



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"For last year's words belong to last year's language. And next year's words await another voice. And to make an end is to make a beginning."

~~ T.S. Eliot

As we wave goodbye to the holiday season of 2019 and look forward to a New Year filled with anticipation and thoughts of the unknown, it is appropriate to reflect on the many achievements in community development and success stories of the past year.

Continuing development at Promenade added commerce and options for retail services and a variety of food choices. Opening of the Collaboration Campus in Meadows energized education prospects for young and old seeking ongoing learning opportunities. Completion of the Riverwalk north and south buildings in downtown provided housing and small-scale businesses that added to the growing energy in downtown. Opening of Wild Blue Yonder was a great reuse of the Augustine Grill. Ongoing development of the




Bill Detweiler, Director
Development Services

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

Meadows Town Center included restaurants and entertainment centers. Murdoch's move into the vacant King Soopers in Metzler reenergized that retail center and provided another destination retail business in Town. Improvements at Founders Market Place provided services in an area of Town where residential housing is growing at a rapid pace. Occupancy of additional units at the Auburn Ridge project provided needed affordable housing options for seniors. Although not a construction related project, the annual neighborhood cleanup organized by staff in the Craig and Gould neighborhood and utilized by residents provides evidence of the commitment to maintaining existing community character.

 *The monthly building permit report for December and for the entirety of 2019 shows a decrease in activity compared to a very dynamic commercial and homebuilding year in 2018. We saw an increase in homebuilding permits for December, 82 permits in 2019 compared to 32 permits in 2018. Yearend numbers reflect a reduction from a very active 2018 with 1,400 permits compared to 924 permits in 2019. Although a decrease in numbers when compared to 2018, issuance of 924 permits is higher than our 2019 projected number of 850 permits. Commercial investment and construction activity, on average, remained consistent with activity over the past eight years. Although home building permits show a reduction in activity when compared to 2018, discussions with the national home builders and custom home builders in Castle Rock show continued interest and investment given the consistency of mortgage rates. I believe, unless something at the national level impacts lending practices, home building activity in 2020 will be consistent with permit activity experienced in 2019.*



hope everyone had a safe and enjoyable holiday season with family and friends.



— HAPPY NEW YEAR —

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:

Tracy Shipley, Development Services Technician

Tracy is a Development Services Technician and has been with the Town for two years. Previously, Tracy worked as a Quality Insurance Manager for a modular home company and prior to that she was with Elbert County Building Division for ten years.

Tracy is a native of Colorado and grew up in Elizabeth. She is married to Sean and they have two grown daughters and 2 grandsons. When their children were young, they traveled and showed cattle. In the summer time, Tracy enjoys 4-wheeling in remote areas of the mountains and camping from a hotel room. Tracy also enjoys hiking and taking walks.

Tracy's other hobbies include photography, art shows and antique festivals where she seeks out the "rusty junk." Tracy is currently training to compete in a Pack Burro Race this summer in Fairplay, Colorado.



Tracy, Dew, Sean
(Left to Right)



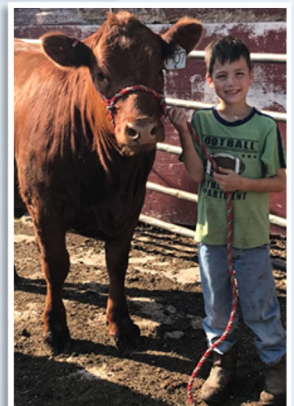
4-Wheeling



Daughters



Grandson
Hayden



Grandson
Lane

Implementing the Community Vision through Development Activities

STAFF SPOTLIGHT

Meet the Staff... (continued)

Bob Barron, Public Works Construction Inspector

Bob is a Public Works Construction Inspector for the Town. In this role he inspects all horizontal public infrastructure in both commercial and residential construction projects from start to finish. Bob works with the general contractors to ensure that water, storm, and sanitary installation meets the Town's standards. He also inspects the placement of sidewalk, ADA ramps, and pavement on these projects. Recently, Bob has been primarily working in the Terrain area of Castle Rock.

Prior to joining the Town, Bob worked for the City and Colorado Springs, Pikes Peak Rural Transportation Authority and is a retired veteran of the Army National Guard. Bob has also served as an adult slow pitch softball umpire for over 25 years and currently trains and manages the umpires for the Castle Rock adult softball league. As an umpire, Bob has been honored to umpire at national and world level competitions in Florida and Nebraska, as well as in Colorado. Bob and his wife, Julie, and Scout, their 14 year old Golden Retriever, live in Monument. Bob has three children, Christopher, Andrew and Zoey and two grandchildren, Braxon and Breken. Bob and Julie love to travel, both within the U.S. and overseas, and enjoy the outdoors. They are avid sports fans and support the U.S. Air Force Academy Falcons and Nebraska Cornhuskers.



