



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

HONORARY PROCLAMATION

March 2020

Bill Detweiler

Whereas, Bill Detweiler has served the Town of Castle Rock since April 2006, first as Assistant Development Services Director, and as Development Services Director since October 2007; and

Whereas, as Development Services Director, Detweiler has overseen all aspects of the Development Services Department – building plan review, code enforcement, current and long-range planning, development plan review, historic preservation, permit issuance and inspection activities, urban renewal activities, and zoning administration. Detweiler has led with the mindset of being, first and foremost, a customer service agency, with a mission of “implementing the community vision through development activities”; and

Whereas, Detweiler led the effort resulting in Town Council’s 2017 adoption of the Town’s 2030 Vision and Comprehensive Master Plan, which outlines the building blocks of our community through Four Cornerstones: Distinct Town Identity, Responsible Growth, Community Services and Thriving Economy. These Cornerstones provide guidance to the community and its decision-makers; and

Whereas, Detweiler has been instrumental in the achievement of numerous projects. Among the many notable initiatives are those that provided additional amenities, like Bonaventure, Castle Rock Adventist Hospital and the Sturm Collaboration Campus; the redevelopment of Downtown Castle Rock, including Riverwalk and Encore; Promenade at Castle Rock, which has provided tax revenues essential to maintaining the Town’s level of community services, and Millers Landing, by which a landfill was remediated; and sustained high levels of high-quality residential development, the end product of which is nearly 9,000 new single-family units during the course of his tenure with the Town; and

Whereas, Detweiler has endeavored to help the Town preserve, protect and enhance its quality of life and community character while assisting development community partners with building Castle Rock, and the community is better as a result of his efforts to ensure quality growth and development that promote the Town’s values and goals.

DEVELOPMENT TALES

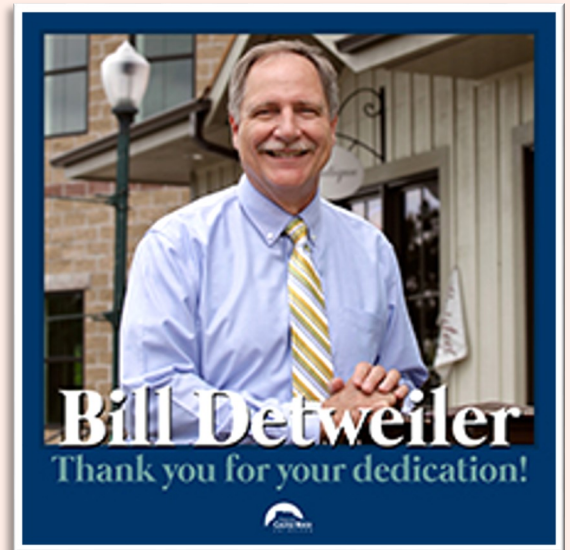
NOW, THEREFORE, BE IT RESOLVED BY THE
TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section I. Commendation. Development Services Director Bill Detweiler's contributions as a team member with the Town of Castle Rock – and to the community at large – are hereby recognized and commended.

PASSED, APPROVED AND ADOPTED this 17th day of March 2020,
by the Town Council of the Town of Castle Rock, Colorado.

*Bill, we will miss you and wish you all the best.
We all look forward to your future retirement
celebration!*

Happy
Retirement



Tara Vargish
Assistant Director
of Development
Services

Development Services Assistant Director, Tara Vargish will be interim director following Bill's retirement. Tara has worked for the Town since 2010 and has been the assistant director of the department since 2015. Tara has more than 22 years of land development experience working for state and local governments, as well as private engineering consultant firms. Tara is a licensed Professional Engineer with a degree in civil engineering and a masters degree in environmental engineering.

Implementing the Community Vision through Development Activities

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:

Jackie Jensen, Senior Office Assistant



Jackie Jensen
Senior Office
Assistant

Jackie is a Senior Office Assistant with the Development Review Division. She was born and raised in San Diego and moved to Colorado in 1994 due to her husband’s job transfer when General Dynamics Astronautics Division merged with Lockheed Martin Denver. Subsequently, after another job-related move to Virginia, the family relocated back to Colorado in 2009.

Jackie began her career with the Town in 2010, but “retired” in 2014 to be a full-time Grandma when her first grandchild, Caleb, was born in Oregon. Jackie decided to return to the Town in 2017 and was fortunate enough to fill her previous position in Development Services. As a Senior Office Assistant, Jackie provides administrative and technical support to the Development Review Manager and Project Coordinators, Public Works Construction Inspection and Plan Review Teams, Water Plan Review Team, and is a member of the DS Admin Team. Jackie has worked as an administrative professional in San Diego County, California; Jefferson County, Colorado; and, Loudon County, Virginia.

Jackie is married to Mike, a real Rocket Scientist, and they have 3 adult children: Jennifer, Katie, and Emily. She is also a devoted dog mom to Lucy and new puppy, Molly. When not at work, Jackie and her husband enjoy spending time with family, traveling, sport and trout fishing, and hiking in our beautiful Colorado Mountains.



Mike & Jackie



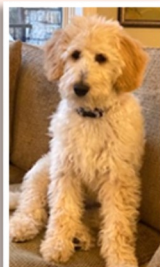
Emily, Katie
and
Jennifer
(Left to Right)



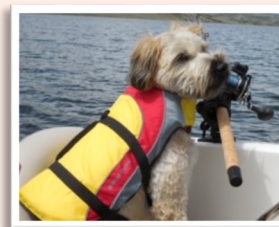
Grandson
Caleb



Fishing in
Cabo



Puppy
Molly



Fishing Buddy
Lucy

Implementing the Community Vision through Development Activities

WHAT'S NEW — PEOPLE

Enterprise Team Welcomes

Doron Levary, Plan Review Engineer

Castle Rock Water would like to introduce our new Plan Review Engineer, Doron Levary to the Castle Rock Water Plan Review Team.

Doron grew up in Castle Rock and graduated from Douglas County High School. He attended the University of Colorado at Denver where he received his Bachelor's Degree in Civil Engineering and a Bachelor's degree in Music Business & Recording Art. He currently lives in South Denver, and enjoys playing music with his friends. Recently he has discovered the joys of building a computer with custom hardware, and is a bit of an automotive enthusiast. He loves to travel, and volunteered and studied in Israel while living there for six months before starting his college career. Prior to starting with the Town, Doron worked with Muller Engineering, and was an intern for the Mile High Flood District (UDFCD).



Doron Levary
Plan Review
Engineer

Welcome, Doron!

Alex Morrow, Right-Of-Way Construction Inspector



Alex Morrow
Right-Of-Way
Construction
Inspector

Please welcome Alex Morrow the new Right-Of-Way Construction Inspector. Alex is a great new addition to the team and to the Right-of-Way management process. His duties will include overseeing various utility contractors working in the Right-of-Way and ensuring the work they perform meets Town standards and specifications while also ensuring the Town's infrastructure is properly cared for. His background has prepared him well for this position as he grew up working in construction largely in part to his family owning a small construction company and gravel pit. Alex is well versed in utility installation and will be another great asset to the Town and the team.

Born and raised in Granby, Colorado he is an avid fisherman, hiker and skier and also enjoys golfing. He and his wife are currently in the process of moving to Castle Rock as she teaches at a local elementary school.

Welcome, Alex!

Implementing the Community Vision through Development Activities

WHAT'S NEW — PEOPLE

Building Division Welcomes

Jeremy Martinez, Combination Building Inspector

The Building Division is excited to welcome Jeremy Martinez to the Inspection Team as a Combination Building Inspector. Jeremy is a Master Electrician with 19 years of experience in the electrical industry and has been around the construction industry for most of his career.



Jeremy Martinez
Combination
Building
Inspector

Welcome, Jeremy!



Dan McCarthy, Combination Building Inspector

The Building Division is excited to welcome Dan McCarthy to the inspection team as a Combination Building Inspector. Dan is a Master Electrician with many years of experience in the electrical industry. Dan has also spent the last 11 years as a Building/Electrical Inspector as well as performing Plans Examiner duties in the past.

Welcome, Dan!

Dan McCarthy
Combination
Building
Inspector

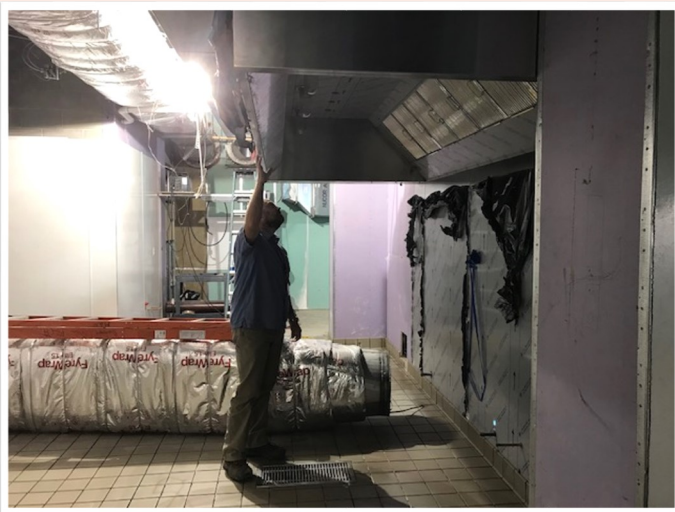
WELCOME

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Continuing to Work for the Community

Although Development Services has staff working from home, many continue to provide essential services in the field. Building Inspectors and Public Works Inspectors have an important job ensuring the safety of building and site construction, additions, repairs and alterations. They inspect work at various stages of construction to make sure it complies with building code and the Town's infrastructure requirements. We are thankful for their continued service, and ongoing commitment to safety, during this time.



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2020 Colorado Chapter ICC Educational Institute

The 35th Annual Colorado Educational Institute, hosted by the Colorado Chapter of the International Code Council, was held March 2-6 at the Embassy Suites Loveland Hotel Spa & Conference Center.

"The 2020 Educational Institute once again will offer 65 full-day classes in 13 different course paths, with the "best of the best" instructors from all over the United States. Class offerings include a number of new classes, as well as many revised and improved versions of our most popular offerings, all based on the 2018 International Codes and the 2020 National Electrical Code."

(coloradochaptericc.org/education/education-institute)



This week-long conference provides the Building Division personnel with new tools and concepts to utilize in their everyday duties, an introduction to the latest trends in the building industry and a chance to network with their peers in the construction field.

Those attending from the Building Division were:

- Joseph Montoya, Chief Building Official
- James Trout, Senior Combination Inspector
- Amy Shalz, Plans Examiner
- Andy Blake, Plans Examiner
- Bobby Spicher, Plans Examiner
- Raul Gierbolini, Combination Building Inspector
- Rob Dana, Combination Building Inspector
- Ron Weller, Combination Building Inspector
- Benjamin Robinson, Combination Building Inspector

"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 mutual aid to building professionals."
(coloradochaptericc.org)



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2020 Rocky Mountain Land Use Conference

The 2020 Rocky Mountain Land Use Conference was held March 5th-6th at the University of Denver, Sturm College of Law. The theme for this year's Western Places / Western Spaces Conference was, *"Hot, Dry & Crowded: Planning for the Future."*

"The West of the future will be warmer and more populous, and as a result, will face significant challenges with respect to our water supplies, our ability to withstand unpredictable weather patterns and extreme storm events, and our capacity to preserve our economy and our quality of life while adapting to the coming changes."

The keynote speaker for this year's conference was Kaid Benfield. *"Kaid Benfield is one of the country's most steadfast voices for making cities, towns, and neighborhoods work better for both people and the environment."*



Conference attendees included:



Kevin Wrede
Planning Manager



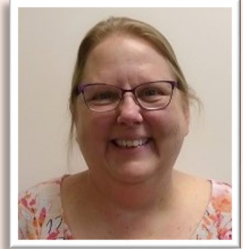
Donna Ferguson
Senior Planner



Brad Boland
Planner II



Sandy Vossler
Senior Planner



Pam Hall
Planner I

To learn more about the RMLUI conference, please visit: <https://www.law.du.edu/rmlui/conference>

RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE

Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Not Required)

Downtown Projects

Erosion Control Plans: For construction, Olinger Funeral Home, located at 407 Jerry Street.

Lanterns

Subdivision Plat, Subdivision Improvement Agreement, Construction Documents and Erosion Control Plans: For 133 single-family home lots located in the south-central area of the Lanterns project.

Design Revisions: Montaine Circle.

The Meadows

Erosion Control Plans for Vertical Construction: KB Home project located southeast of Meadows Boulevard and Butterfield Crossing Drive.

Construction Documents for Grading: On adjacent lot to Ubergrippen project, located at Meadows Parkway and Bilberry Street.

Landscape Design Revision: For new Town park at Low Meadow and Fiddle adjacent to Aspen View Charter School.

Easement Agreements: For water line and irrigation for commercial lot north of theater.

Design Revision: For street lane assignments. The two-way streets are proposed to be converted into one-way streets. Located at Saffron Drive and Viridian Drive.

Montana Vista

Erosion Control Plans for Vertical Construction: For construction of a 18,000 square foot commercial building located at Alexander Place and Brewer Court.

Outlets at Castle Rock

Subdivision Plat Amendment: For creating a single lot for the property, located on Factory Shops Boulevard.

Promenade

Construction Documents and Erosion Control Plans: For Sleep Number Mattress store located south of the Verizon building on northeast side of Promenade Parkway.

Irrigation Design Revision: For Panda Express, located at Factory Shops Boulevard and Promenade Parkway.

Riverwalk North

Design Revision to Landscape and Hardscape: Adjacent to Great Divide patio.

Town Projects

Downtown Alley Improvement Design: For alleys located east of Perry Street between Fourth and Sixth Streets.

Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

Olinger Andrews Caldwell Gibson Chapel

Site Development Plan: Located at 407 Jerry Street. The proposal would demolish the existing building and construct a new chapel and associated site improvements. Town Council approved the demolition last fall. The project requires approval from the Design Review Board and is located in Mayor Pro Tem Bower's District.



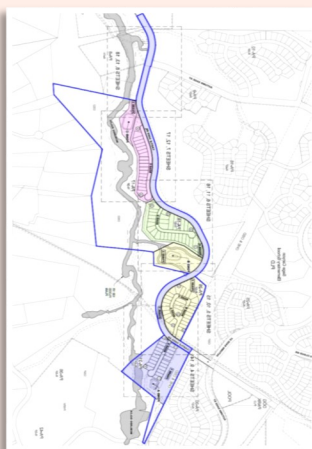
Vicinity Map



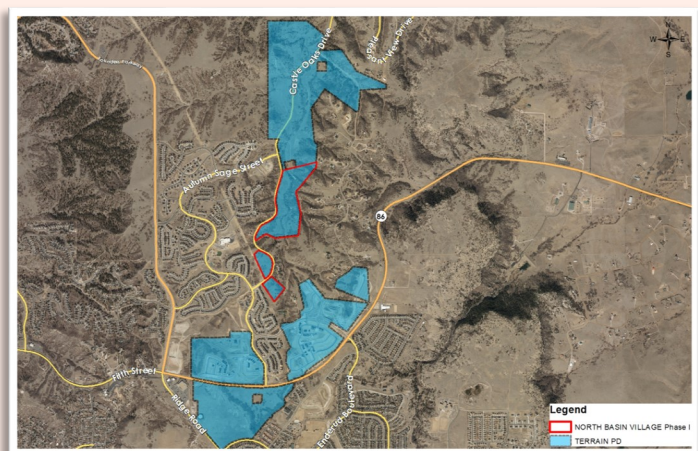
Proposed Building

Terrain

Site Development Plan: Located within the central portion of the Terrain Planned Development. The site plan proposes a total of 96 single-family homes situated in four planning areas along Castle Oaks Drive. The site plan requires public hearings before the Planning Commission and Town Council, which are not yet scheduled at this time. The property is located in Councilmember Townsend's District.



North Basin Village Layout



Vicinity Map

Implementing the Community Vision through Development Activities

PROJECT UPDATES

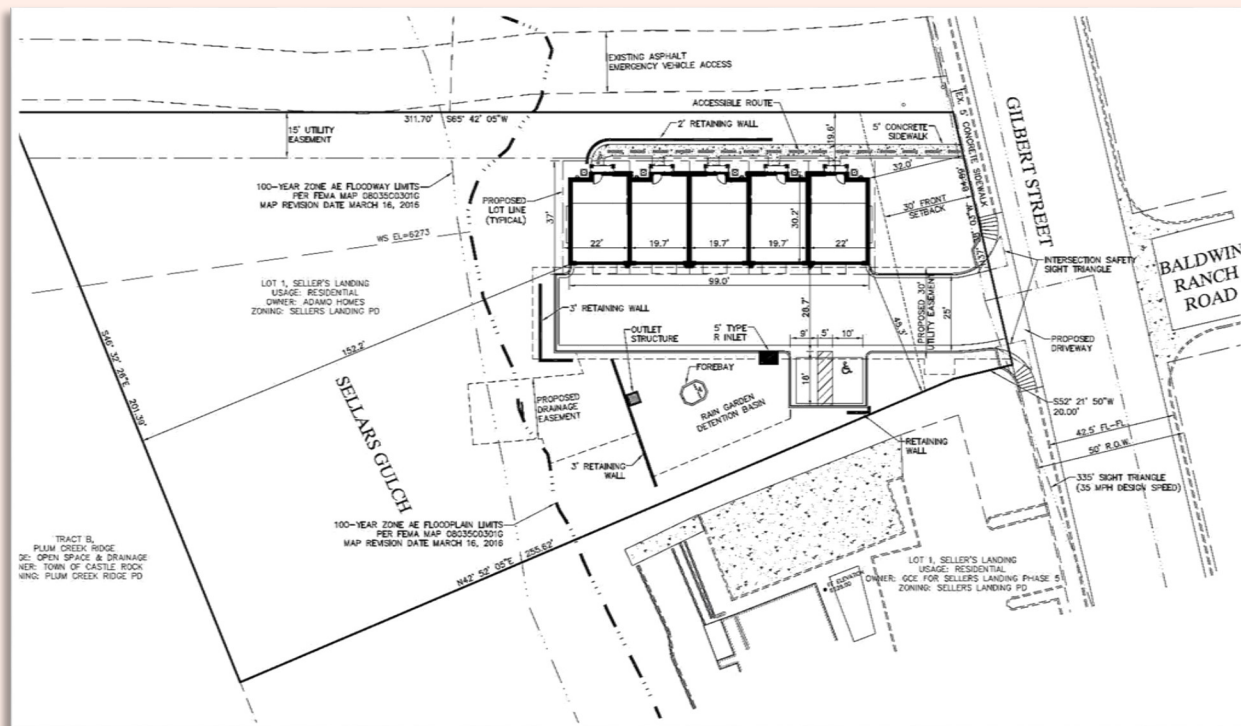
New Land Use Submittals (Public Hearings Required)

Craig and Gould Area

Site Development Plan: Norris Design, on behalf of Adamo Homes, submitted a townhome development located on the west side of South Gilbert Street at the intersection of Baldwin Ranch Road. The project is titled Greystone Villas. The Site Development Plan (SDP) proposes one three-story building containing five townhome units with attached parking. The SDP will require public hearings with the Planning Commission and Town Council. The property is located within Mayor Pro Tem Bower's District.



Vicinity Map



Site Layout and Location

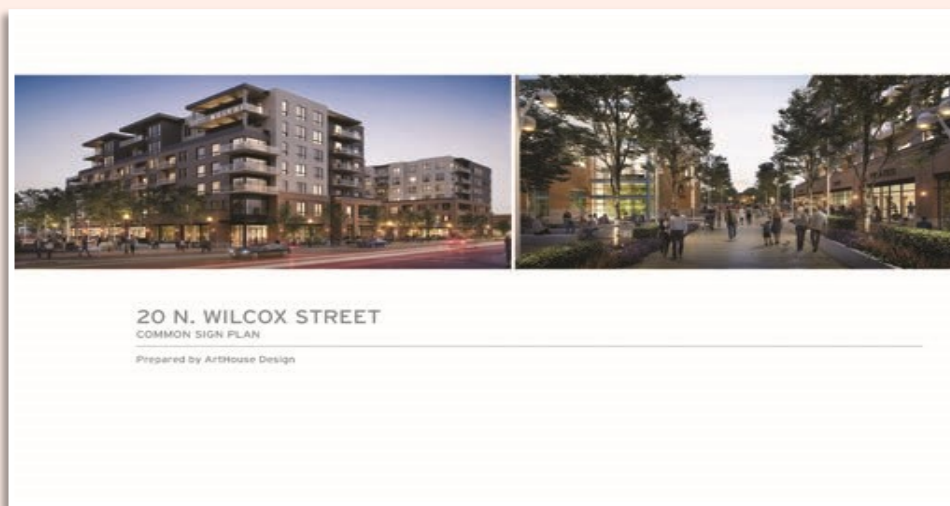
Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

Encore

Site Development Plan: Arthouse Design, on behalf of CD-Festival Commons, LLC, submitted a Site Development Plan (SDP) amendment for the purpose of creating a Common Sign Plan for Encore located at 20 Wilcox Street. The proposed Common Sign Plan addresses design principles, location of signs, size requirements, material requirements, and other relevant information as it pertains to the signage of the project. The proposed Common Sign Plan divides the type of signage into two types; specific project identification signage (“the Encore brand”) and future tenant signage. The Site Development Plan amendment will require a public hearing before the Design Review Board. The property is located within Mayor Pro Tem Bower’s District.



Common Sign Plan



Vicinity Map

Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

Downtown

Site Development Plan: For a new U.S. Postal, retail-only facility. The new facility would be located on a vacant lot adjacent to the Wells Fargo Bank, Dairy Queen, and the ENT Credit Union. The proposal includes an approximately 5,380 square foot building with the main entry facing S. Wilcox Street and a small loading dock towards the existing Wells Fargo Bank. The existing U.S. Post Office in downtown Castle Rock would remain. Prior to formal submittal, a neighborhood meeting was held on November 19, 2020. The project requires approval from the Design Review Board and is located in Mayor Pro Tem Bower's District.



Proposed Facades



Vicinity Map

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Board of Adjustment

The regularly scheduled Board of Adjustment meeting of March 5th was cancelled.



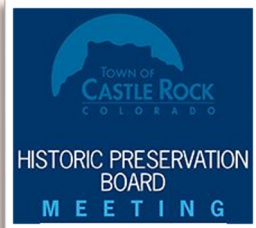
Board of Building Appeals

The Board of Building Appeals (BOBA) met for their quarterly meeting on March 2nd. There were no public hearing items scheduled. Joseph Montoya, Chief Building Official, updated the Board on Building Division activities since the last BOBA quarterly meeting held in December.



Historic Preservation Board

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



Design Review Board

The regularly scheduled Design Review Board meetings of March 11th and March 25th were cancelled.



Planning Commission

Alexander Place Annexation and Alexander Place Planned Development Plan and Zoning

The Planning Commission held their regularly scheduled meeting on March 12th. Brad Boland, Planner II, presented Alexander Place Annexation and Alexander Place Planned Development Plan and Zoning. The Commission recommended approval of both items to Town Council.

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



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Contractors Luncheon

The Contractors Luncheon was held on March 11th and sponsored by Town of Castle Rock. The luncheon was well attended. Agenda topics included:

- TESC Reminders
- No Burn Product Application & Evaluation Report
- TRAKiT Software Update

If you are 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 or 720-733-3527.

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



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 Aimee Sack, winner of the April drawing!

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

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

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

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

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

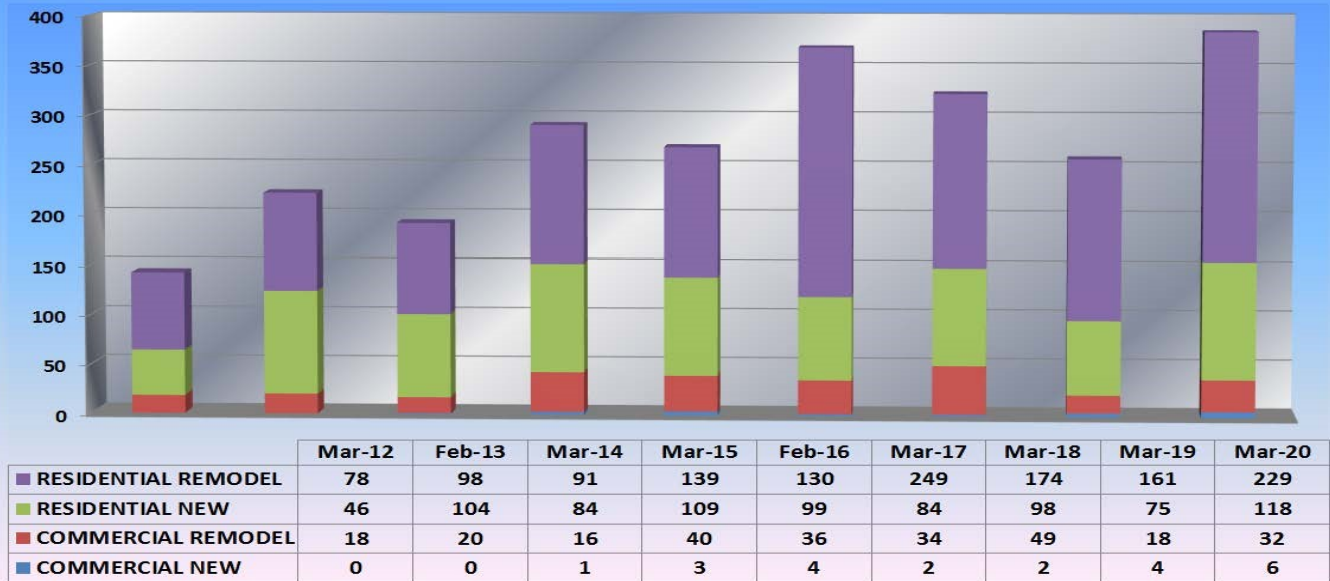


Implementing the Community Vision through Development Activities

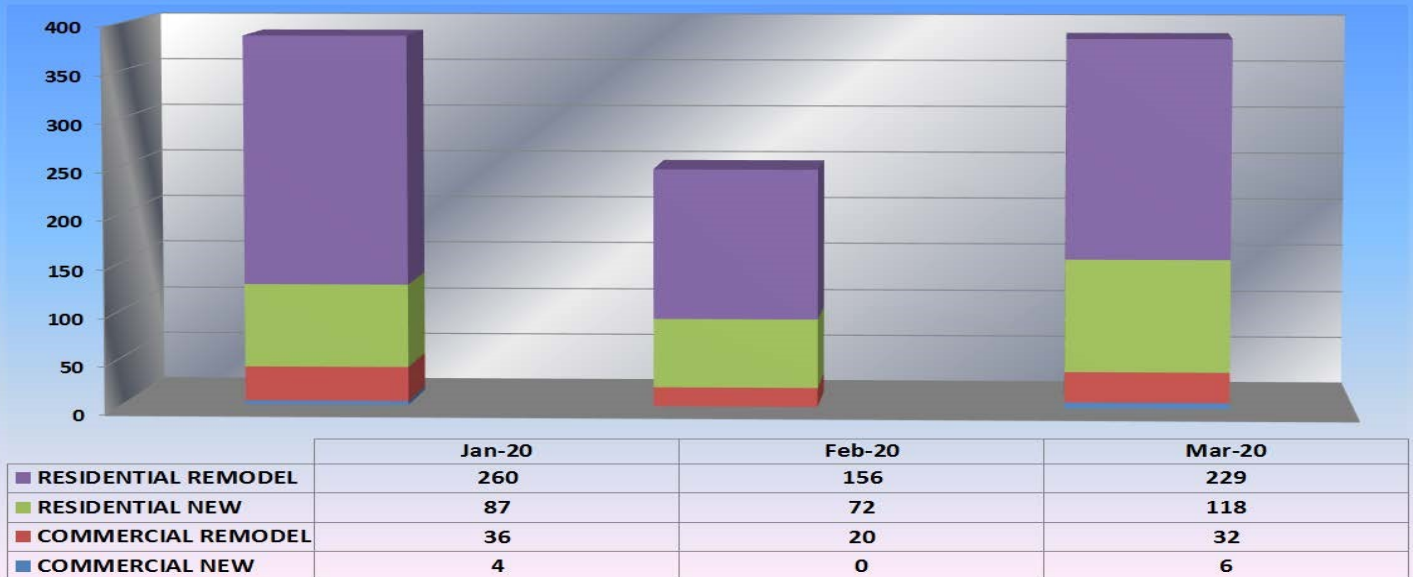
CORE SERVICE LEVELS

Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH MARCH 2012-2020**



**BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH MARCH 2020**

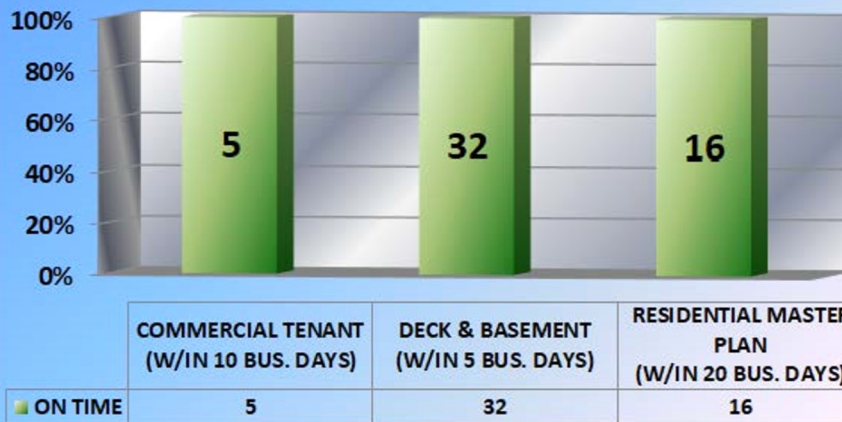


Implementing the Community Vision through Development Activities

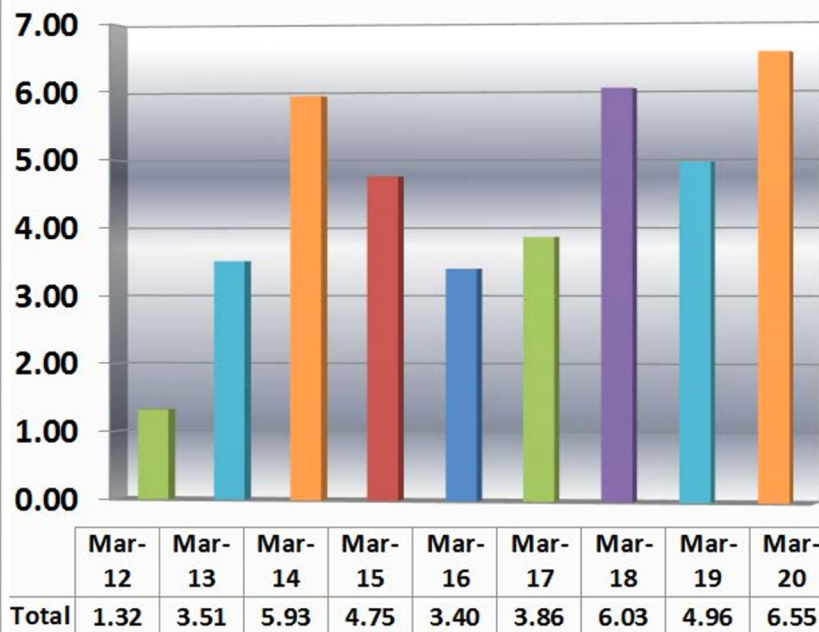
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT REVIEW MARCH 2020

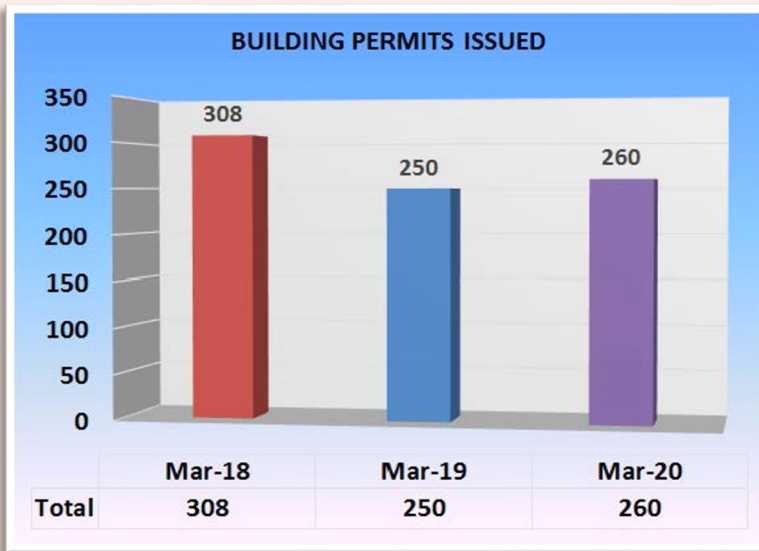


MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION)

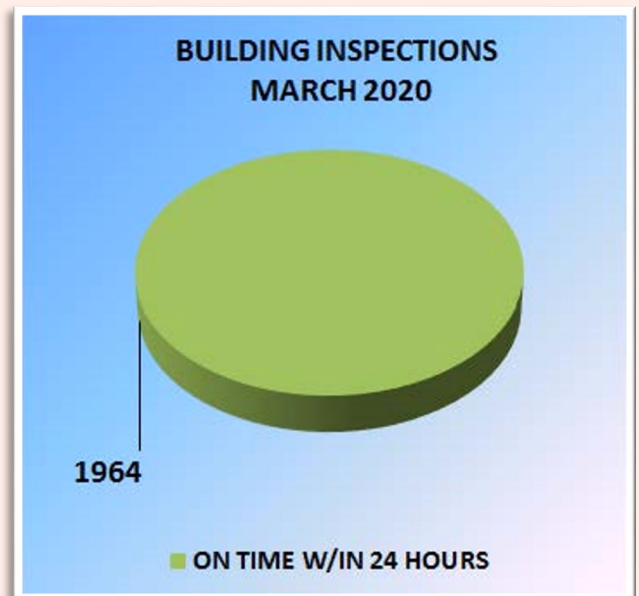
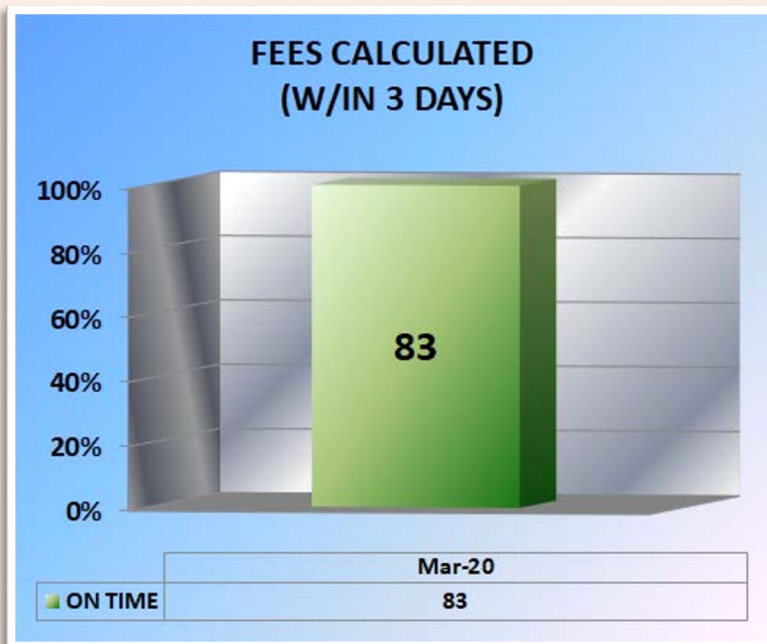


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS



**Building
Division**

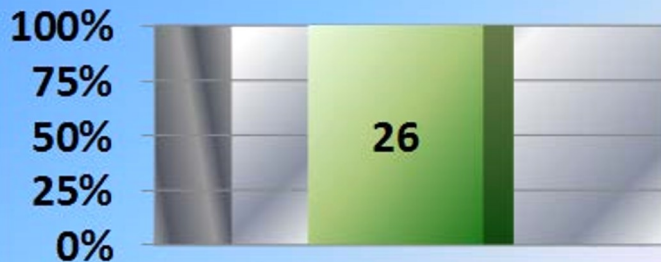


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

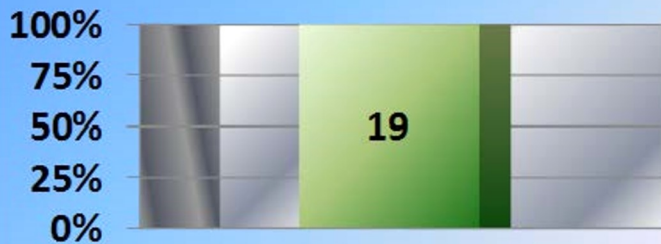
Code Compliance

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



Mar-20	
LATE	0
ON TIME	26

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



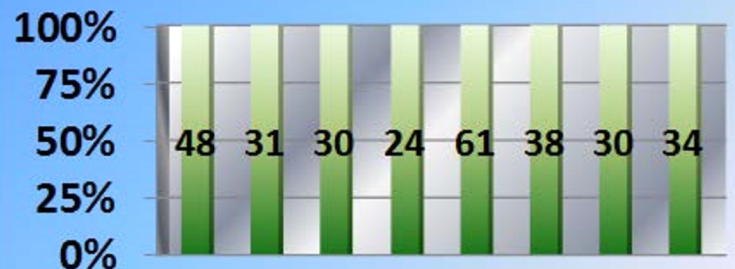
Mar-20	
LATE	0
ON TIME	19

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



Mar-20	
LATE	0
ON TIME	34

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

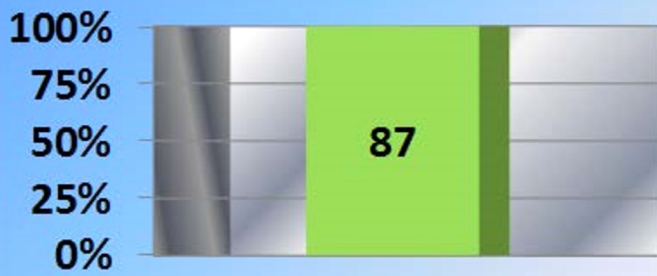


	Mar-13	Mar-14	Mar-15	Mar-16	Mar-17	Mar-18	Mar-19	Mar-20
LATE	0	0	0	0	0	0	0	0
ON TIME	48	31	30	24	61	38	30	34

CORE SERVICE LEVELS

Code Compliance

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



	Mar-20
LATE	0
ON TIME	87

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



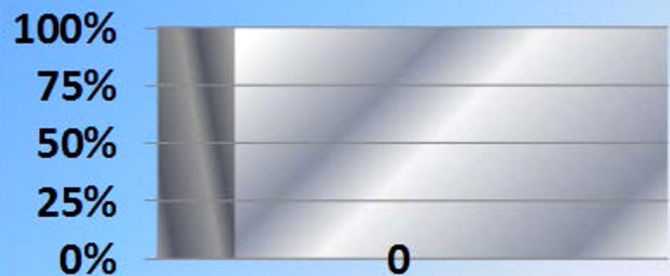
	Mar-20
ON TIME	10

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



	Mar-20
LATE	0
ON TIME	8

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



	Mar-20
LATE	0
ON TIME	0

CORE SERVICE LEVELS

Zoning Division

TEMPORARY USE PERMITS ISSUED



	Mar-20
■ LATE	0
■ ON TIME	3

Planning Division

PLANNING REVIEW TIMELINES MARCH 2020

(3 late due to work load and additional management time required)



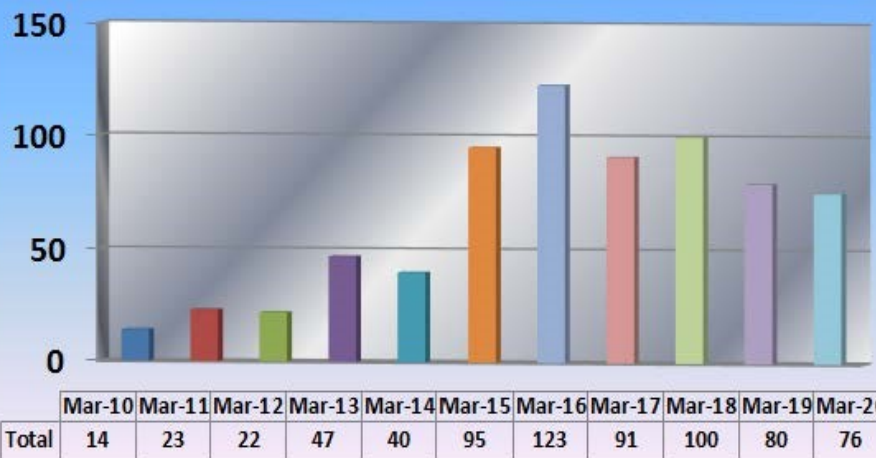
	1ST REVIEW	2ND REVIEW	3rd review
■ LATE	2	1	0
■ ON TIME	42	18	13

Implementing the Community Vision through Development Activities

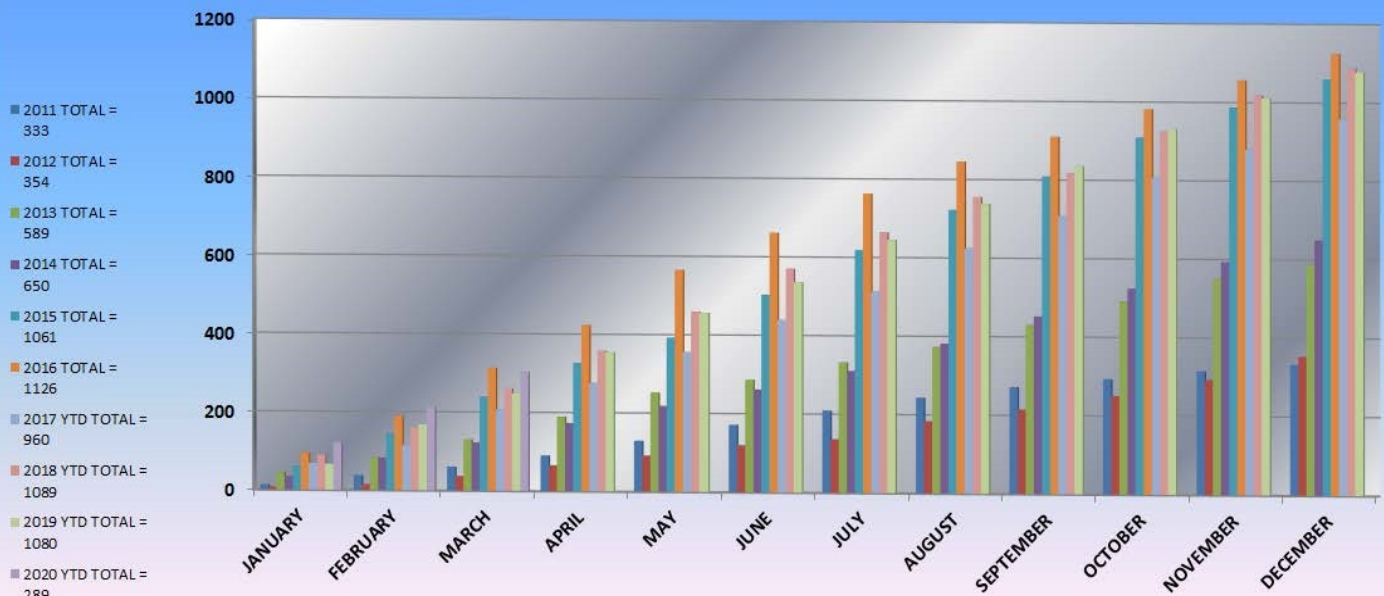
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS MARCH 2010- 2020



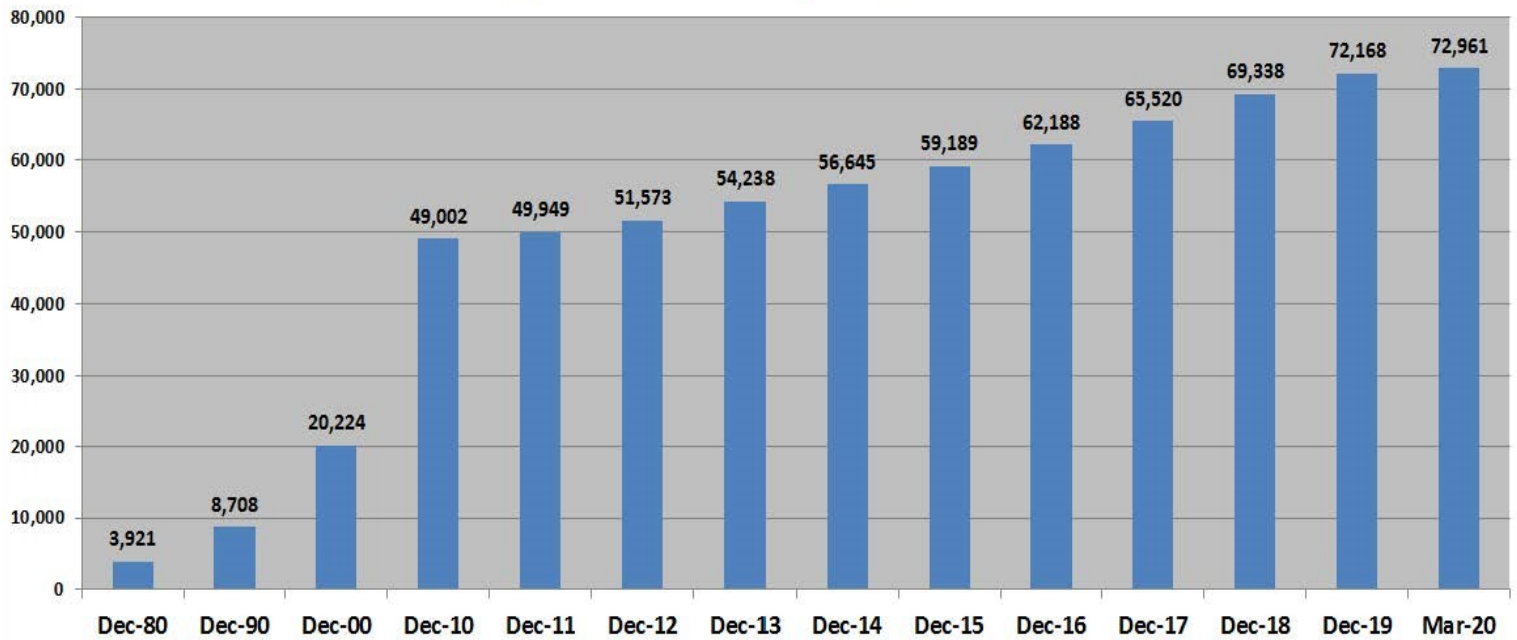
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities