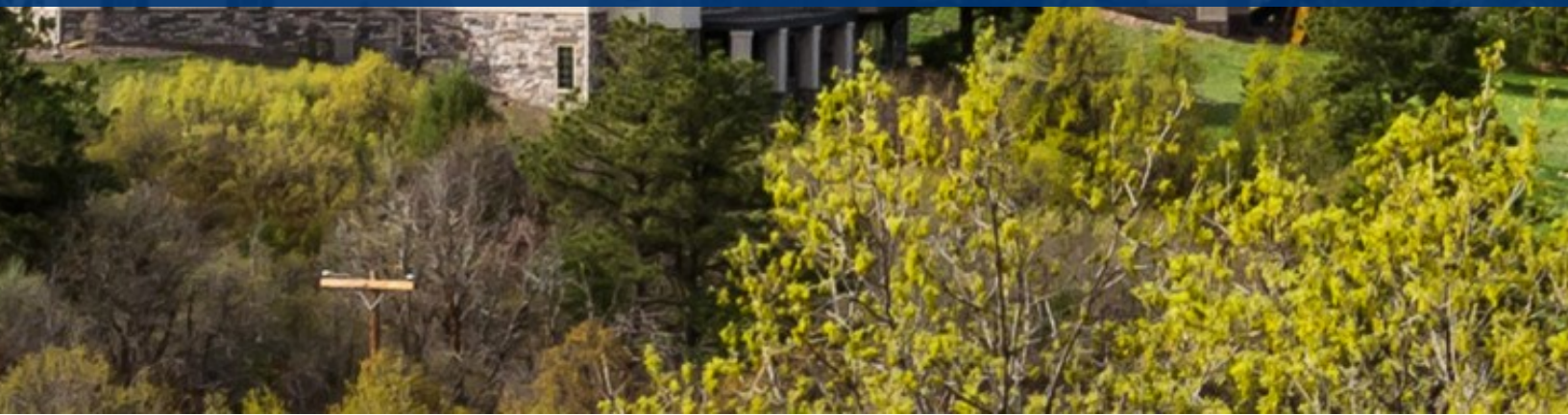




Development Services

November 2021 Monthly Report

(Reporting on October 2021)



DEVELOPMENT SERVICES

November Monthly Report (Reporting on October)



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For the latest Development Activity, visit:
CRgov.com/DevelopmentActivity

FOUR CORNER STONES

Distinct Town Identity	Responsible Growth
Community Service	Thriving Economy



100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200



Sign up to get monthly Development Highlights in your inbox! Subscribe by visiting: CRgov.com/NotifyMe



View past issues of the *Development Highlights Newsletter*, visit: CRgov.com/Development-Activity



We'd like to hear from you! Provide feedback by completing our Customer Service Survey at: Surveymonkey.com/r/LR35C27



Encore opened and began moving in residents in October

News from the Director

To continue to best meet the needs of our residents, business partners and other community members, we have updated the format of the Development Services Monthly Report. I am excited to debut this update with the November 2021 edition. While much of the content is similar to past editions, I hope the new format helps streamline and simplify the report's content, particularly the Development Snapshot section that focuses on reporting development activity and the core service levels of the various Development Services divisions.



Tara Vargish, PE
Director
Development Services

As always, our staff is excited to share information about the development activities throughout our Town and we look forward to continuing to provide great customer service to our community.

To stay up to date on development in Castle Rock, check out previous issues of the Development Services Monthly Report or sign-up to receive the Development Highlights Newsletter by visiting: CRgov.com/Development-Activity.

Employee Recognition

New Employees, Awards, Staff Kudos



Congratulations to Tony Felts on one year with the Town!



Congratulations to Tammy King on five years with the Town!



Welcome to Maureen Casper who joins the Town as a Grants Administrator!



Congratulations to Chelsia Oborny on one year with the Town!



Congratulations to Larry Harold on seven years with the Town!



Thank You Ben Christensen who received an email from a local builder thanking him for his great customer service!

Neighborhood Clean-Up Day

The 2021 Neighborhood Clean-Up Day was held on Saturday, October 9 for the Craig & Gould and surrounding neighborhoods. Countless pieces of furniture, cabinets, tools and household items were saved from the landfill and repurposed by neighbors.

By the numbers

43 tons of waste collected

25 tons of metal recycled

21 dumpsters filled



Employee Recognition

Customer Service Feedback, Staff Spotlight



Customer Feedback Survey

We launched a customer feedback survey in 2019 to gather input about our customer service on permits and projects, level of responsiveness to inquiries and development activities. If you receive an email from us titled "We would like your feedback!", please consider taking a few minutes to respond. Your feedback is valuable to us! The link is also available in staff email signatures. All responses are anonymous, unless you request to be contacted by staff. You can also enter our monthly drawing to win a \$25 gift card to a local Castle Rock business.



523 surveys distributed

19 October responses

Staff Spotlight

Matthew Anderson is a Development Construction Inspector for Development Services under Public Works. Matthew spends the majority of his time working with right of way permits and contractors providing oversight needed within roadways, right of ways and easements focusing on the safety and protection of Town assets.

Matthew started working in construction framing houses in college, way back in the 1900s. Matthew moved to Colorado 20 years ago to go to graduate school and stayed. He and his beautiful daughters, Mavencia Hope and Adele Mercy, live in Sedalia on a ranch they manage for a great family. They enjoy raising cattle, riding horses to do cow work, fishing and camping. The girls were born in Haiti. Mavencia, his oldest daughter, has been in the U.S. for four years and is a talented artist who is a senior at Castle View High School. Adele, the "Cow Boss," came to the U.S. when she was four, eight years ago. She is in 7th grade at Castle Rock Middle School and wants to work for the CIA when she grows up.



"Larry is truly a pleasure to work with! Thank you for working so hard to find solutions. If each reviewing agency worked as diligently as you do, we would certainly have an easier time on projects!" - Rikki A.

"Cara was very helpful. She must be a great asset for you." - Ken K.

"Tammy and Cara in Zoning were very helpful and responsive. Thank you."

"Tammy and Cara, this is awesome! Above and beyond. Thank you so much." - Rich M.

"Tina, I would like to reiterate how much I appreciate you and your efforts. Thank you so much." - Gabe S.

"I really appreciated all of the Castle Rock Development Services participants in the Site Precon Meeting for their partnership approach and helpful information. Special thanks to Sean Davin who led the meeting and set the tone for the collaboration. Looking forward to a successful partnership at the Promenade Block 3 Alana Apartments Project!" - Catamount Constructors Inc.

"Diane Maki really took the time to help me figure out what I needed and what I needed to do. I feel like she went above and beyond! And it's so rare

Administrative Reviews

Administrative land use submittals are reviewed and processed by staff, according to Municipal Town Code, and do not require public hearings. All land use submittals go through a rigorous review by Development Services staff as well as plan review staff in Castle Rock Water, Public Works, Fire and Parks and Recreation.

Canvas at Castle Rock (formerly Epoque)

Parking and ADA design revisions for the multifamily development, located at Plum Creek Boulevard and Crystal Valley Parkway.

Canyons South (County Project)

Waterline design revision for the first phase of the residential project with 278 single-family lots. (Town will own and maintain the project's water system per previous agreements.)

Castle Rock Adventist Hospital

Erosion control plans for three-story, 70,000-square-foot medical office building, located at 2350 Meadows Blvd.

CORE Electric Cooperative

Easement agreements for Phase 2 of underground utility feeder lines, located near the intersection of State Highway 83 and State Highway 86.

Lanterns

Construction documents and erosion control documents for a Family Amenity Center to include a clubhouse, playground, pool and pool house, located at the southwest corner of Montaine Circle and Burnell Road.