Aruba



Iceland



Santa Anita Horse Races



Nebraska
Cornhuskers
Game



Granby Snowmobiling



Fraser Tubing



Air Force Academy
Falcons Game

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2019 DS Golden Hammer Award

On December 5th, as a part of the DS Enterprise Team Holiday Event, Cara Reed, Neighborhood Liaison, and recipient of the 2018 Golden Hammer Award, passed on the award to Kevin Buffington, Water Plan Reviewer. This award is presented annually to the DS Enterprise employee who has best represented the Department's mission, vision and values during the past year.

Way to go, Kevin!



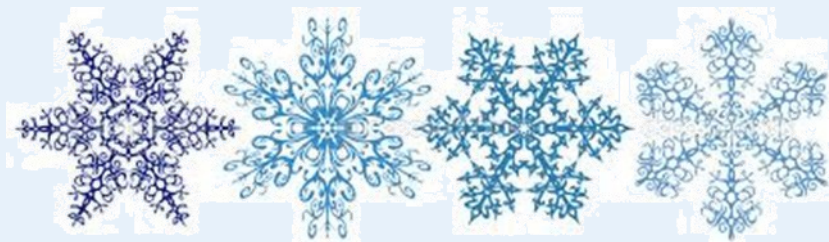
Kevin Buffington, Water Plan Reviewer
Cara Reed, Neighborhood Liaison
(Left to Right)

Staffing Update

In December, the following DS Enterprise Team members resigned from their positions:

- Ken Murphy, Water Plan Reviewer
- Geoffrey Quabeck, Combination Building Inspector
- John Jenkins, Combination Building Inspector

We wish them the best of luck in their new career endeavors!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

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

Founders Village - Site Development Plan for Paired Homes

Richmond American Homes submitted an application for a Site Development Plan for a paired home residential neighborhood located at the northwest intersection of Mikelson Boulevard and Mitchell Street. The proposal includes 53 paired homes (totaling 106 units), garage parking, guest parking and open space. The proposal will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision.

The property is located within Councilmember Caryn Johnson's district.



Vicinity Map



Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Land Use Submittals (Public Hearings Not Required)

Crystal Valley Ranch

Trail Revisions: For project located southeast of West Loop Road and Fox Haven.

Erosion Control Plans: For vertical construction of 179 residential lots, located at Loop Road and Fox Haven Road.

Erosion Control Plans: For vertical construction of 42 residential lots, located south of Loop Road.

Site Development Plan Amendment: For pedestrian trail removal, located on west side of West Loop Road and South of Fox Haven.

Lanterns

Erosion Control Plans: For vertical construction of a portion of Lanterns Filing 2 & 3 including 166 single-family lots, located on Montaine Circle.

Meadows

Site Development Plan: For proposed retaining walls and construction documents for water line for lot north of theater.

Site Development Plan Amendment: For Castle View High School 28,300 square foot addition with additional parking spaces and outdoor work areas, located at North Meadows Drive and Butterfield Crossing Drive.

Site Development Plan: For proposed monument sign at the corner of Meadows Parkway and Lombard Street, serving the project that includes Jiffy Lube and a new carwash.

Erosion Control Plans: For vertical construction, current KB Home project located southeast of Meadows Boulevard and Butterfield Crossing Drive.

Erosion Control Plans: For vertical construction of 115 residential lots, located north of Celestial Avenue and Ireland Moss Street.

Erosion Control Plans: For vertical construction of 152 single-family lots, located at Meadows Parkway between Elegant Street and Bilberry Street.

Meadows Town Center

Plat, Construction Documents and Erosion Control Plans: For 18,000 square foot indoor climbing facility (Ubergrippin), located between Future Street and Bilberry Street.

Montana Vista

Plat Amendment, Erosion Control Plans and Construction Documents: For proposed 14,000 square foot building, located off of Alexander Place, southeast of Parry's Pizza.

Outlets at Castle Rock

Construction Documents: For Columbia Store 2,000 square foot expansion, located on Factory Shops Boulevard.

WHAT'S NEW - PROJECTS

Land Use Submittals (Public Hearings Not Required - Continued)

Terrain

Erosion Control Plans: For vertical construction of 57 lots at Ravenwood, located north of High Point Road and SH86.

Design Revision: For 261 homes at Ravenwood, located east of Ridge Road and south of SH86, east of King Soopers Shopping Center.

Erosion Control Plans: For vertical construction of 54 single-family lots at Ravenwood, located at SH86 and Enderud Road.

Plum Creek Community Church

Site Development Plan Amendment, Construction Documents and Erosion Control Documents: For 36,426 square foot building addition, located on the East Frontage Road of I-25.

Town Project

Public Safety Training Center: Sidewalk design revision for project located at Malibu Street and Caprice Drive.



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

On December 3rd, Town Council considered the following two DS items:

Ordinance Authorizing Issuance of Quitclaim Deed for Purpose of Abandoning Town's Interest in Public Utility and Drainage Easement Within The Meadows

Castle Rock Development Company, on behalf of The Garrett Companies, requested the Town to abandon an existing utility and drainage easement, which contains infrastructure that is not in use, to accommodate a site design for a mixed-use project known as Talus Flats.

Town Council approved the Ordinance, on second reading.

Design Review Board Membership and Responsibilities Discussion

Previously, Town Council requested staff summarize the composition, powers, and duties of the Design Review Board (DRB) following Council discussion and review of a downtown development application approved by the DRB.

Town Council directed staff to look at bringing authority for approving major land use items Downtown to the Town Council, with the DRB acting in advisory role in those instances.

Ordinance Amending Lanterns Planned Development Plan and Zoning Regulations

On December 17th Town Council considered an Ordinance amending the Lanterns Planned Development Plan allowing for the creation of a 5-acre planned-use area, the addition of a church or place of worship as a permitted land use, absorption of a 5.2-acre lot at Crystal Valley Parkway and Plum Creek Boulevard, and establishment of a Master Sign Plan to standardize community signage design and placement.

Town Council voted to approve the Ordinance, on second reading.

Resolution Approving the First Amendment to the Lanterns Amended and Restated Development Agreement

On December 17th Town Council considered a Lanterns Development Agreement (DA) Amendment addressing required infrastructure improvements or cash-in-lieu payments, development phasing, open space conveyances, the Town's service obligations and other relevant items. The DA amendment was necessitated by the Lanterns Planned Development Major Amendment that proposed to add "Places of Worship" as a permitted use in the Lanterns, creates a 5-acre planning area for the church use, absorbs a Heckendorf Ranch lot into the Lanterns PD, and codifies a master sign plan for the Lanterns development.

Additionally, this DA amendment captures the pro-rata share of I-25/Crystal Valley Parkway interchange contribution related to an increase in non-age restricted dwelling units approved with the Lanterns Site Development Plan.

Town Council voted to approve the Resolution.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

New Board Member Appointment

On December 3rd, Town Council appointed Nick Hier for a partial term ending May 31, 2020. Mr. Hier will serve the remainder of Dennis Dickey's term, the Downtown Development Authority's representative, who recently resigned.

The December 11th and December 25th Design Review Board meetings were cancelled.



Planning Commission

Meadows Site Development Plan for Single-Family Paired Homes

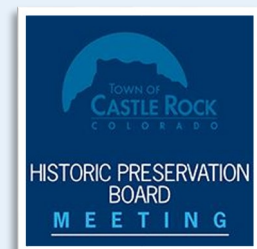
The Planning Commission held their regularly scheduled meeting on December 12th. DS Director, Bill Detweiler, presented a proposed Title 17 Amendment for Dissimilar Residential Buffers. The Commission recommended approval to Town Council.

The Planning Commission meeting scheduled for December 26th was cancelled.



Historic Preservation Board

The regularly scheduled Historic Preservation Board meeting of December 4th was cancelled.



Board of Adjustment

The regularly scheduled Board of Adjustment meeting of December 4th was cancelled.



Board of Building Appeals

On December 2nd, 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 9th.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Help and Hope Center Donation

Throughout 2019, DS Enterprise staff and their customers contributed money to the department's mascot, Dot, for an annual donation to a charitable cause. To raise additional funds, DS Enterprise Team members, Tara Vargish, Keith Johnston, Tammy King, Mike Kopek, Joseph Montoya, and Sharon Chavez sponsored "Dot's Delicious Coffee & Hot Chocolate Creations" beverage bar at the Annual DS Holiday Event on December 5th at the Philip S. Miller Millhouse. Over \$300 was raised at this event!

The contributions were delivered to the Douglas/Elbert Task Force's Help and Hope Center by Denise Hendricks, Building Division Administrative Assistant. Executive Director, Jenny Folmer, thanked Development Services for the contribution and promised she would apply this donation to the area in greatest need within the Task Force.

The Douglas/Elbert Task Force Help and Hope Center is a 501(c)3 non-profit human service organization dedicated to providing assistance to people in Douglas and Elbert counties who are in serious economic need, at risk of homelessness, or in a similar crisis.

Thank you, everyone!



Baristas
Mike Kopek and
Keith Johnston
(Left to Right)



Dot



Barista Assistants
Tammy King, Tara Vargish and
Sharon Chavez
(Left to Right)



Barista Assistants
Joseph Montoya, Tammy
King and Tara Vargish
(Left to Right)



Barista
Mike Kopek



Implementing the

**Community Vision through Develop-
ment Activities**

WHAT'S NEW - GENERAL

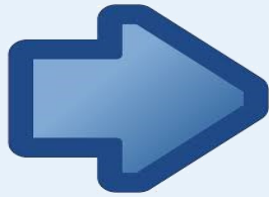
Customer Survey Winner

An electronic survey was implemented recently seeking input regarding our customer service program and level of responsiveness to inquiries and development activities. Customers who participate in the survey are entered into a monthly drawing for a chance to win a \$25 gift card to the Castle Rock Factory Outlets.

Congratulations to Steve Beard, winner of the December drawing!

Contractors Luncheon

The next contractors luncheon is scheduled for:



- Wednesday, January 8, 2020
- 11:30 am to 1:00 pm
- Mill House at P.S. Miller Park
1375 W. Plum Creek Parkway

Start 2020 out right by attending or sponsoring a luncheon! 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.

