Community Vision through Development Activities

PROJECT UPDATES

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

Millers Landing

Subdivision Improvement Agreement: For phase 1, located on Plum Creek Parkway across from Millers Activity Center.

Outlets at Castle Rock

Site Development Plan Amendment: For Columbia Store addition (1,993 square feet), located at southwest end of mall.

Promenade

Design Revision: For grading adjacent to wall failure area, located east of Castlegate Drive.

Design Revision: For infrastructure in support of Panda Express Restaurant and adjacent lots, located at corner of Promenade Parkway and Factory Shops Boulevard.

Riverwalk South

Design Revision: For landscaping and irrigation changes, located at 215 N. Wilcox Street.

Starbucks

Site Development Plan Amendment: For modification to building materials and canopy depth, located at corner of Kinner Street and Wolfensberger Road.

Target

Site Development Plan Revision: For exterior signage and lighting, located at 5010 Founders Parkway.



To keep informed on development in the Town,
visit: CRgov.com/Development Activity

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

On July 2nd, Town Council considered the following Development Services agenda items:

Discussion/Direction: Buffering Between Dissimilar Residential Uses

Council received a staff briefing regarding additions to the code to provide interface regulations between dissimilar residential developments. Council directed staff to further explore additional regulations in this area, including conducting community outreach.

Discussion/Direction: Title 15, 16, 17 and 18 Code Amendments

Council heard a staff presentation regarding potential changes to the Town's Zoning Ordinance to improve the codes readability and provide needed clarifications. Also discussed was potential updates to the neighborhood meeting section to require more neighborhood meetings. Council directed staff to explore how affordable multi-family housing could also be brought into this discussion, making it easier for multi-family housing to go in once it has been zoned.

On July 16th, Town Council considered the following Development Services agenda items:

Ridge Estates Annexation, Development Agreement, Planned Development Plan and Zoning Regulations

Council approved the Annexation, Development Agreement, and Planned Development Plan and Zoning Regulations.

418 North Lewis Street - Use by Special Review for Accessory Dwelling Unit

Council approved the Use by Special Review for the Accessory Dwelling Unit at 418 North Lewis Street.

Centennial Airport Community Noise Roundtable Participation

Council appointed Mayor Gray as the Town's primary representative on the Centennial Airport Community Noise Roundtable and Councilmember Townsend as the alternate.

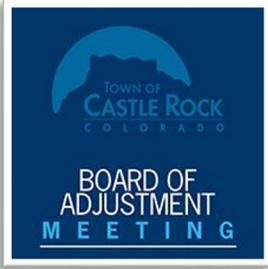
Encore Project Update

Council received an update on a potential development under consideration near Town Hall. Encore Castle Rock would bring a mix of office, retail and residential space on the block immediately south of Town Hall. The site would replace the old liquor store, two former car-care centers and the Town Hall parking lot. Once complete, the potential development would bring 300 public parking spaces, a new civic gathering location and the railroad quiet zone. Additional Council discussions on this topic are planned for the August 20th and September 3rd meetings.

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Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS



Board of Adjustment

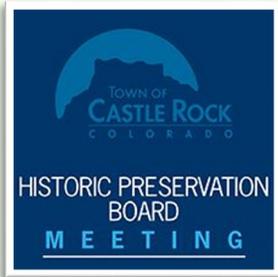
Request for Approval of Variance from the Front Garage and Front Living Setback Requirements Planned Development - 3634 Markley Circle

On July 15th, the Board of Adjustment approved (4-0) the applicant's request for a .6-foot variance from the minimum required 18-foot front garage setback and .3-foot variance from the 13-foot front living setback.

Design Review Board

Site Development Plan - Proposed Façade Improvements for 407 N. Wilcox Street

The applicant requested that this application be continued to the August 28th Design Review Board meeting.

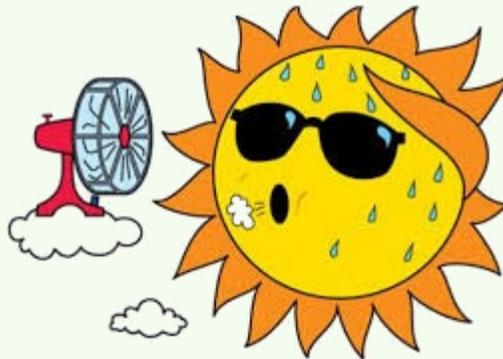


Historic Preservation Board

The Historic Preservation Board meeting scheduled for July 3rd was cancelled. The next meeting will be held on August 7th.

Planning Commission

The Planning Commission meetings scheduled for July 11th and 25th were cancelled.



WHAT'S NEW - GENERAL

Contractors Luncheon

There was no Contractors Luncheon scheduled for the month of July. Here are the details for the next Luncheon:



- Wednesday, August 14, 2019
CAFÉ RIO - SPONSORED BY TAYLOR MORRISON
- 11:30 am to 1:00 pm
- The Mill House at P.S. Miller Park
1375 W. Plum Creek Parkway

For sponsor opportunities or requesting discussion points on the agenda, please contact one of our Development Services Technicians: Diane Maki, Ben Christensen, Cindy Brooks, Tracy Shipley or Jennifer Bigham at (720) 733-3527 or email them at buildingcounter@crgov.com.

If you missed a luncheon, meeting summary notes are available online at: CRgov.com/contractorluncheon.

Colorado Association of Permit Technicians Training

Development Services Technicians Diane Maki, Cindy Brooks, and Jennifer Bigham attended the Colorado Association of Permit Technicians (CAPT) Business/ Training Meeting on July 26th, hosted by the City of Black Hawk. The one-day training provided a detailed review of the most critical elements of residential plan review for dwelling units covered by the 2018 International Residential Code. Navigating the code book to provide a logical path for reviewing plans, participants learned to “follow the recipe” for a thorough examination of a set of residential plans.

CAPT’s Mission Statement is, *“The Colorado Association of Permit Technicians (CAPT) is dedicated to the improvement of building safety in areas relating to education, administration, interpretation and enforcement of the permitting and code process.”*



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Building Division - Drone Training



Chief Building Official, Joseph Montoya, Building Inspector Supervisor Jon White, Building Inspectors, Raul Gierbolini, Ben Robinson, Geoff Quabeck, and Construction Project Manager, Sean Davin, participated in Drone Training July 23 through July 25. The Building Division group received their instruction from Compass Drone at Centennial Airport. Following the three-day training program, participants were administered an exam to obtain a drone pilot's license. The next phase is hands-on training by Fire Prevention Officer, Rick Young, from the Castle Rock Fire Department. The Building Division's objective is to begin inspecting roofs and tall trusses by drone to increase the level of staff safety.

CompassDrone™

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CRgov.com/notices

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

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

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

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



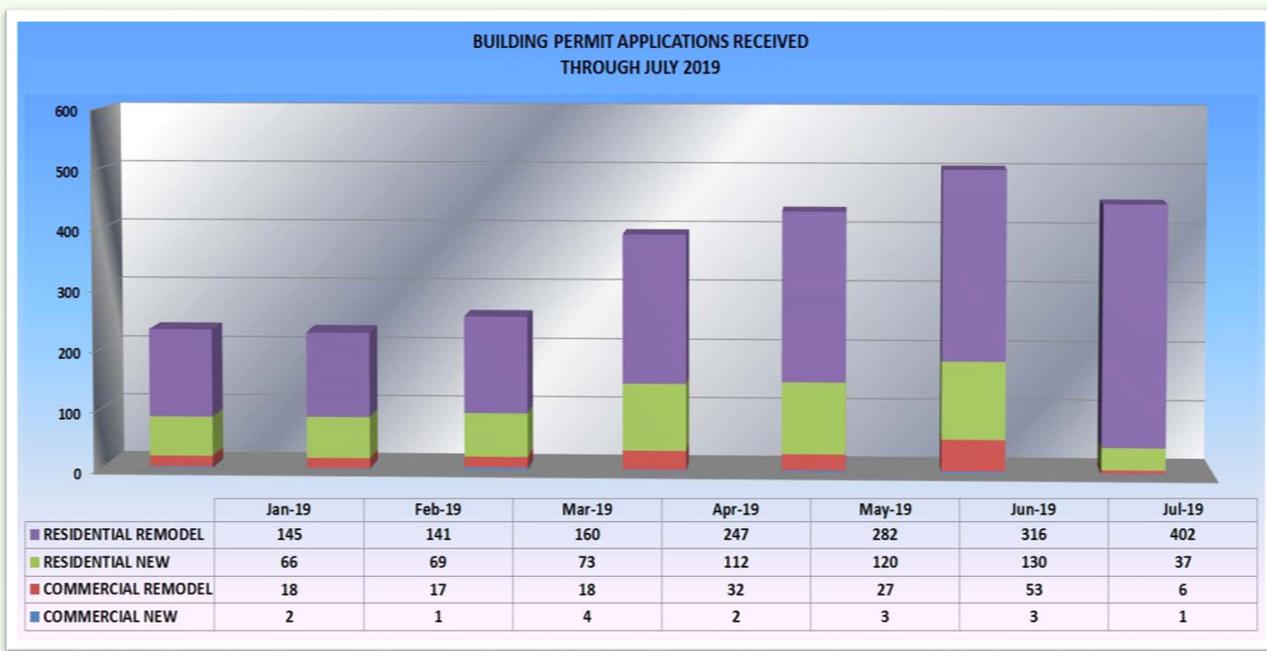
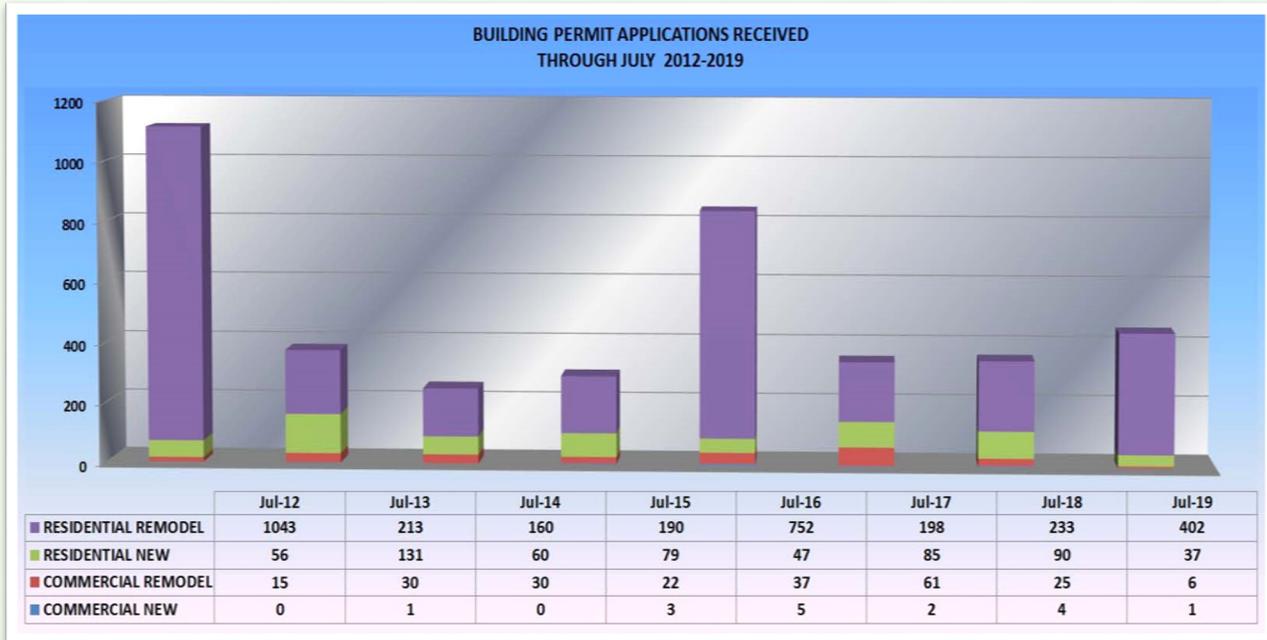
*"Safety doesn't happen by accident."
~~ Anonymous*

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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

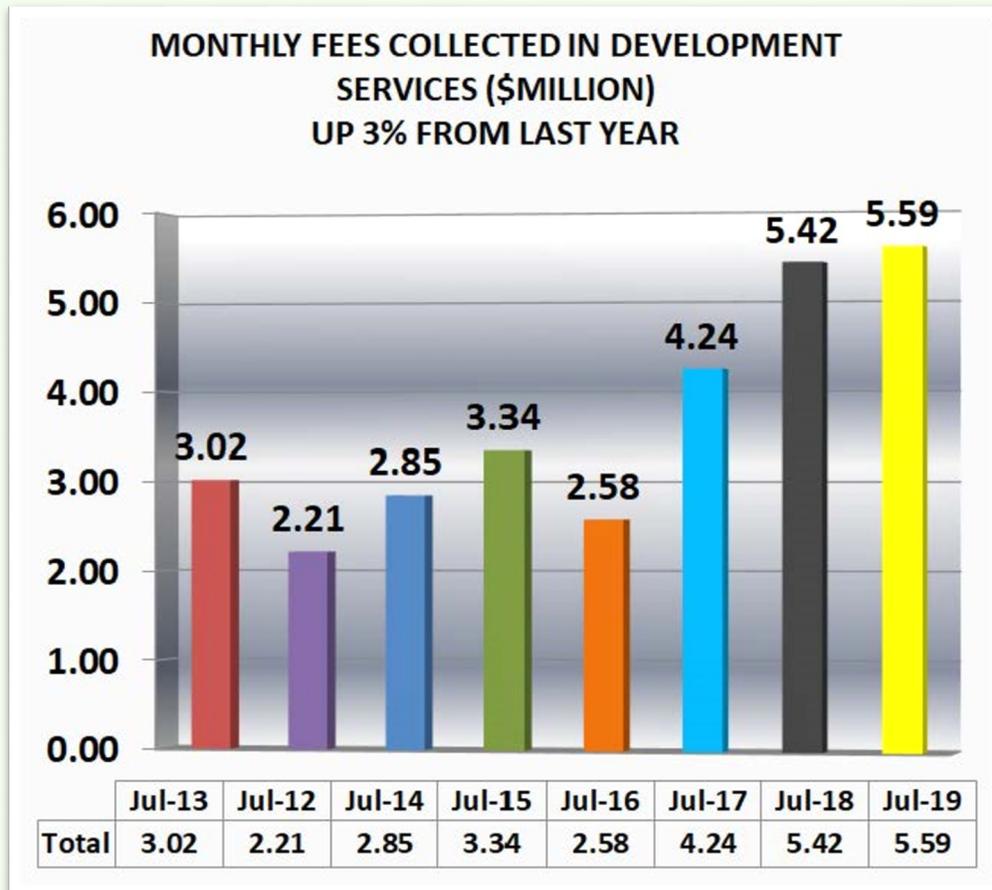
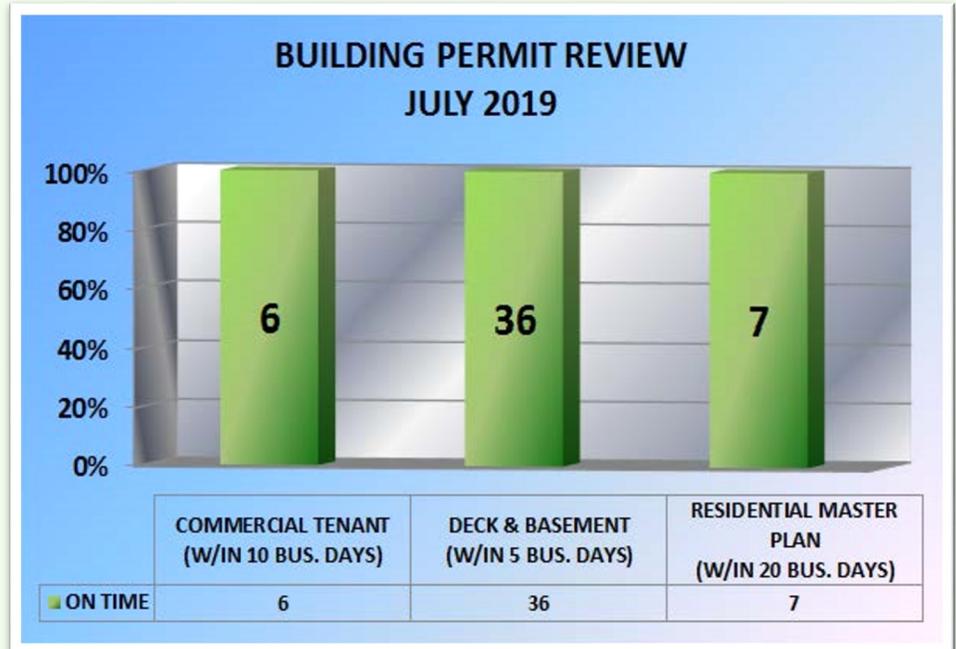
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

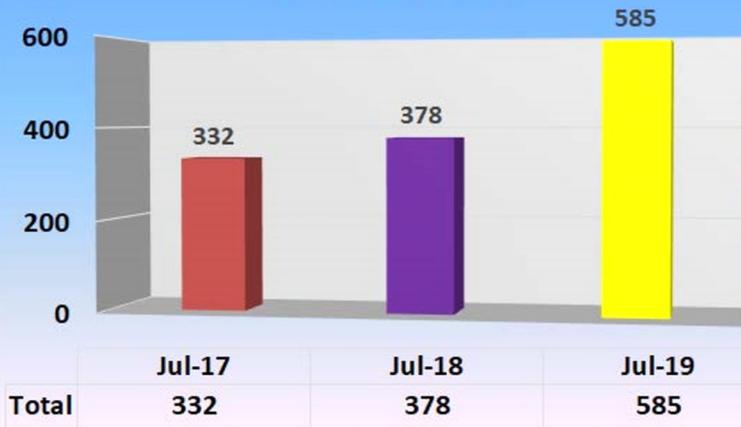


Implementing the Community Vision through Development Activities

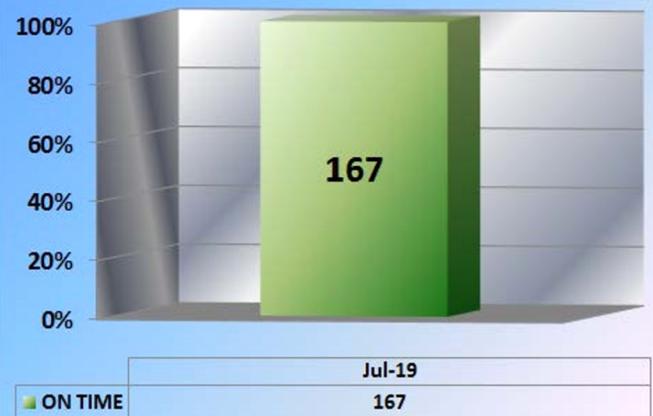
CORE SERVICE LEVELS

Building Division

**BUILDING PERMITS ISSUED
UP 54% OVER 2018
DUE TO HAIL EVENT**



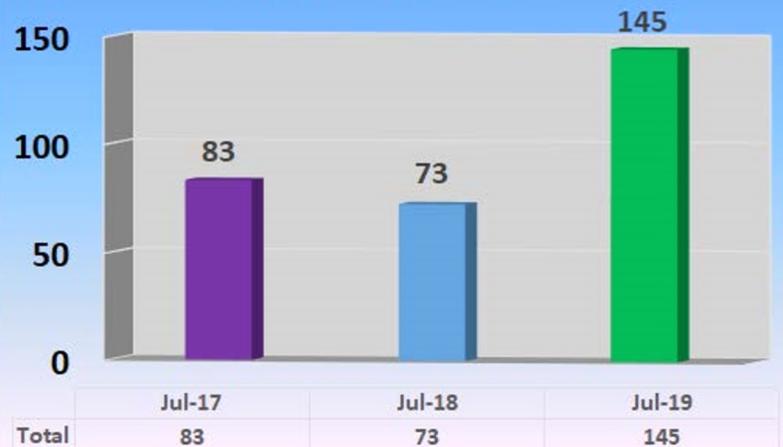
**FEES CALCULATED
(W/IN 3 DAYS)**



**BUILDING INSPECTIONS
JULY 2019**



**CONTRACTOR REGISTRATION 2017-2019
UP 98% IN JULY OVER 2018**



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

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



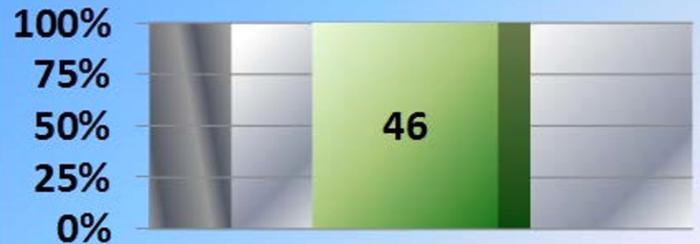
	Jul-19
LATE	0
ON TIME	49

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



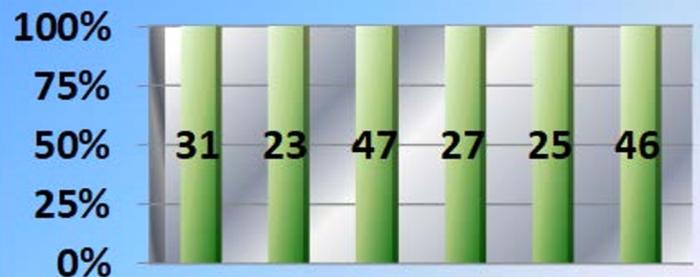
	Jul-19
LATE	0
ON TIME	54

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



	Jul-19
LATE	0
ON TIME	46

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



	Jul-13	Jul-14	Jul-15	Jul-16	Jul-18	Jul-19
LATE	0	0	0	0	0	0
ON TIME	31	23	47	27	25	46

CORE SERVICE LEVELS

Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



	Jul-19
LATE	0
ON TIME	118

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



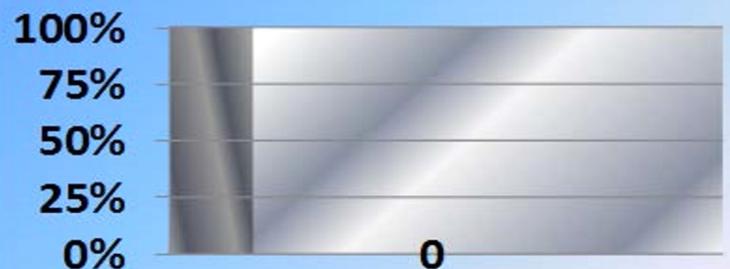
	Jul-19
ON TIME	9

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



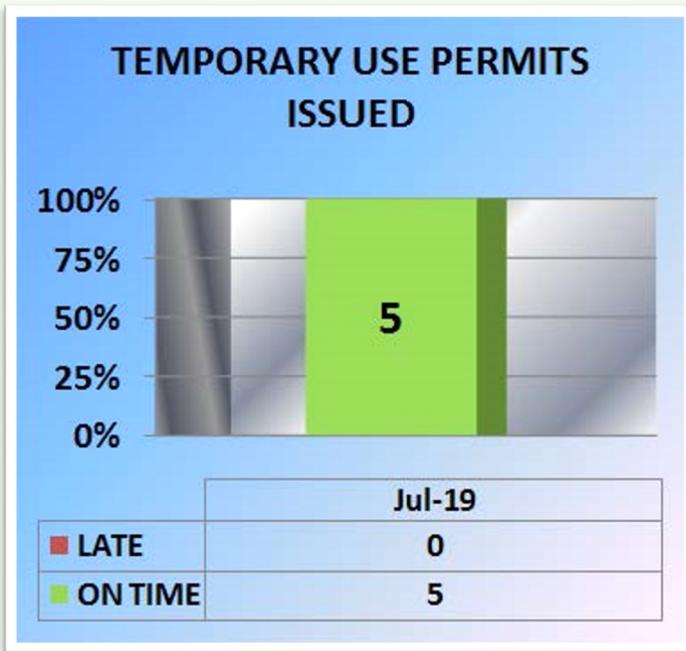
	Jul-19
LATE	0
ON TIME	71

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



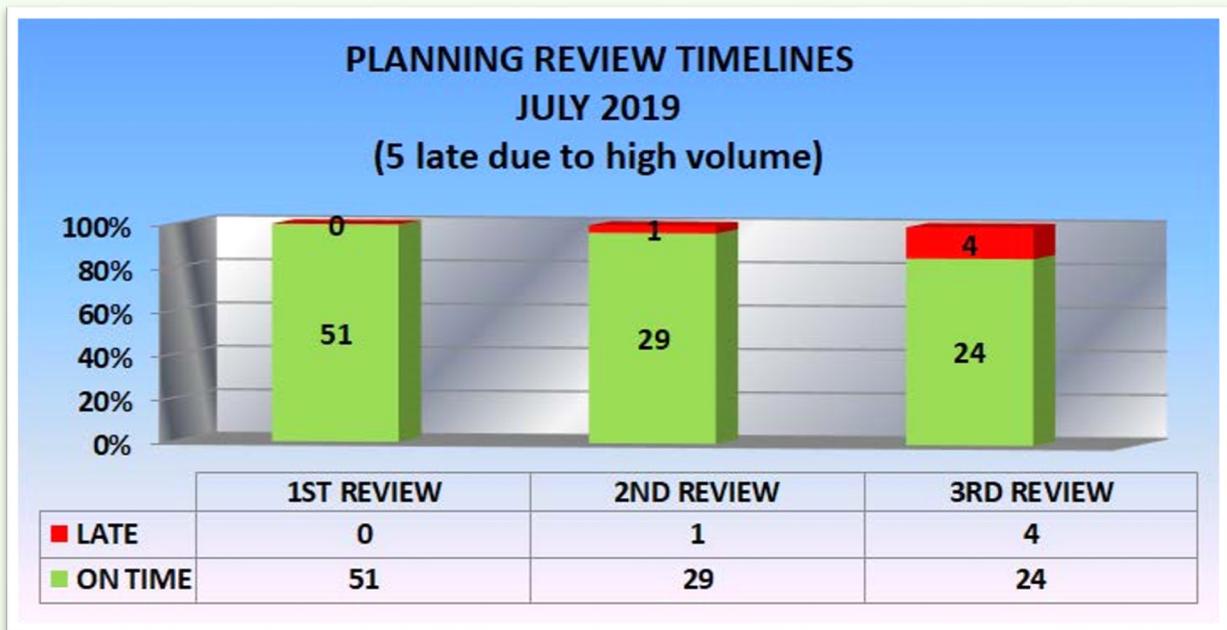
	Jul-19
LATE	0
ON TIME	0

CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

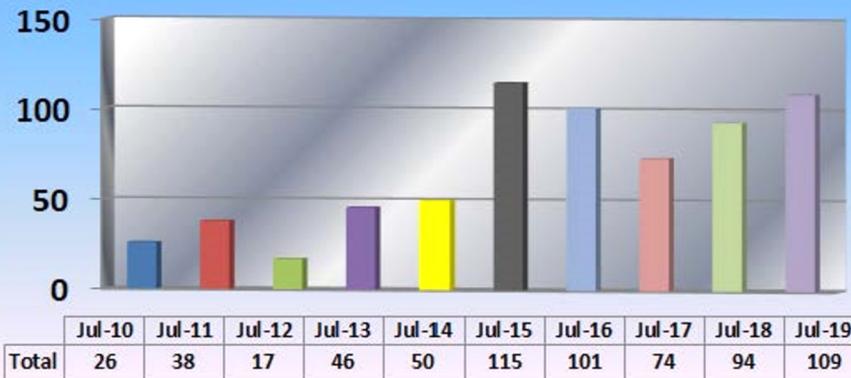


Implementing the Community Vision through Development Activities

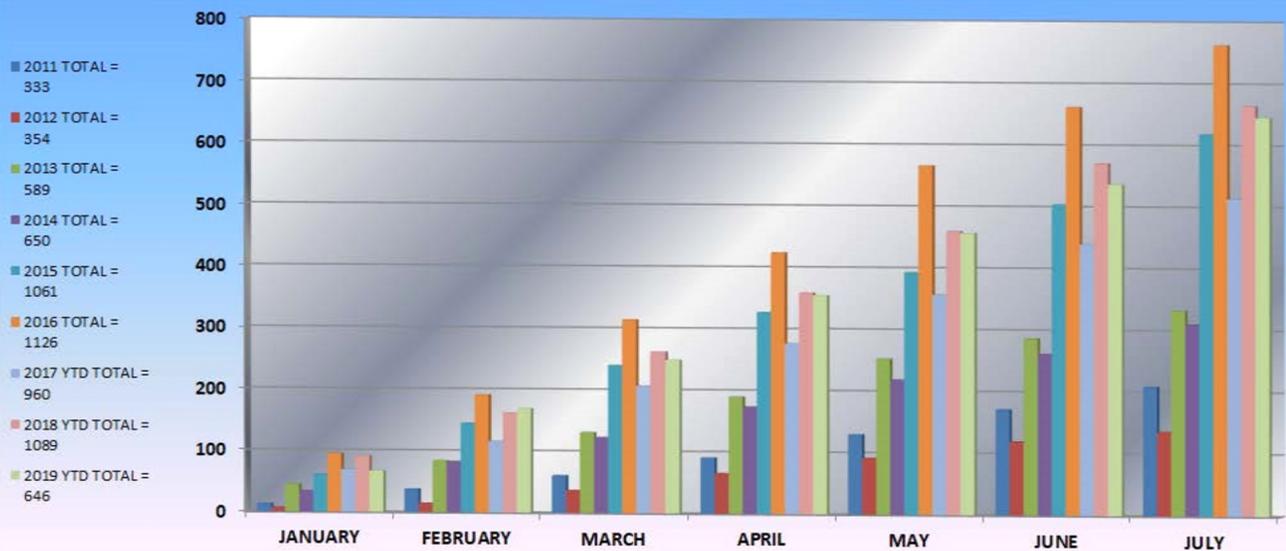
DEVELOPMENT ACTIVITY

Planning Division

**PLANNING/DEVELOPMENT REVIEWS JULY
2010- 2019
(UP 16% OVER 2018)**

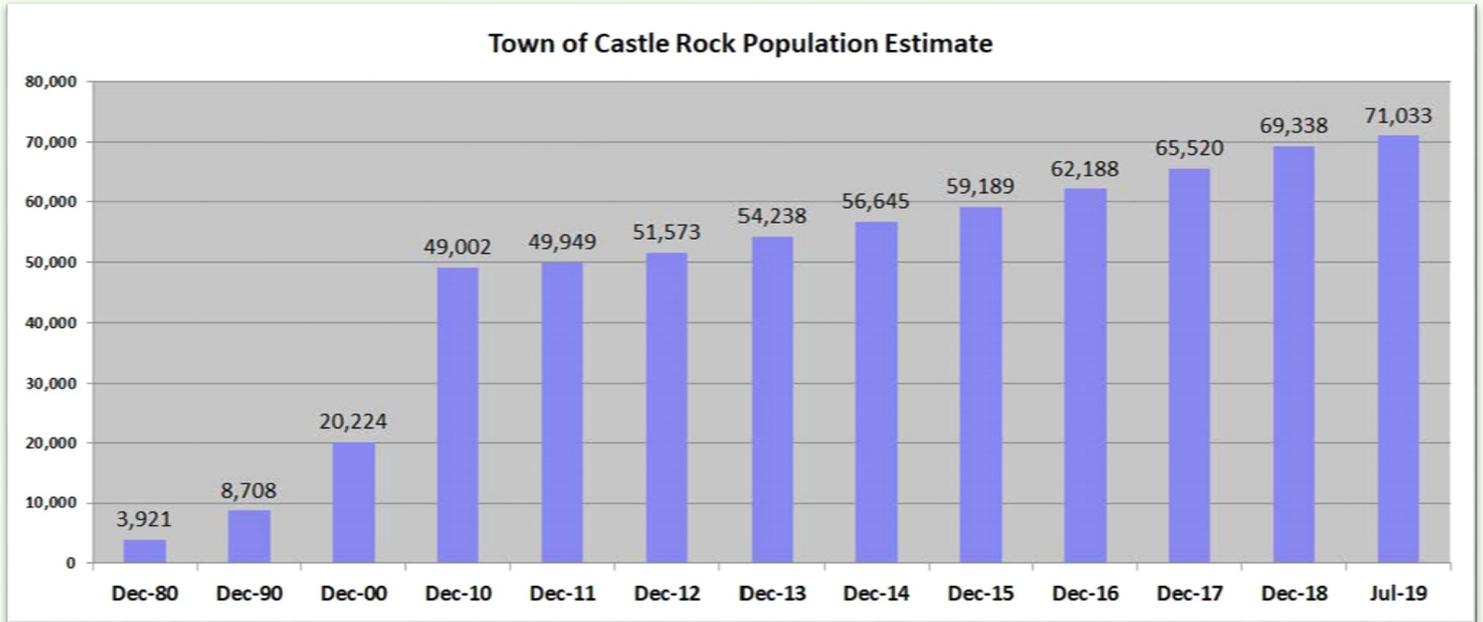


**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
DOWN 3% OVER 2018 THROUGH JULY**



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities