



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"The difference between the right word, and the almost right word, is the difference between lightning and a lightning bug."

~~ Mark Twain



**Bill Detweiler, Director
Development Services**

I am constantly amazed at the power of words, written or spoken. The Development Services team lives in a world of words — those sent to us and those we send to others. We are judged on our choice of words. We are judged on words used to express our thoughts. We are judged on words used in public presentations to Town Council and the Boards and Commissions we serve. Perhaps you judge me on the words I use in Development Tales?

We use words to communicate technical thoughts. We use words to communicate philosophical thoughts. We use words to communicate Town policy and our professional expertise. We use words to identify a thought, debate a thought and conclude a thought. We use words to express agreement and disagreement. We use words to express our attitude. There is no body language associated with the written word; it is a powerful method of communication. There is always body language associated with verbal words, whether it be calm or animated. That, too, is a powerful method of communication.

For the latest in development activity,
please visit:
www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

Always keep in mind the power of words. They matter.

Construction activity throughout the Town remains at a high pace. We have several large scale multi-family projects in the plan review pipeline and several under construction. We have several multi-use commercial projects in the plan review pipeline and several under construction. As always, we have numerous single-family residential projects in plan review and numerous neighborhoods under construction. Of note, available disposable income is being exhibited by the high number of residential and commercial remodels currently underway.

Castle Rock is a busy place.

Significant progress is occurring on the Comprehensive Master Plan update with community meetings and public hearings with the Planning Commission and Town Council scheduled for mid-summer. The plan will clearly identify our policies, themes and goals for the community through 2030 and reflects a healthy and vibrant community. We look forward to receiving public input on this critical guide to our development future.

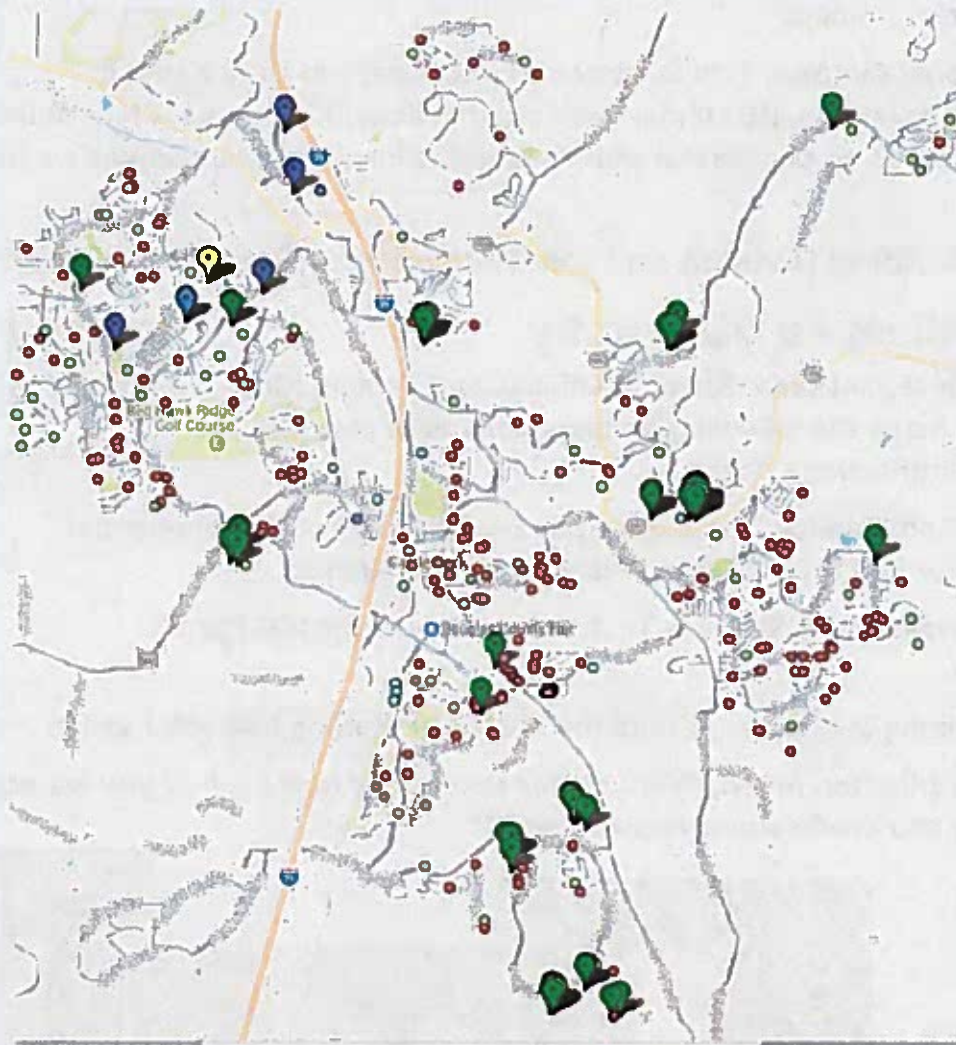
The typical spring storms have come and gone leaving behind blossoming trees and flowers exhibiting the magnificent natural environment in Castle Rock. Take time to smell the roses and cherish all the majesty that living in Castle Rock brings.



Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - APRIL

Below is a town-wide map depicting permit and construction activity for the month of April, 2017. An additional map is published each December showing the cumulative activity for the year. Our goal is to show the areas of Town where the most, or least activity, is occurring. To view this map online, please visit: CRgov.com/buildingreports



<u>PERMIT TYPE</u>	<u>APR2017</u>	<u>ICON</u>
COMMERCIAL NEW	6	Blue pin icon
COMMERCIAL REMODEL	4	Blue circle icon
MISC COMMERCIAL	23	Blue circle icon
MISC RESIDENTIAL	249	Red circle icon
NEW SINGLE FAMILY ATTACHED	4	Blue pin icon
NEW SINGLE FAMILY DETACHED	62	Green pin icon
RESIDENTIAL REMODEL	53	Green circle icon
NEW MULTI FAMILY	40	Yellow pin icon

Implementing the Community Vision through Development Activities

KUDOS

Great Customer Service

The Building Division's Contractor Luncheons get more popular each month. In addition to serving our customers lunch, the Development Services Enterprise Team puts together an agenda of noteworthy subjects that are important and interesting to our customers.



KB Home sponsored the April 12th Contractor Luncheon, and Brad Kendall, Manager of Trade Relations, KB Home, mentioned to Joseph Montoya, Chief Building Official, that the reason the Town is so successful with its monthly luncheons is because we treat everyone like "customers."

Kudos to the Building Division and the Development Services Enterprise Team!

Professionalism - a DS Priority

James Martino, Assistant Chief Building Official, and Tammy King, Zoning Manager, made the following announcements of new ICC and ICC/AACE Certifications April:



Lenore Bennett, Combination Building Inspector, passed the ICC Commercial Plumbing Inspector and ICC Plumbing Plans Examiner exams.

Jenn Bigham, Development Services Technician, passed the ICC Permit Technician exam.

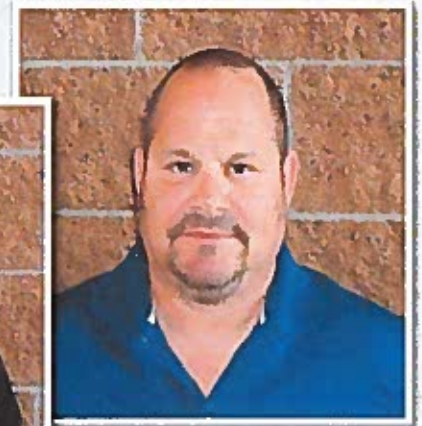
Scott Seubert, Zoning Inspector, passed the ICC/AACE Zoning Inspector exam.

Bill Detweiler, DS Director, noted, *"Yet another example of how each of you are committed to ongoing learning and professional improvement!"*



From the left:

Lenore Bennett,
Combination Building
Inspector;
Jenn Bigham,
Development Services
Technician; and
Scott Seubert, Zoning
Inspector



Congratulations Lenore, Jenn and Scott!

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Heckendorf Rezoning - Fire Station 152

In 2008, the Town purchased Lot 2 of Block 1 within Heckendorf Ranch Filing No. 2, 1st Amendment, with the intent of establishing a location for a needed new fire station on the south end of Town. Need was based on the increased number of calls received from that sector within the prior two years. Location was determined on accessibility to Tomah Road (the eastern frontage road running parallel with I-25) and accessibility to the growing neighborhoods of Plum Creek and Crystal Valley.

As time passed it became apparent that the purchased Lot 2 was not large enough to accommodate the needed station.

Therefore, in 2016, Lot 2 of the Heckendorf Ranch Filing No. 2, 3rd Amendment, was purchased by the Town. This lot is located adjacent to and north of Lot 2 of Block 1.

The southern lot is 1.753 acres with an additional 0.305 acres of right-of-way. The northern lot is 0.9726 acres.

Each lot has a different zoning designation necessitating the requirement to rezone both lots to a single zone district that supports the use of a public facility. The intent of this rezone is to have the same zoning for both lots with public facilities as a permitted use on both lots. The Public Land – 1 (PL-1) zoning district satisfies those requirements.

On April 4th, Town Council voted 6-0 to approve this rezoning via Ordinance 2017-005 on Second Reading.



Vicinity Map
Fire Station 152

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

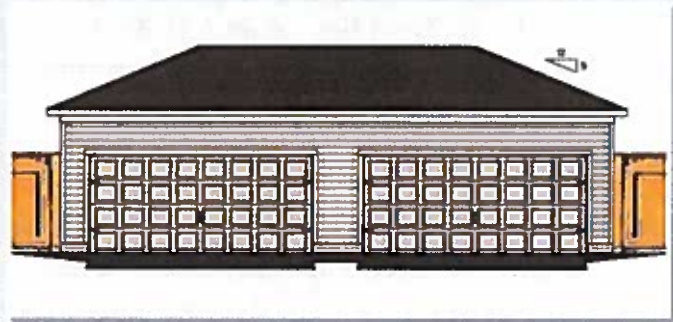
Design Review - 22 South Cantril Street

Applicants submitted a request for construction of a new foursquare-style duplex and four-car detached garage on the property located at 22 South Cantril Street. The property is located in the historic Craig and Gould neighborhood on the East side of Cantril Street, north of the Fairgrounds and south of South Street. The site is surrounded by single-family homes, apartments and vacant land.

At public hearing on April 5th, the Historic Preservation Board voted to approve this project.



Artist's rendition of proposed duplex and four-car garage to be located at 22 South Cantril Street



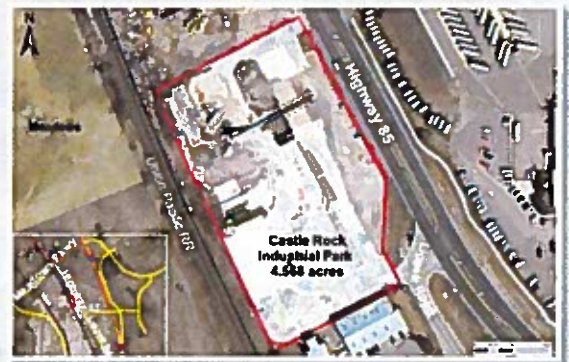
Planning Commission

Castle Rock Industrial Park Annexation

Your Storage at Castle Rock, LLC, is proceeding with an application for Annexation for property known as Castle Rock Industrial Park which was previously owned and brought forward for annexation consideration by Castle Rock Industrial Park, LLC.

The property resides within an industrial area of Town and is sandwiched between the Union Pacific Railroad and Highway 85 where Liggett Road spurs off of Highway 85. The proposed annexation property is 4.568 acres in size and is currently under the jurisdiction of Douglas County. It is addressed as 2801 Highway 85 and owned by Your Storage at Castle Rock, LLC, who bought the property from Castle Rock Industrial Park, LLC on January 31, 2017. It is currently an industrial site being used for large vehicle storage and was formally the site of a concrete mixing business.

Planning Commission voted 4-0 to recommend the annexation of this property to Town Council on April 13th.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Castle Rock Industrial Park Zoning

Castle Rock Industrial Park, owned by Your Storage at Castle Rock, LLC, is currently under consideration for annexation into the Town under a separate Annexation application. If the property is approved for annexation, it subsequently needs to be zoned. Through the Zoning application, a straight zone district classification of I-2 General Industrial is being proposed for the Castle Rock Industrial Park property.



Surrounding Zoning
Castle Rock Industrial Park

A zoning district classification of I-2 would permit the property to be developed as a versatile industrial land use and help the Town fill in an industrial land use area within its boundary and add to its tax base.

The proposed zoning district classification for the property is I-2 General Industrial. The I-2 District is intended to allow a less restrictive type of industrial development where the necessary characteristic of industrial operations will not adversely affect nearby residential and business uses. The purpose of the district is to permit the normal operation of almost all industries, subject to those regulations necessary for mutual protection of nearby property owners in the lawful use of their respective properties, and the public health, safety and general welfare.

On April 13th, Planning Commission voted 4-0 to recommend approval of this zoning to Town Council.

2016 Design Award Program Nominees



Each year the Town recognizes and rewards outstanding design and construction through the Design Award Program.

To promote diversity of interest in the award program, representatives from the development community and Town boards assisted staff with preparing the nominations. The Team reviewed each nomination and spent time visiting the properties throughout the Town.

The Team considered 28 properties and sites, and the high quality of nominations challenged the Team to choose each category winner.

There was no public comment on this item, and Planning Commission voted 4-0 on April 27th to recommend approval of the nominations to Town Council. Council will hear this item on June 6th.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

The Rezone of Phillip S. Miller and Rock Park to the PL-1 District



On March 15, 2016, the Town of Castle Rock Town Council approved Ordinance No. 2016- 09 amending the Municipal Code to change the existing Public Open Space (POS -1) and (POS-2) zone districts to the Public Land (PL-1) and (PL-2) zone districts. The intent of the ordinance was to better align the permitted uses allowed within those zone districts with the actual types of facilities that exist within Town park properties. It was presented to Council at that time that once the POS zone district was changed to the PL district, existing parks, beginning with Philip S. Miller and Rock Park, would be rezoned to PL-1.

Rock Park was established in 1988 and Philip S. Miller Park in 2013. The park lands consist of multiple parcels as land has been added to each park through purchase or dedication of lands upon development of adjacent properties. In regards to Rock Park, the acquired surrounding lands were all zoned R-1. The acquired lands for Philip S. Miller Park came from four adjacent developments' dedicated park lands with different zoning



Vicinity Maps
Above: Rock Park
Below: Phillip S. Miller Park

designations: The Meadows Planned Development, Covenant at Castle Rock Planned Development, Castle Highlands Planned Unit Development and Castle Meadows Interchange Overlay. Each zone designation has its own use-area categories and permitted uses within those categories.

Two members of the public addressed the Commission with concerns that this zoning would allow development of Rock Park similar to the Philip S. Miller site, and they felt that was not appropriate for Rock Park.

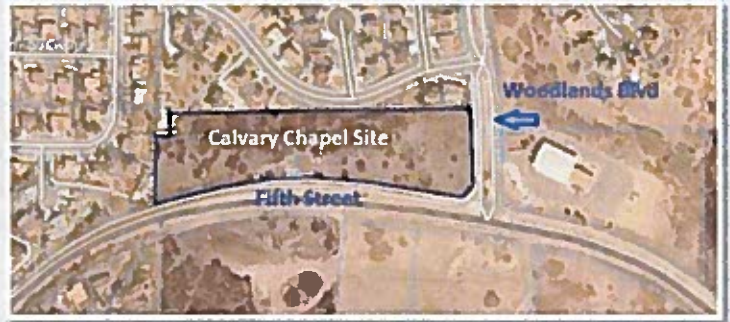
On April 27th, the Planning Commission voted 4-0 to recommend approval of the proposed rezoning of Rock Park and Philip S. Miller Park to Town Council.

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Calvary Chapel Castle Rock Annexation

As the Town of Castle Rock continues to grow, small parcels of land exist that are primarily surrounded by Town property. It is in the interest of the Town to review the incorporation of such parcels into the Town's jurisdictional boundaries, if requested, determining if the land and associated use promotes the Town's vision of careful planning to accommodate the needs of existing and future residents.



Vicinity Map
Calvary Chapel Castle Rock Site

The proposed Annexation parcel of 5.4346 acres is located at the northwest corner of Fifth Street and Woodlands Boulevard. The property has been reviewed by Town Council in two hearings as prescribed by State statute.

One member of the public spoke regarding the development team and how forthright and open they were at neighborhood meetings. He expressed that some of his neighbors are concerned with loss of views or vegetation. He felt, however, this project is better than previous proposed developments for this parcel.

At public hearing on April 27th, the Planning Commission voted to recommend approval of the Calvary Chapel Castle Rock Annexation to Town Council by a vote of 4-0.

Calvary Chapel Castle Rock Planned Development Plan

When a property is approved for annexation into the Town, it is also necessary to zone the parcel. Zoning may be a Straight Zone request, representing a permitted use within an existing Town zone designation or a Planned Development zone designation. Planned Development zoning is an optional negotiated zoning specific to a Planned Development Plan that outlines standards of development and the provisions for public and private infrastructure to support the development.

The proposed use for the subject parcel is for a church within a newly created PD zone. The proposed use does not include an on-site school or daycare.

A member of the public spoke with concern about the Town limiting the Fifth street access to right in / right out and requiring the full access on the residential street, Canyon. He feels this will lead to too many U-turns on Fifth street, and would rather see full access on 5th street and then limiting the access on the residential Canyon Street to right in / right out. He felt the land use PD zone is appropriate and expressed approval of this project.

On April 27th, at public hearing, the Planning Commission voted to recommend approval of the Calvary Chapel Castle Rock Planned Development Plan to Town Council by a vote of 4-0.

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

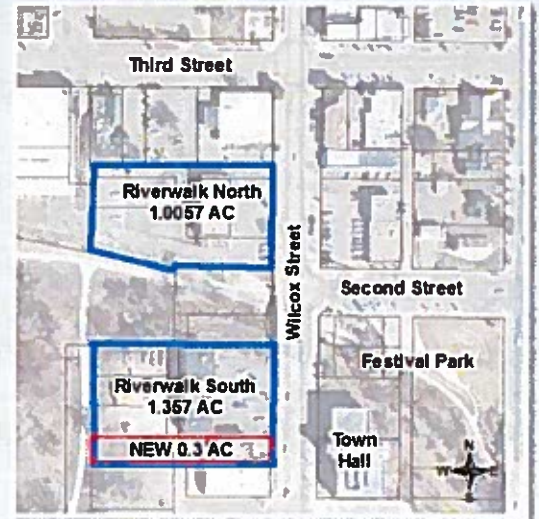
Riverwalk - Revised Site Development Plan

In September, 2016, the Design Review Board approved the Riverwalk Site Development Plan. Since that time, the applicant acquired more land to the south of and adjacent to the Riverwalk South site. With this additional 0.3 acres, the applicant amended their plans to create a more welcoming façade for the southern building as well as adding more surface parking to the south.

By relocating the garage access from Wilcox Street to the southern alley, the southern building is able to accommodate additional retail and office square footage within the building. The number of residential units will remain at 114. A surface parking lot, which will provide 18 spaces has also been added adjacent to the Riverwalk South building.

Another design change since September is the addition of a pedestrian bridge, which would connect the north and south buildings' second floors to one another, over the gulch. The walkway would be at an elevation about 20 feet higher than the existing Wilcox Street Bridge. The walkway would be built with pre-fabricated steel trusses and wood decking. Prior to issuance of any building permits, the applicant must get clearance from US Fish and Wildlife since the bridge will be above the Riparian Conservation Zone for the Preble's Meadow Jumping Mouse, an endangered species. The project has already received clearance for the construction of their buildings. The Board was tasked with approving the pedestrian walkway design only. If the applicant does not receive approval from US Fish and Wildlife, the pedestrian walkway will not be built.

There were no public comments. On April 26th, the Design Review Board approved the revised site development plan for the Riverwalk project.



Vicinity Map
Riverwalk North and South



Artist's Rendition - Revised Site Development Plan - Riverwalk North and South

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

309 Jerry Street - Façade Improvements

Establishing a strong architectural identity in the Downtown, particularly in the Downtown Core District, is vital to the Town's sense of place and economic development. By revitalizing old façades in the Downtown Core District, business owners and town residents alike will benefit from private reinvestment and improved designs. The Downtown Development Authority (DDA) acknowledges the need for improved building façades and offers a façade grant program for qualified owners.

The owner of 309 Jerry Street proposes to improve the existing façade so that the property and associated businesses are enhanced by the improved architectural identity. The applicant has contacted the DDA to request consideration for a façade grant. If the Board approves this façade, the owner can move forward with the construction and façade grant program.

The building at 309 Jerry Street currently includes several businesses on the first and second floors. While the western / rear part of the building dates to 1940, the building addition along Jerry Street dates to 1978. The owner has already updated the interior of the property and is now focusing on the Jerry Street frontage.

There was no public comment during the public hearing, and the Design Review Board voted to approve the façade improvements for 309 Jerry Street.



309 Jerry Street
Above: Existing Façade
Below: Proposed Facade



Downtown Flower Boxes

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheons

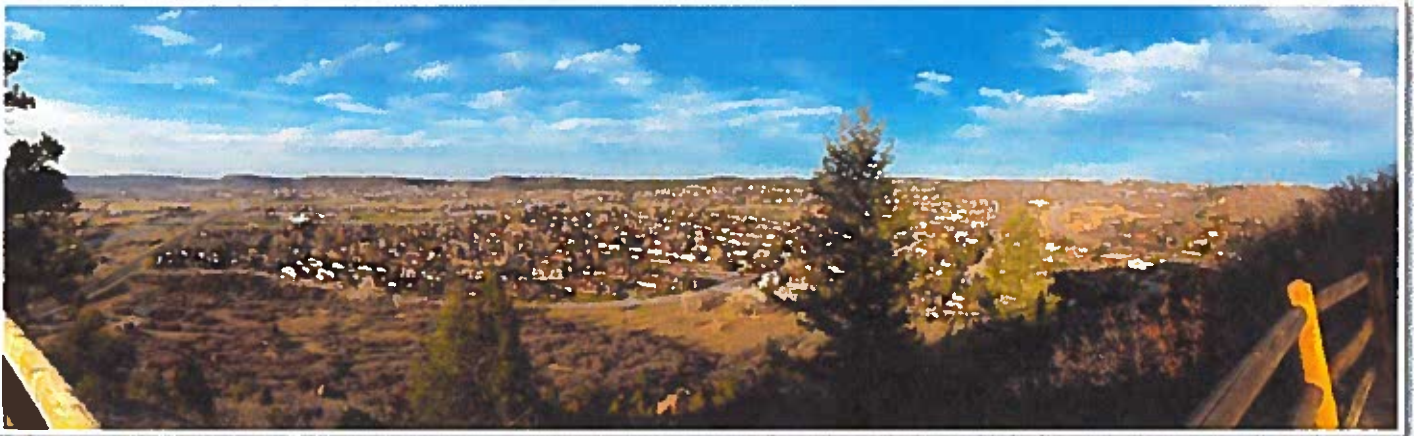
Over 60 customers attended the April 12th Contractors Luncheon which was sponsored by KB Home. The agenda included the following items:

1. **Water Meter Smart Device (part 1) - Joseph Montoya, Chief Building Official;**
2. **Town Hall Update and Introduction of New Building Inspector Supervisor - James Martino, Assistant Chief Building Official;**
3. **Initial DESC Review Procedures - Jessup Shield and Adan Rivas, Utilities Stormwater Inspectors;**
4. **Review of CO Documents - Lynda Halterman, Diane Maki and Cindy Brooks, Permit Specialists; and**
5. **Open discussion.**



- **Wednesday, May 10th
Millhouse at P. S. Miller Park
11:30 am to 1:00 pm**
- **Wednesday, June 14th
Millhouse at P. S. Miller Park
11:30 am to 1:00 pm**
- **No Luncheon In July**

If you're interested in sponsoring a luncheon or have any questions, our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact them at buildingcounter@CRgov.com or 720-733-3527.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Town Hall Addition Update

In April, good progress was made on the block and steel sections of the addition - the literal "bones" of the building.

The crane and the masons have moved off-site so you will see work on the structural steel portion of the building and floor deck work over the next 30 days. Workers are welding the floor joists in place and laying metal decking to prepare for pouring the 4" concrete floor mid-May.

Work on the first floor front counter opening on the east wall began.

The masons will return to construct the rhyolite and concrete block skin of the building after all wall framing is complete later in the project



Town Hall Addition
April 28, 2017

To view public notices, please visit:
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

schedule. Phipps plans to finish all structural work by mid-May so they can cover the building with tarps to protect all interior construction work from the possibility of summertime hail storms. Stay tuned!

 *Mother's Day*

"The heart of a mother is a deep abyss at the bottom of which you will always find forgiveness."

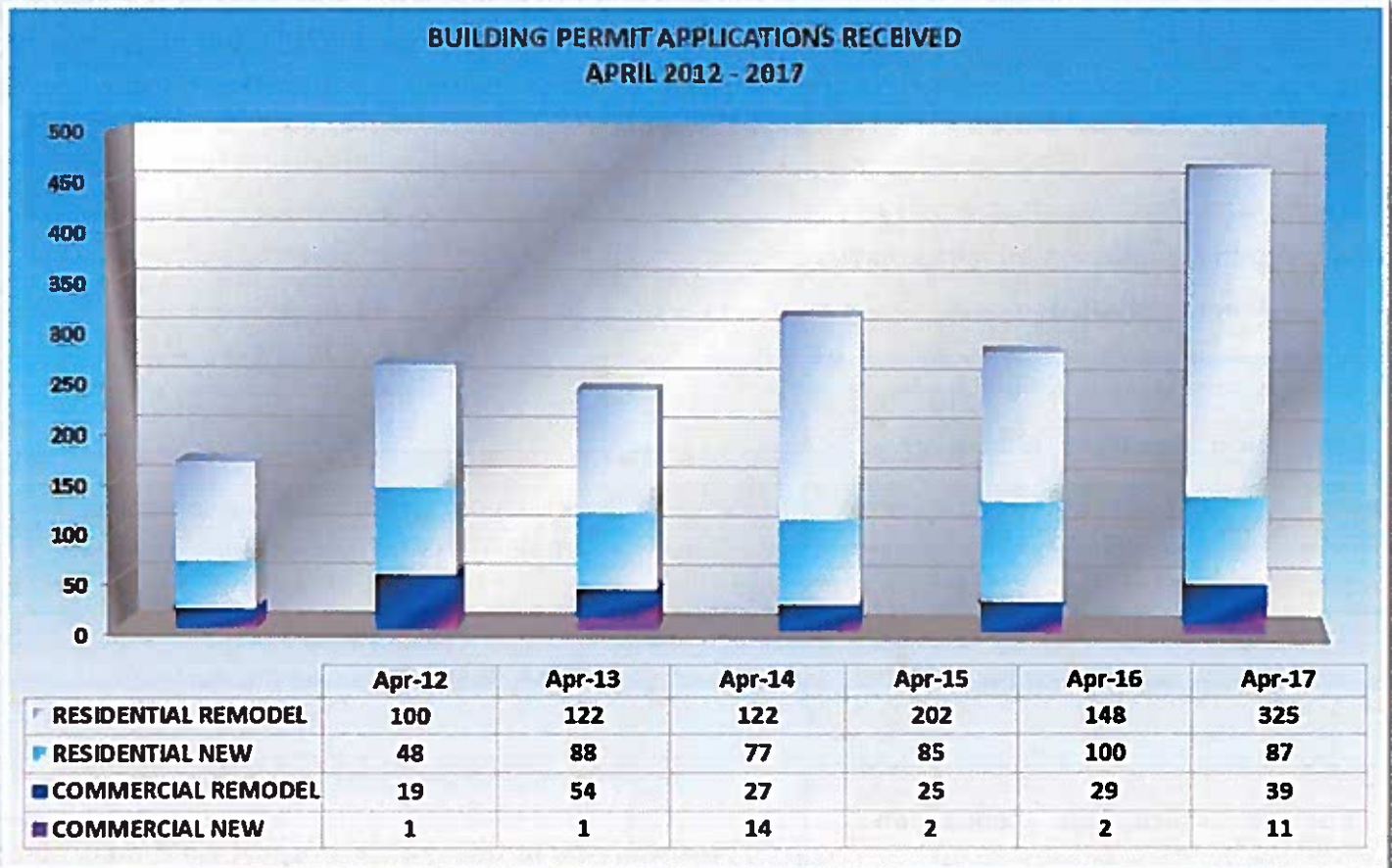
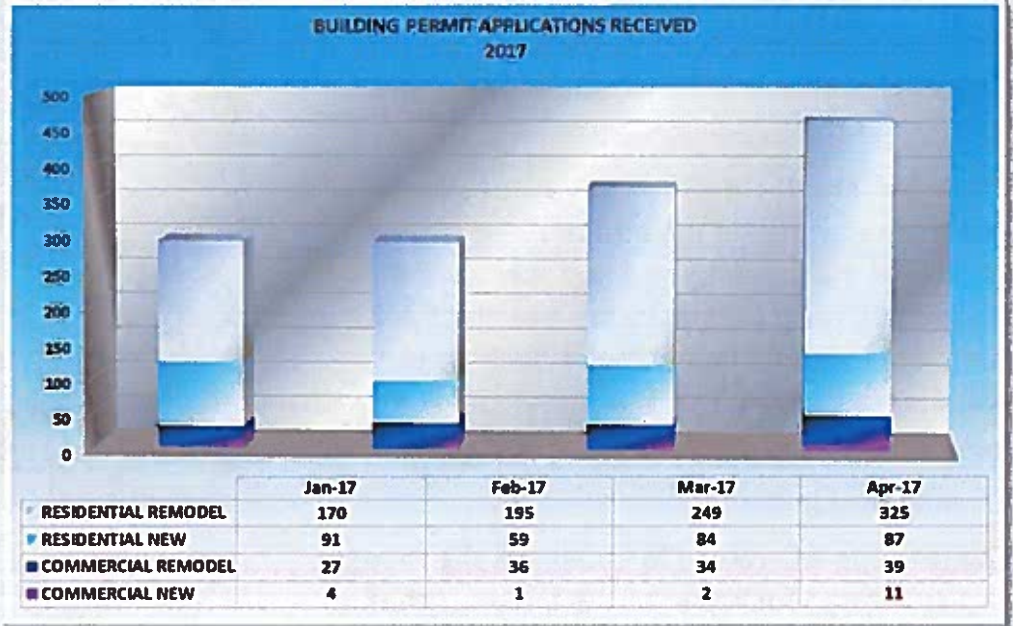
~ Honoré de Balzac
French Novelist and Playwright
(1799 - 1850)

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CORE SERVICE LEVELS

Building Division



Implementing the Community Vision through Development Activities