Lanterns/Montaine

Phasing design revision for 164 single-family residential lots located in the east interior of Montaine Circle and southeast portion of property and utilities, drainage and access agreements for 183 single-family lots, located south of Montaine Circle, connecting at Vervain Trail.

Meadows

Construction documents and erosion control plans for construction of Timber Mill Parkway located north of North Meadows Drive and west of State Highway 85.

Meadows

Subdivision improvements agreement for Filing 17, Area 2 for intersection improvements at Meadows Parkway and Regent Street.

Meadows, Castle Rock Industrial at The Meadows

Site Development Plans for two 80,000-square-foot office/warehouse buildings on lot 1 and lot 2, located on future Timber Mill Parkway, west of North Meadows Drive.

Meadows, StorHaus

Plat amendment subdividing one lot into two lots, located at Regent Street and Carnaby Lane.

Sanders Business Park

Site Development Plan for four flex-space buildings, totaling approximately 51,500 square feet, located on I-25 Frontage Road, north of Crystal Valley Parkway.

StorQuest

Construction documents and erosion control plans for redevelopment of existing storage facility, located at 2583-2633 Liggett Road.

Town Project

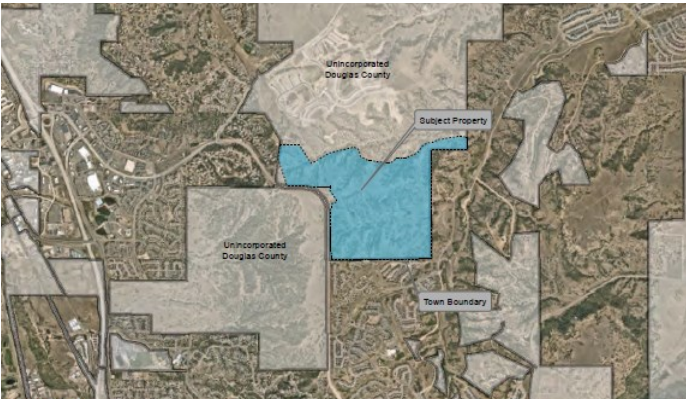
Erosion control plans for Terrain Control Valve Project, located on Founders Parkway, north of Crimson Sky Drive, and erosion control plans for Plum Creek Park improvements located at 3517 Mount Royal Drive.

New Land Use Submittals



Public Hearings Required

Land Use submittals that incorporate new land into the Town's jurisdiction, establish or modify the zoning rules for the land, or site plan layouts for residential neighborhoods or properties requiring buffering are examples of submittals requiring public hearings.



Vicinity Map

Canyons South

Planned Development Plan for the Canyons South Annexation application that proposes to develop a new neighborhood consisting of 474 single-family homes and 50,000 square feet of neighborhood commercial. The property is 409 acres in size and located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive. The Planned Development Plan will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision.

The project is located adjacent to Councilmember Cavey's district.

Project Highlights

- Proposed neighborhood development with 474 single-family homes
- 50,000 square feet of neighborhood commercial space



Vicinity Map

Perry Street Social District

Downtown Site Development Plan for a property at 404 N. Perry Street. A mini entertainment district consisting of a craft beer taproom and three additional food and beverage concepts, anchored by the common covered area is being proposed. Used as a skating rink during the winter months, the common covered area ("The Pavilion") would be used as a beer garden for most of the year. The application also proposes to demolish the residential house on the north side of the property with the new tap house constructed at the location. Because the residence was built in 1931, prior to 1945, the demolition will require public hearings, including a recommendation from the Historic Preservation Board, and a final decision from Town Council.

The project is located in Councilmember LaFleur's district.

Project Highlights

- Property measures approximately 0.399 acres or approximately 17,380 square feet
- The mini entertainment district would include a craft beer taproom and three additional food and beverage concepts

Public Hearings Required Continued



Vicinity Map

Spotlight Theater

Use by Special Review for a theater located at 680 Atchison Way. The youth theater will feature dance, vocal and theater training. Anticipated capacity is 100 audience members in the 5,000-square-foot space. Theater performances would be held on Fridays and Saturdays periodically during the course of a year. Training classes are held in the afternoon and early evenings throughout the week.

A Use by Special Review is required for theaters in the General Industrial (I-2) Zone District. As Spotlight Theater is proposed to go in to an existing building, it is a Use by Special Review – Tenant Finish. Use by Special Review – Tenant Finish applications require a hearing before the Planning Commission, which makes the final decision. The applicant held their pre-submittal neighborhood meeting on October 7, 2021.

The proposal is located in Councilmember Bracken's district.

Project Highlights

- Spotlight Theater is proposed to go in to an existing building, through Use by Special Review – Tenant Finish
- Youth theater with a capacity of 100 audience members in the 5,000-square-foot space

Boards and Commissions

Actions and Updates



Development Services supports five Boards and Commissions that have specific purposes for building appeals, variance hearings, land use case recommendations or determinations. These boards and commissions are filled by residents, and in some cases business owners, as appointed by Town Council.



Historic Preservation Board

October 6, 2021

The Historic Preservation Board took a “Ghostly and Tragic Tales of Castle Rock” tour with Castle Rock Museum Director Angie DeLeo, at its recent meeting.

Pictured from left to right):

Sandi Aguilar (board recorder)

Mike Borgelt

Annamarie Engelhard

Carlos Salinas

Angie DeLeo (tour guide, Castle Rock Museum)



Cancelled Meetings for October

- Board of Adjustment, October 7
- Design Review Board, October 13 and October 27
- Planning Commission, October 14 and October 28

Learn about the various Town Boards and Commissions at: [CRgov.com/1937/Boards-and-Commissions](https://www.cr.gov/1937/Boards-and-Commissions)

Town Council Actions: Land Use Submittals



Vicinity Map

Ridge at Crystal Valley

Town Council considered the following proposal on October 5, 2021.

WSB & Associates, on behalf of the property owner, Crystal Valley Ranch Development Company, requested approval of a Site Development Plan known as the Ridge at Crystal Valley. The Ridge at Crystal Valley is comprised of property within the Crystal Valley Ranch Planned Development, 4th Amendment and the Ridge Estates Planned Development, and proposes a residential neighborhood consisting of 142 single-family homes, a new street network and more than 28 percent of open space on the 116-acre property. The property is generally located in the southwest section of Crystal Valley Ranch.

Site Development Plans for residential use require a public hearing before Town Council who shall review and make a decision upon the proposal following review and recommendation by the Planning Commission.

Town Council approved the resolution by a vote of 5-2.



Vicinity Map

Alexander Way

Town Council considered the following request on October 19, 2021.

Town Council reviewed an annexation request for Alexander Way, and found the request to be in Substantial Compliance with the application requirements for annexation, Article II, Section 30 of the Colorado Constitution and Section 31-12-107 (1), C.R.S.

This was a procedural vote, and did not yet annex the property. Town Council set Tuesday, December 7, 2021, as the next procedural vote to determine eligibility to be annexed.

Alexander Way is 73.76 acres north of Alexander Place and Brewer Court intersection.

Town Council approved the resolution of Substantial Compliance by a vote of 7-0.

Town Council Actions: Land Use Submittals



Vicinity Map

is locally landmarked. This downtown historic preservation grant request is for \$25,000.

On September 1, 2021, the Historic Preservation Board voted 6-0 to recommend that Town Council approve this \$25,000 grant request.

Town Council approved the resolution by a vote of 7-0.

Downtown Historic Preservation Grant Program

Town Council considered the following proposal on October 5, 2021.

In November of 2020, Town Council adopted a new Downtown Historic Preservation Grant Policy. The purpose of the Town's **Downtown Historic Preservation Grant Program** is to provide monetary assistance with rehabilitation and restoration of historic properties within the Downtown Overlay District (DOD) for exterior improvements. These grants are available up to 50% of the project cost up to 25,000. These funds are awarded to property owners within the DOD on a two-round, competitive basis as recommended by the Historic Preservation Board and approved by Town Council. Staff received no applications for the first round and received only one application for the second round, which closed on August 1, 2021.

The owners of the Douglas Masonic Temple Association building, located at 300 N. Wilcox Street, are requesting a downtown historic preservation grant to assist with the cost of the continuing window and door restoration. The Douglas Masonic Temple, formerly known as the First National Bank of Douglas County, is on the National Register of Historic Places and

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: OCTOBER 2021

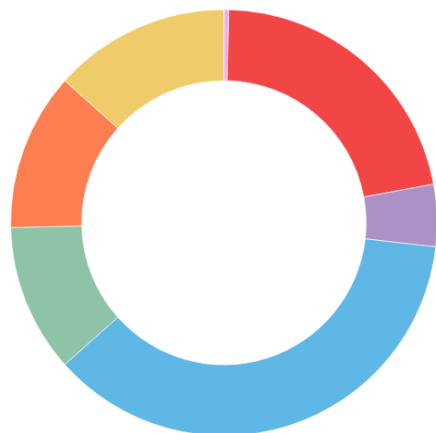


79,346
estimated population as
of October 2021

Zoning Division

Core Service Levels

Zoning staff process numerous code enforcement actions each month, from rubbish, abandoned vehicles and setback encroachments to illegal uses. They respond to complaints from the community, visit sites to determine compliance and issue Notices of Violation as necessary. Our inspection team removes hundreds of illegal signs encroaching into Town rights-of-ways. Staff reviews all business licenses, temporary use permits and sign permits for zoning compliance in a timely manner.



- Sign Complaint Responses – 1
 - Sign Removed from Right of Way – 60
 - Sign Permits Reviewed – 13
 - Site Visits – 101
 - Code Complaint Responses – 31
 - Notices of Violation Sent – 33
 - Business Licenses Reviewed – 37
 - Temporary Use Permits Issued – 0
- *All 100% on time

Planning/Development Review

Core Service Levels

The Planning and Development Review teams process numerous submittals each month. These core service levels are reported for all land use projects, including projects that go through public hearings and projects that are under administrative review.

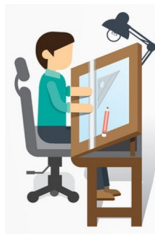
Pre-Applications

8 Pre-Applications this month
97 year-to-date Pre-Applications
41 percent of Pre-Applications over the previous 12 months advanced as new projects

A pre-application meeting is required prior to any land-use submittal. Meetings may review conceptual ideas that never lead to a formal submittal. Pre-applications expire and must be resubmitted after 12 months.



New Development Projects



29

New Development Project Applications this Month

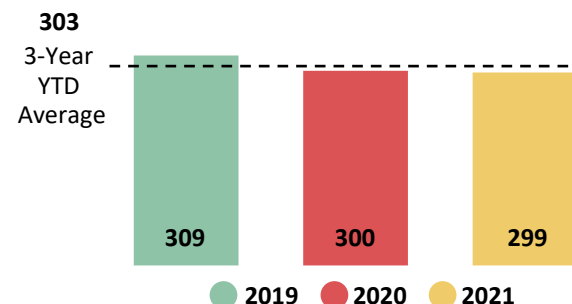
Development Reviews

Monthly Reviews

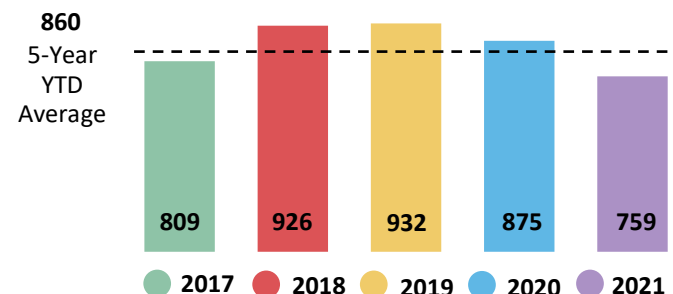
33 1st review*
27 2nd review*
22 3rd review or greater*

*All on time with the exception of one late review for each review category

Year-to-Date Development Projects



Year-to-Date Planning/Development Reviews



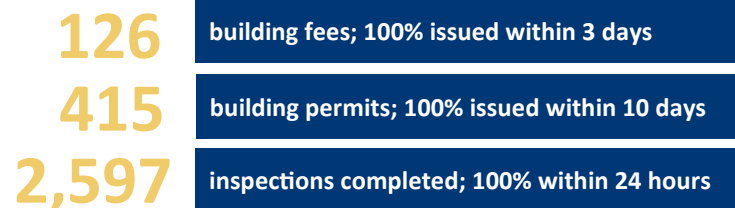
TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: OCTOBER 2021



Building Division

Core Service Levels

Building Division staff process hundreds of building permits a month, from a new hot water heater or deck, to constructing an entire new home or commercial building. Our inspection team conducts thousands of inspections each month to determine code compliance. We report on the following levels of service monthly, although they are just a snapshot of some of the work we do.

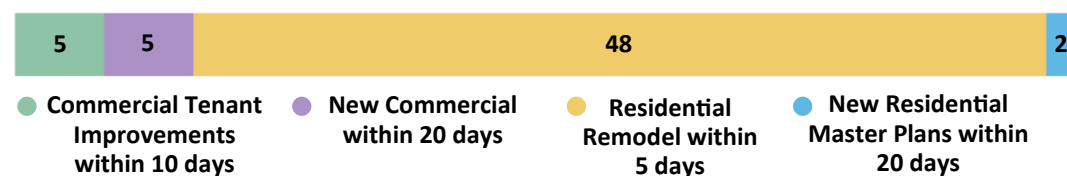


Development Services staff process permits, conduct inspections, respond to code violations and review plan submittals each month. This snapshot highlights staff activity during the previous month for the Zoning Division, Building Division and Planning/Development Review. Information on previous months can be found in the Development Services' Monthly Report archive at: CRgov.com/1674/Development-Services

Building Permits Reviewed

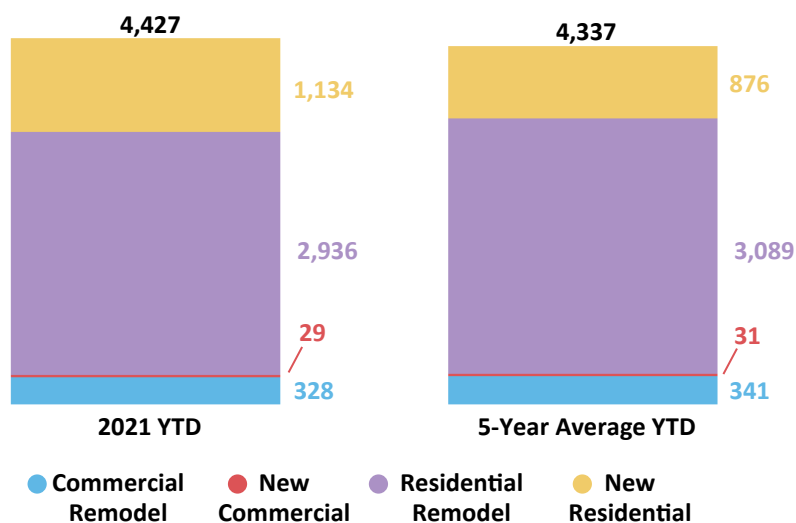
Monthly Building Permit Reviews by Type*

*All 100% on time



Building Permit Applications Received

Year-to-Date Building Permit Applications Received



Building Permits Issued



91
Residential Permits Issued this Month



79K
Square Feet of Commercial Space Permitted Year-to-Date



↓ 69%
Commercial Space Permitted Compared to 5-Year Year-to-Date Average

Year-to-Date Residential New Construction Permits Issued