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

To view luncheon meeting summary notes, please visit:
CRgov.com/contractorluncheon.

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



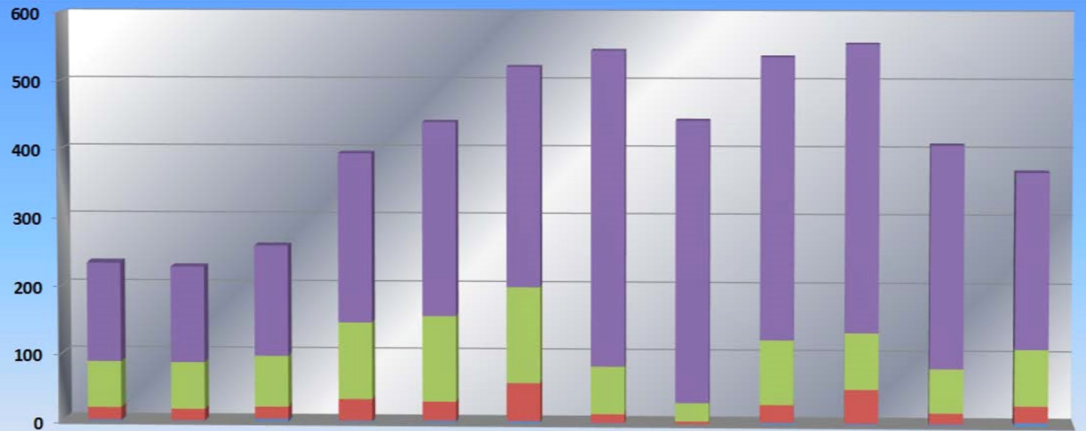
To subscribe to this monthly report via E-mail, please send your request to Planning@crgov.com.

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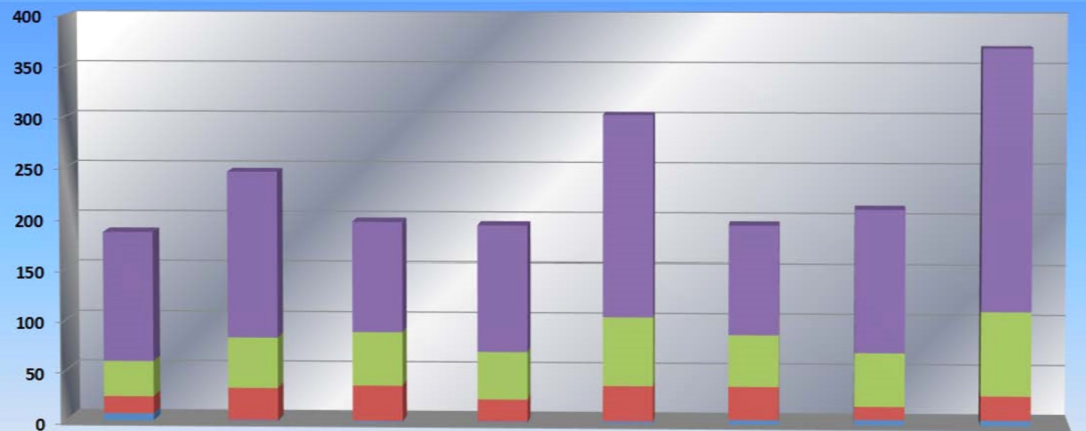
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH DECEMBER 2019



BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH DECEMBER 2012-2019

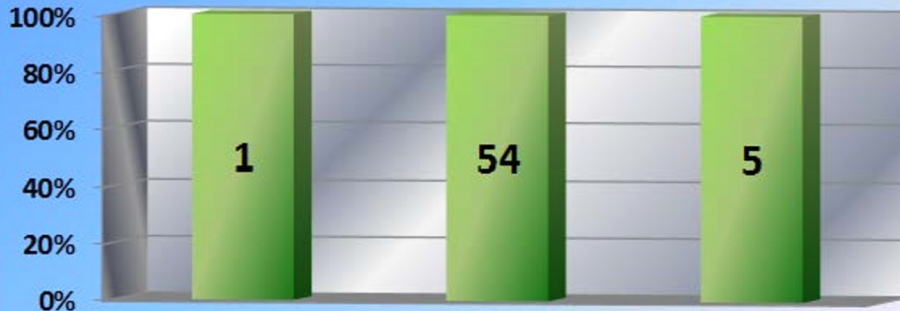


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CORE SERVICE LEVELS

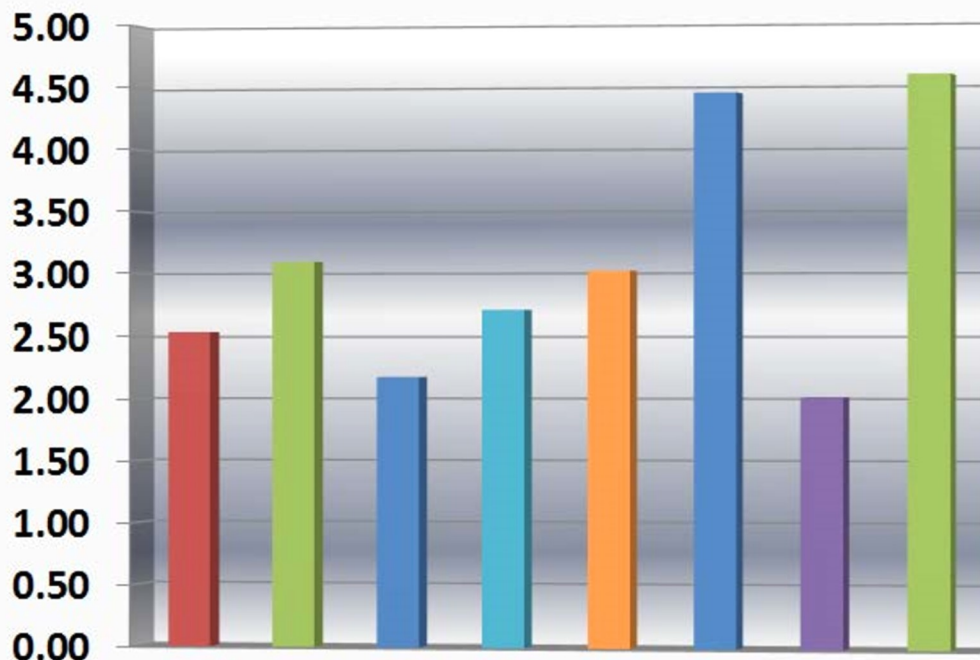
Building Division

BUILDING PERMIT REVIEW DECEMBER 2019



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
ON TIME	1	54	5

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION)



	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19
Total	2.54	3.09	2.18	2.70	3.02	4.44	2.02	4.58

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

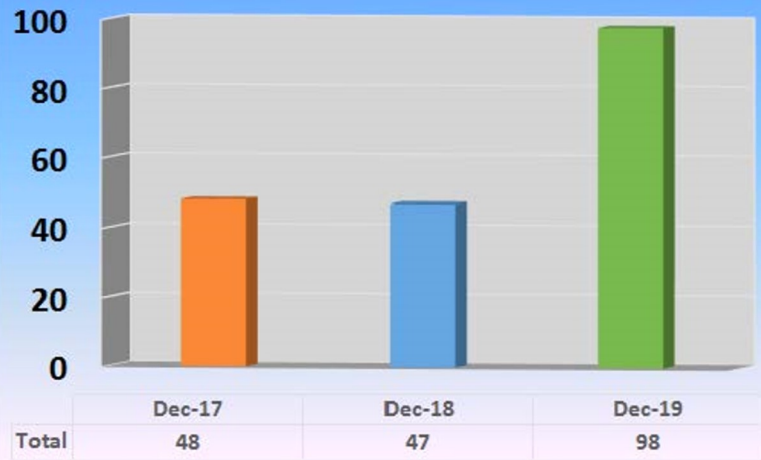
Building Division

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

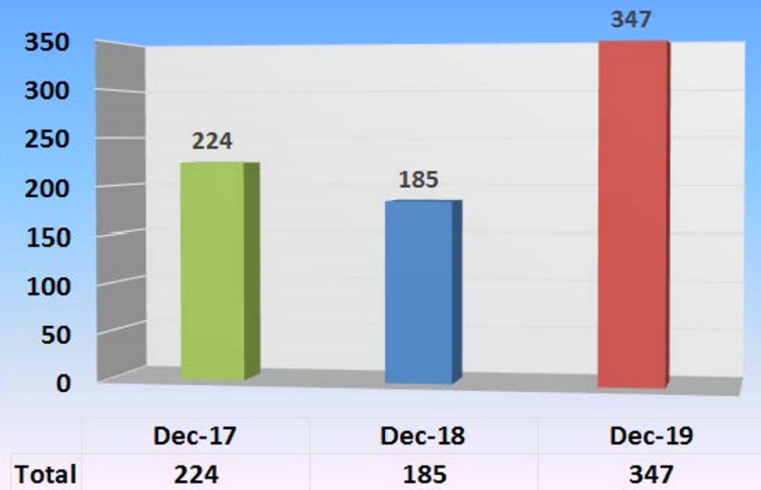


	Dec-19
LATE	1
ON TIME	137

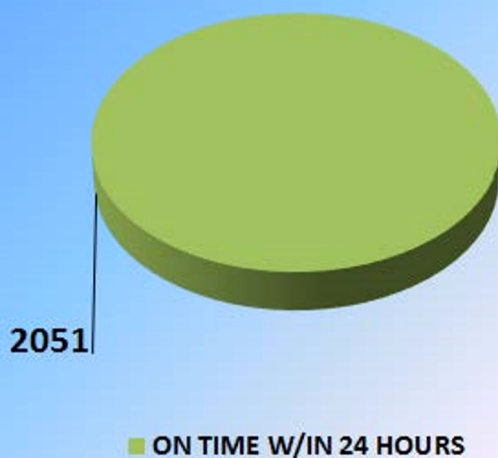
CONTRACTOR REGISTRATION 2017-2019



BUILDING PERMITS ISSUED



**BUILDING INSPECTIONS
DECEMBER 2019**

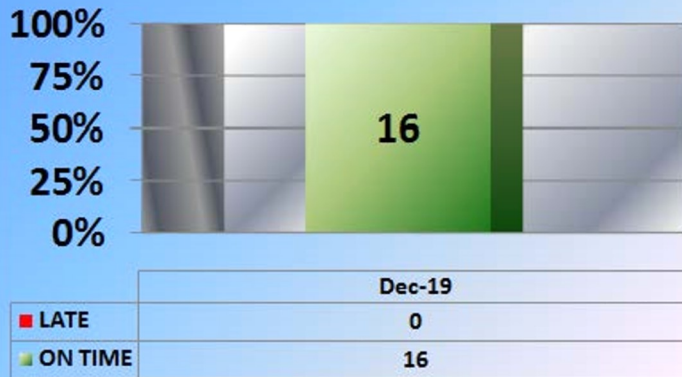


Implementing the Community Vision through Development Activities

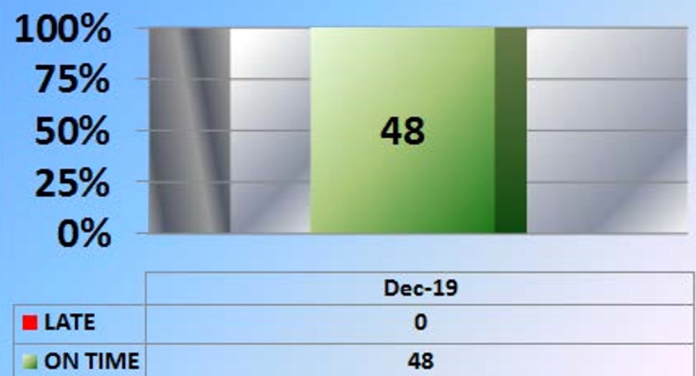
CORE SERVICE LEVELS

Code Compliance

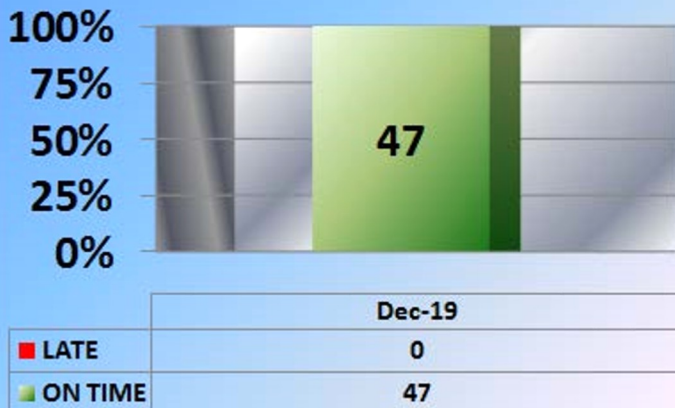
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



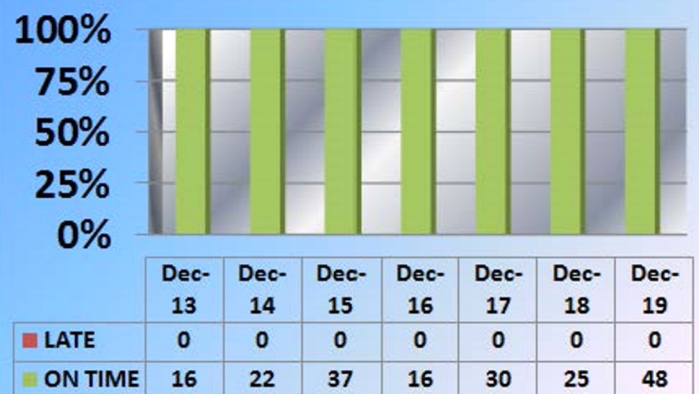
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



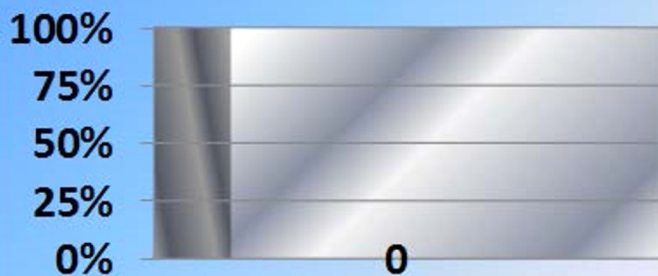
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



CORE SERVICE LEVELS

Code Compliance

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



	Dec-19
LATE	0
ON TIME	0

SITE VISITS (W/IN 5 BUS. DAYS)



	Dec-19
LATE	0
ON TIME	54

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



	Dec-19
LATE	0
ON TIME	90

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

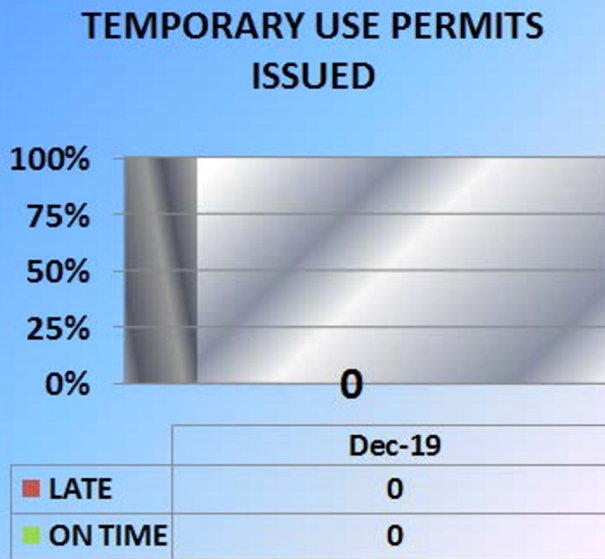


	Dec-19
ON TIME	3

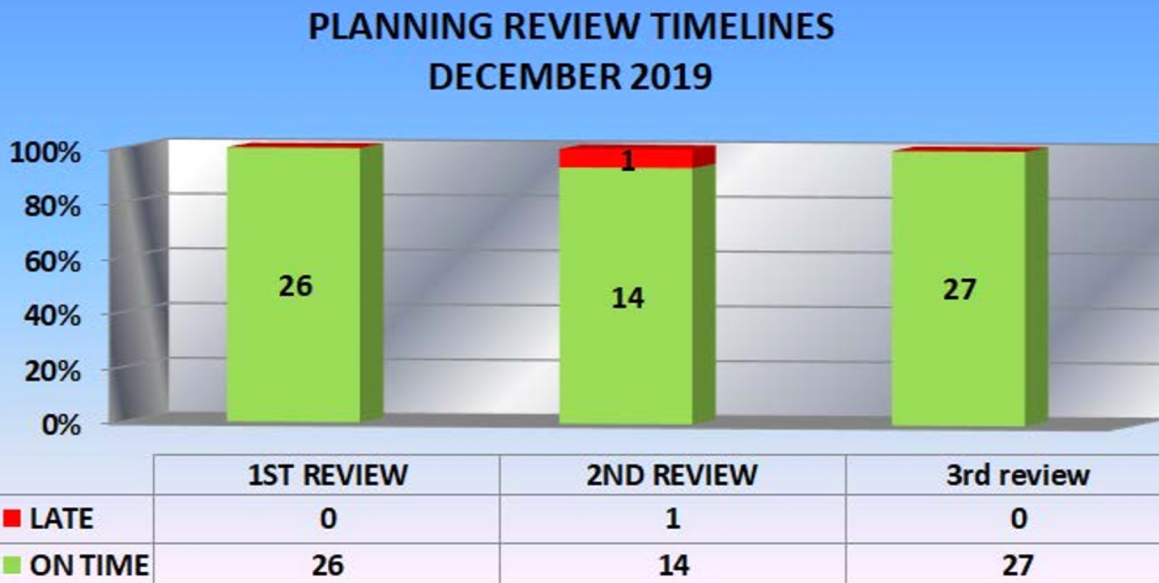
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

**Zoning
Division**



**Planning
Division**

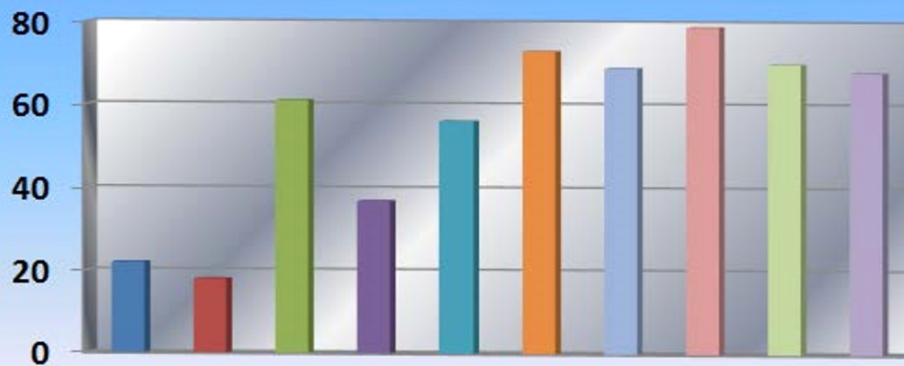


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

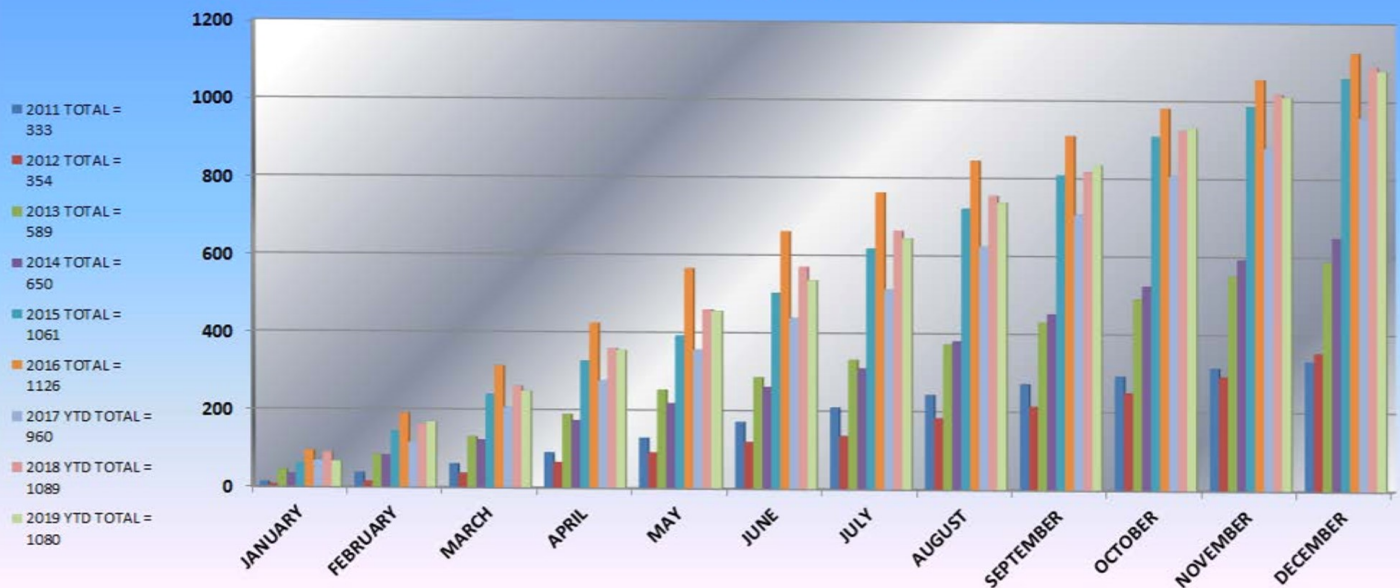
Planning Division

PLANNING/DEVELOPMENT REVIEWS DECEMBER 2010- 2019



	Dec-10	Dec-11	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19
Total	22	18	61	37	56	73	69	79	70	68

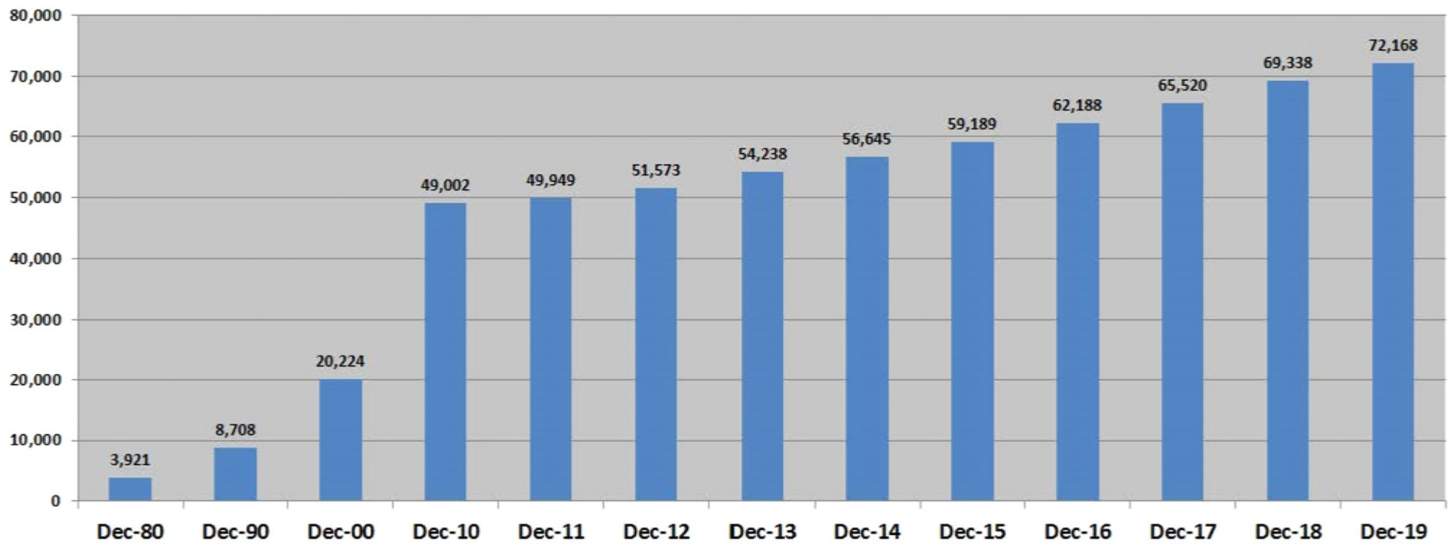
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities