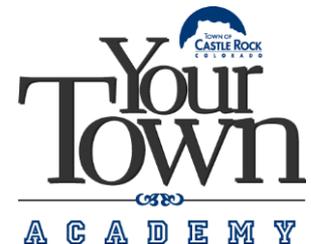


YOUR TOWN CHARACTER



WELCOME

Tara Vargish, Assistant Director
Development Services

Goals for Tonight:

How is the Character of Castle Rock influenced, planned, built and maintained?

Understanding of what the Development Services Department does.

Participate in Simulated Planning Commission Hearing



Planning, Development Review, Building, & Zoning

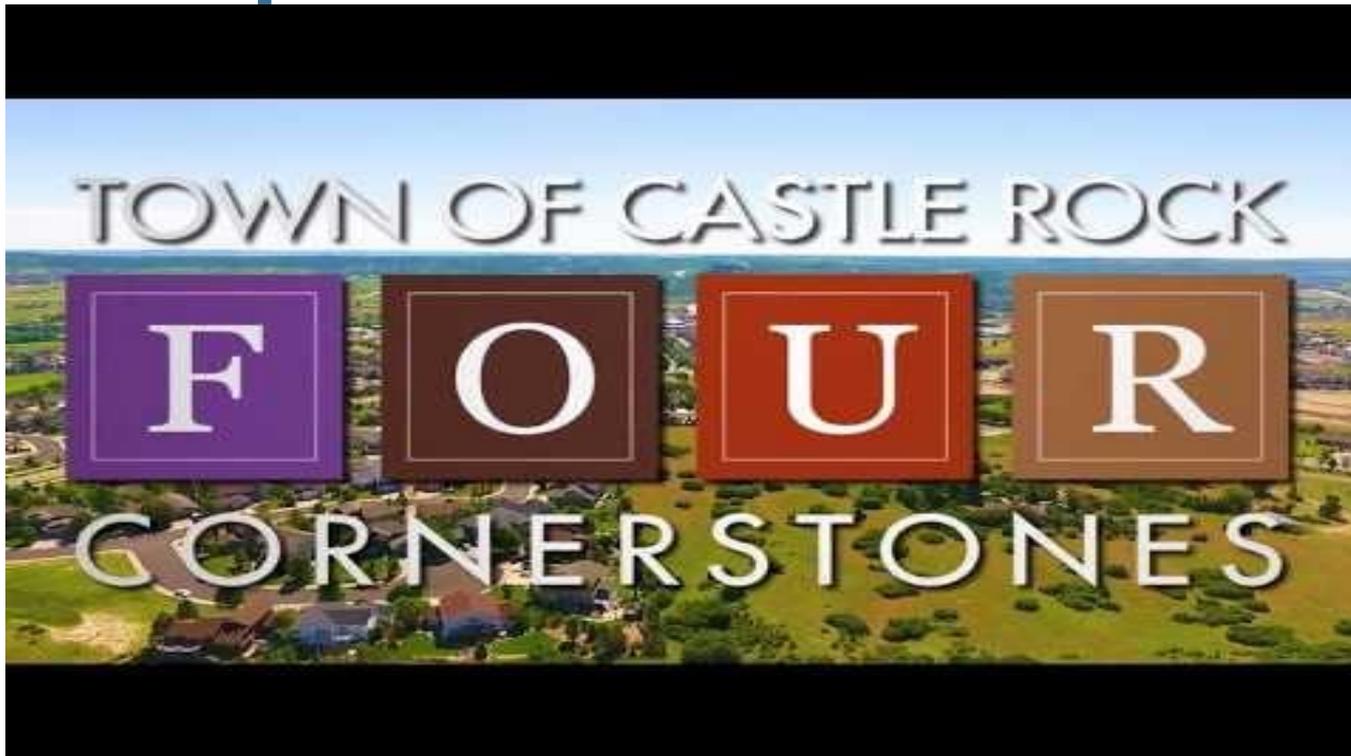
How do you Build a Town?



How is Castle Rock Planned?

Kevin Wrede, Planning Manager

Comprehensive Master Plan 2030



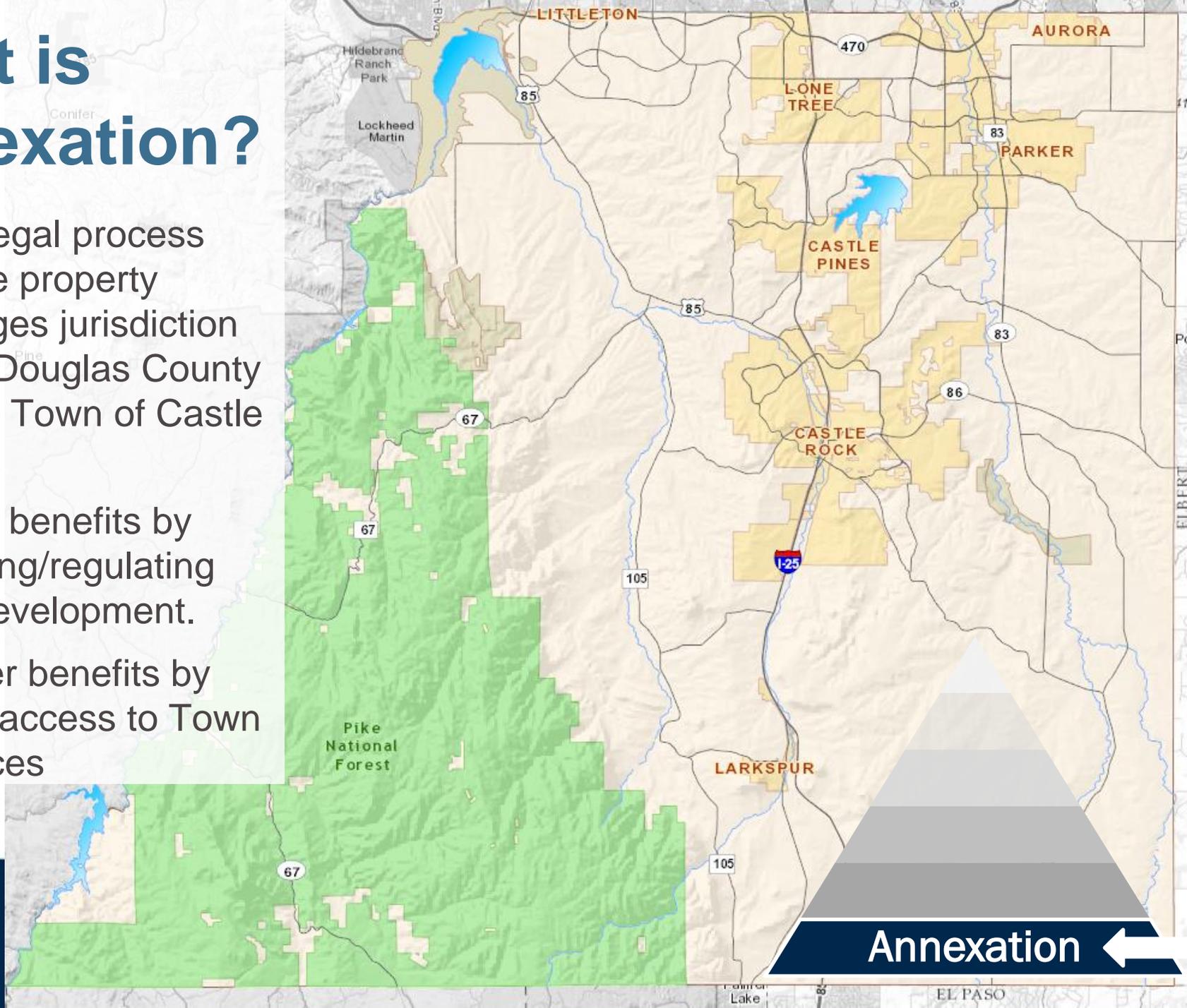
- Four Cornerstones Re-affirmed with 2030 Comp Plan and Vision 2030

TOWN OF CASTLE ROCK
F O U R
CORNERSTONES

- Distinct Town Identity
- Responsible Growth
- Community Services
- Thriving Economy

What is Annexation?

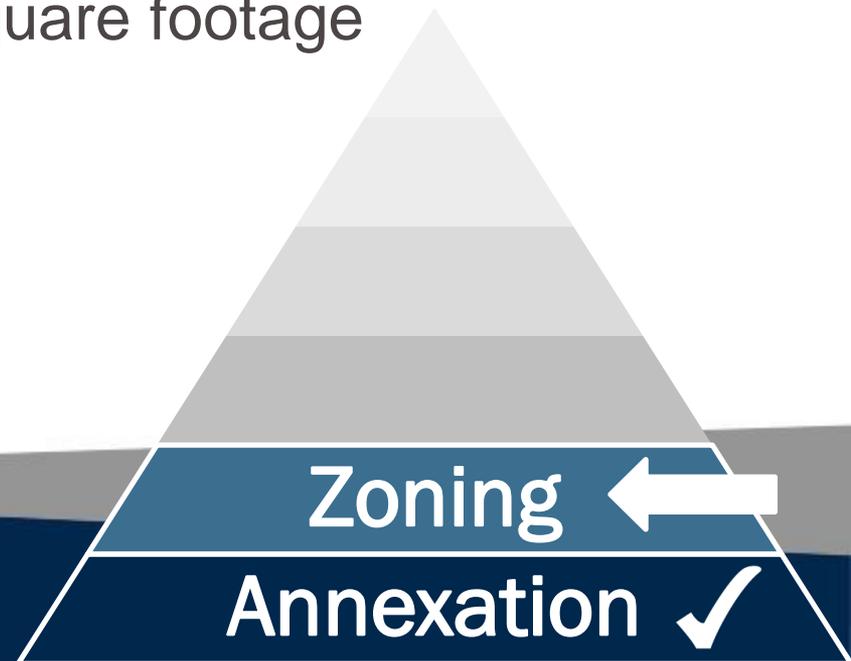
- The legal process where property changes jurisdiction from Douglas County to the Town of Castle Rock.
- Town benefits by shaping/regulating the development.
- Owner benefits by have access to Town services



What is Zoning?

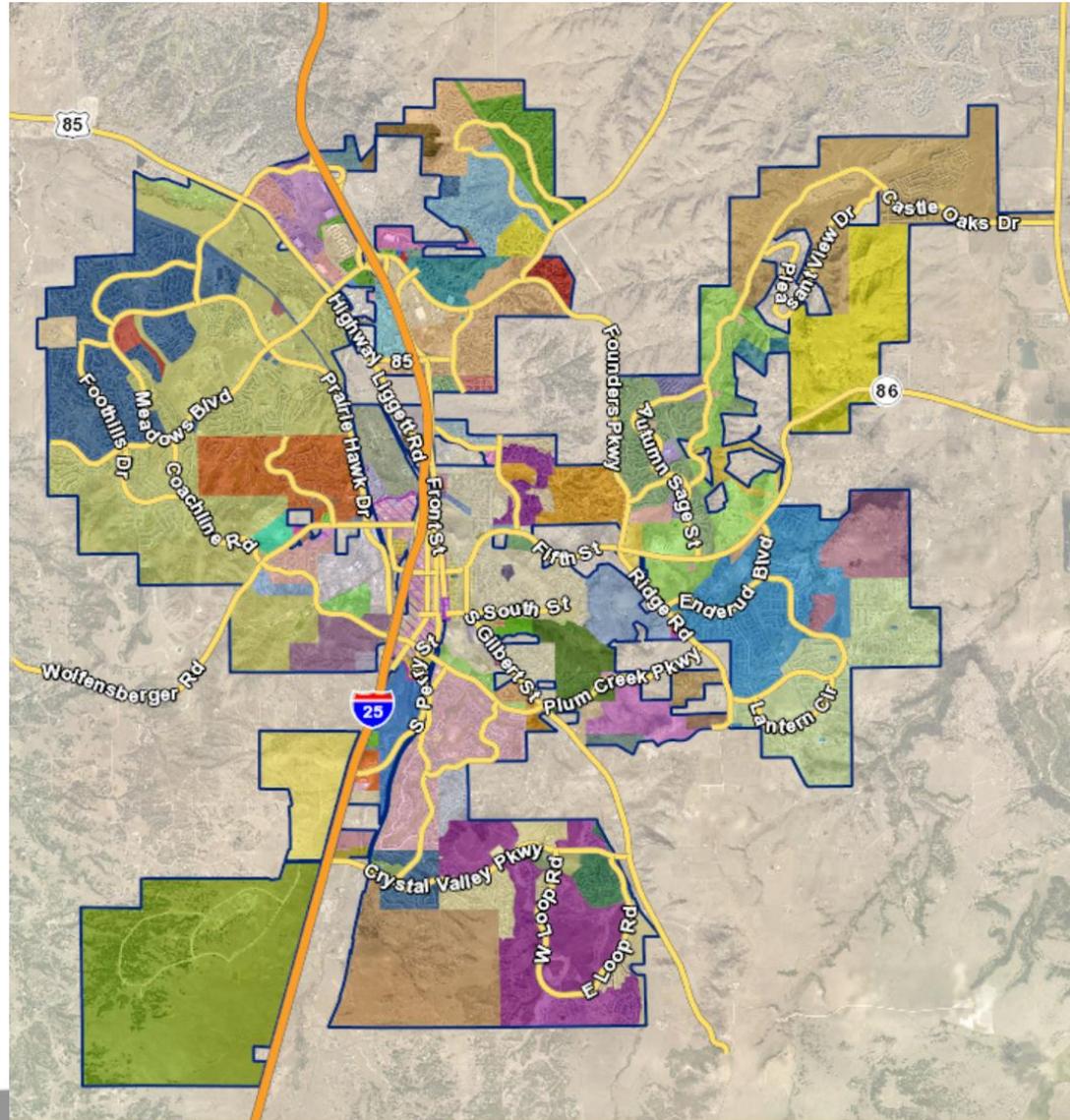
Establishes Requirements for the property:

- Allowable Uses (residential, commercial, industrial)
- Development Standards, may include:
 - How many homes can be built
 - How much commercial square footage
 - Lot size
 - Setbacks
 - Building Heights
 - Parking Required



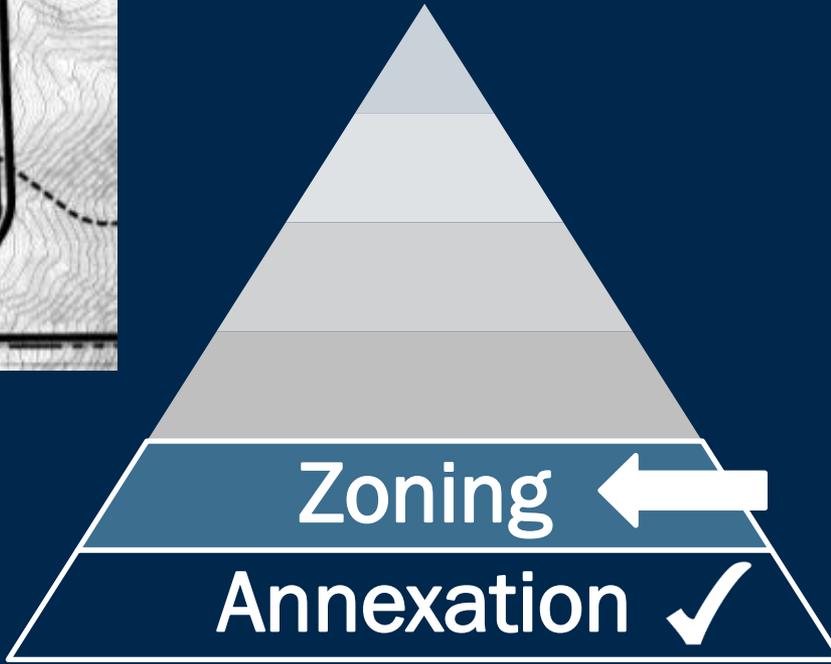
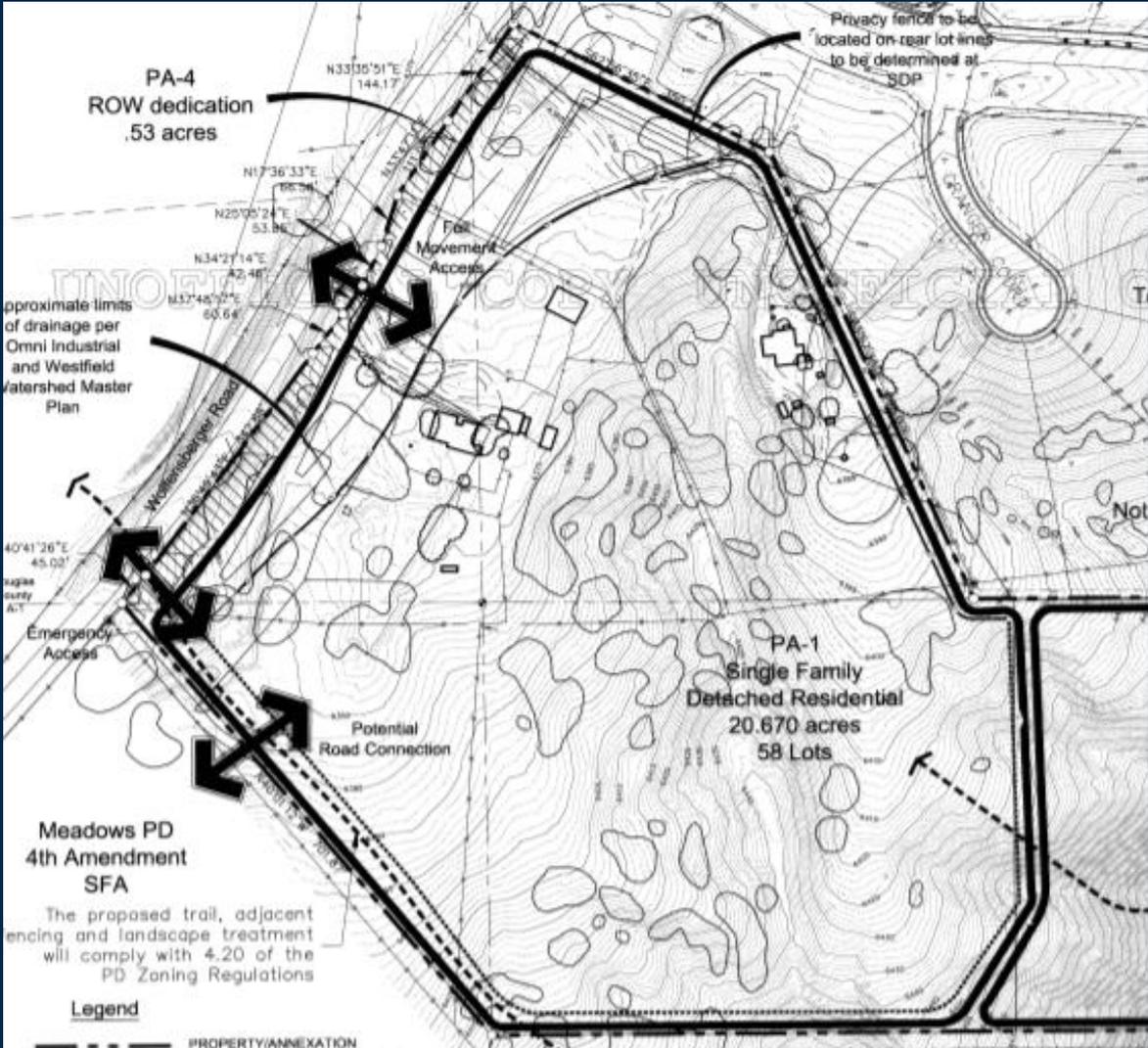
ZONING MAP

- Available on the Town website
www.crgov.com/Zoning
- Each color represents a different zoning
- Over 100 different zoning documents
- Any questions - call the Zoning/Planning Department anytime
303-660-1393



PD Zoning Example

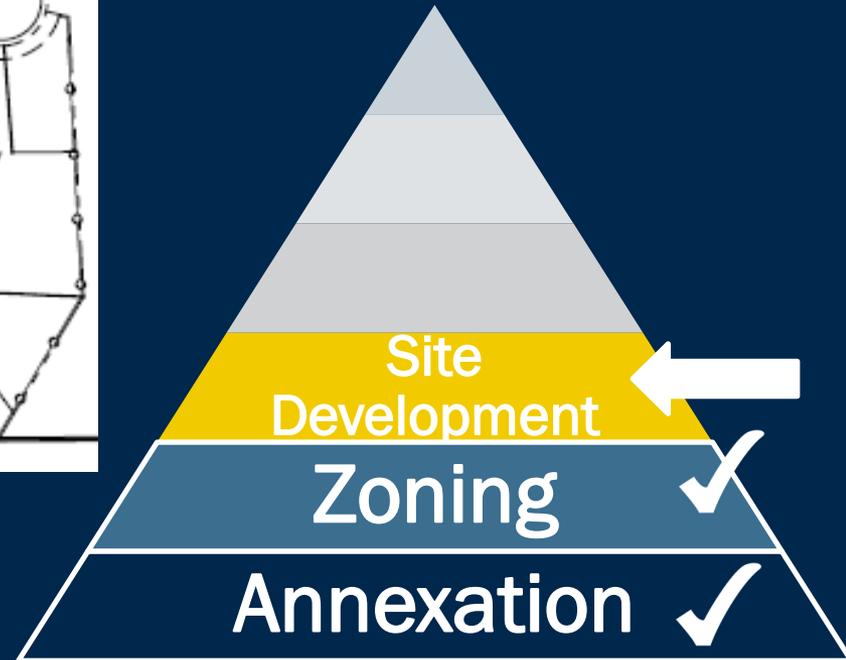
Neighborhood Meetings & Public Hearings for Annexations and Zoning



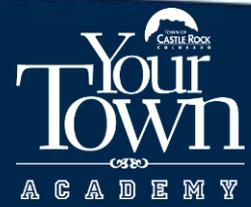
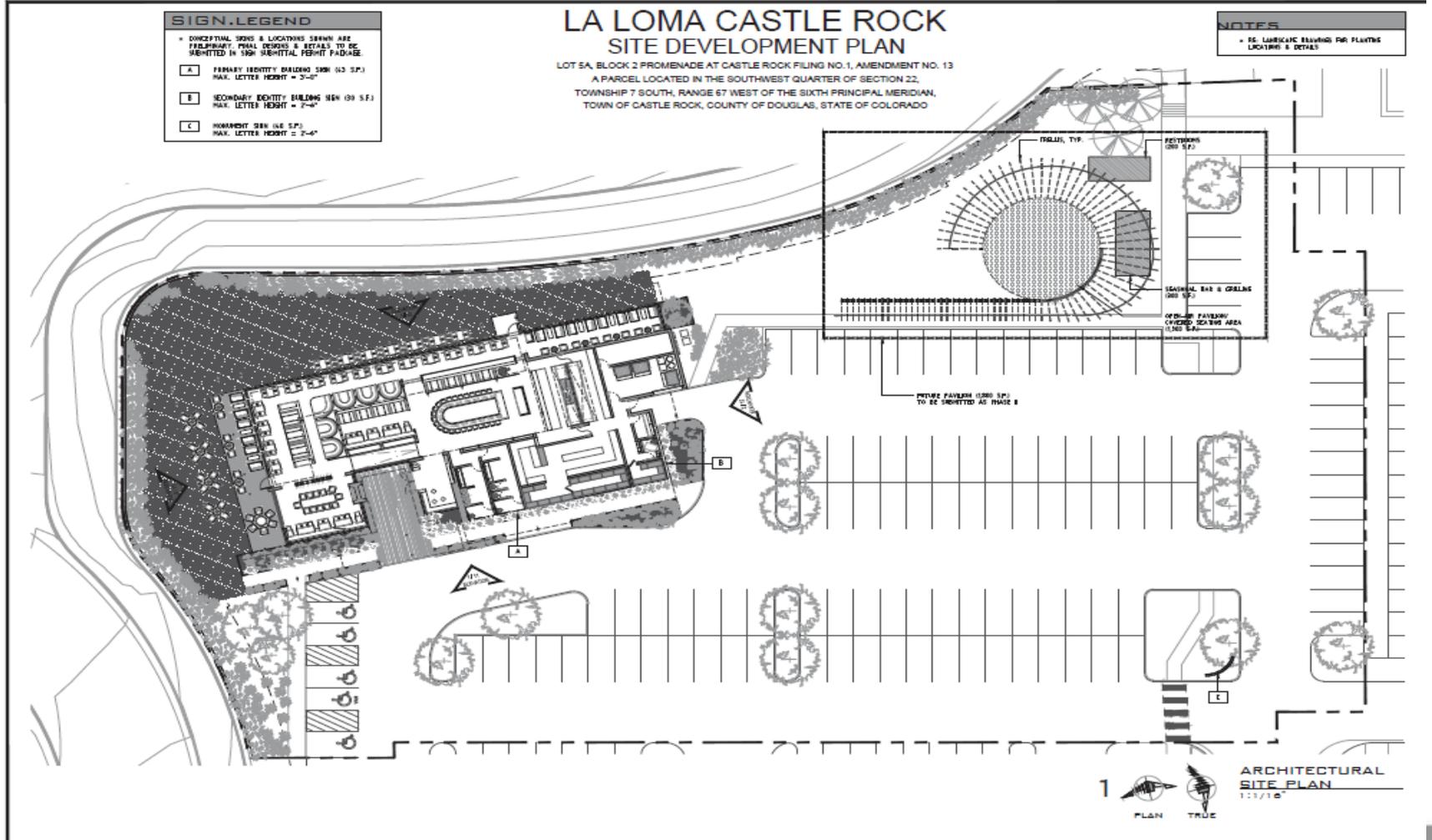


Site Development Plan Example

Neighborhood Meetings & Public Hearings for Residential and some Commercial Site Development Plans



Commercial Site Development Plan



Commercial Site Development Plans that are next to Residential, on lots over 10 acres, or with buildings bigger than 100,000 sq ft have Neighborhood Meetings & Public Hearings

Boards & Commissions



Planning Commission

Recommending body to Town Council on almost all land use cases requiring public hearing



Design Review Board

Decision body on Downtown Site Development Plans



Historic Preservation Board

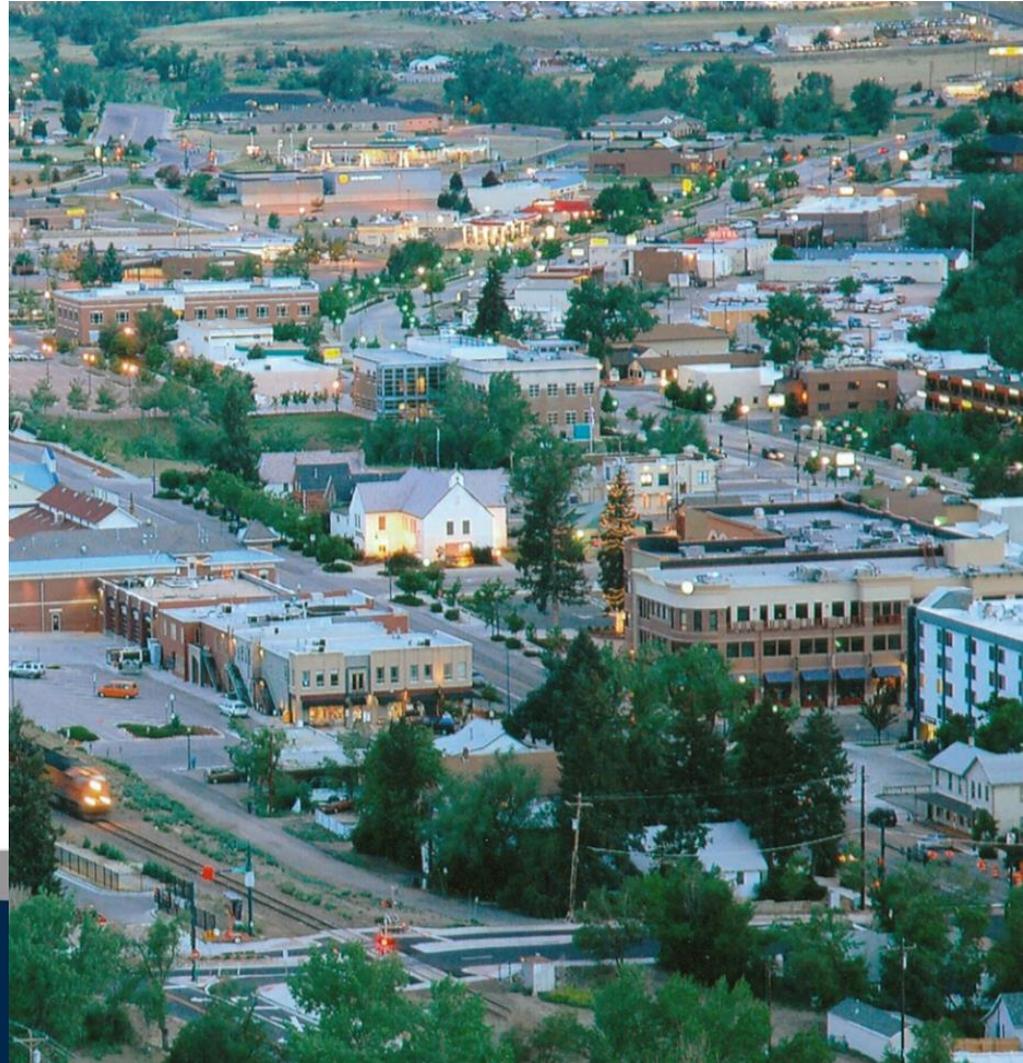
Recommending body to Town Council for:

- Demolition
- Landmarking
- District

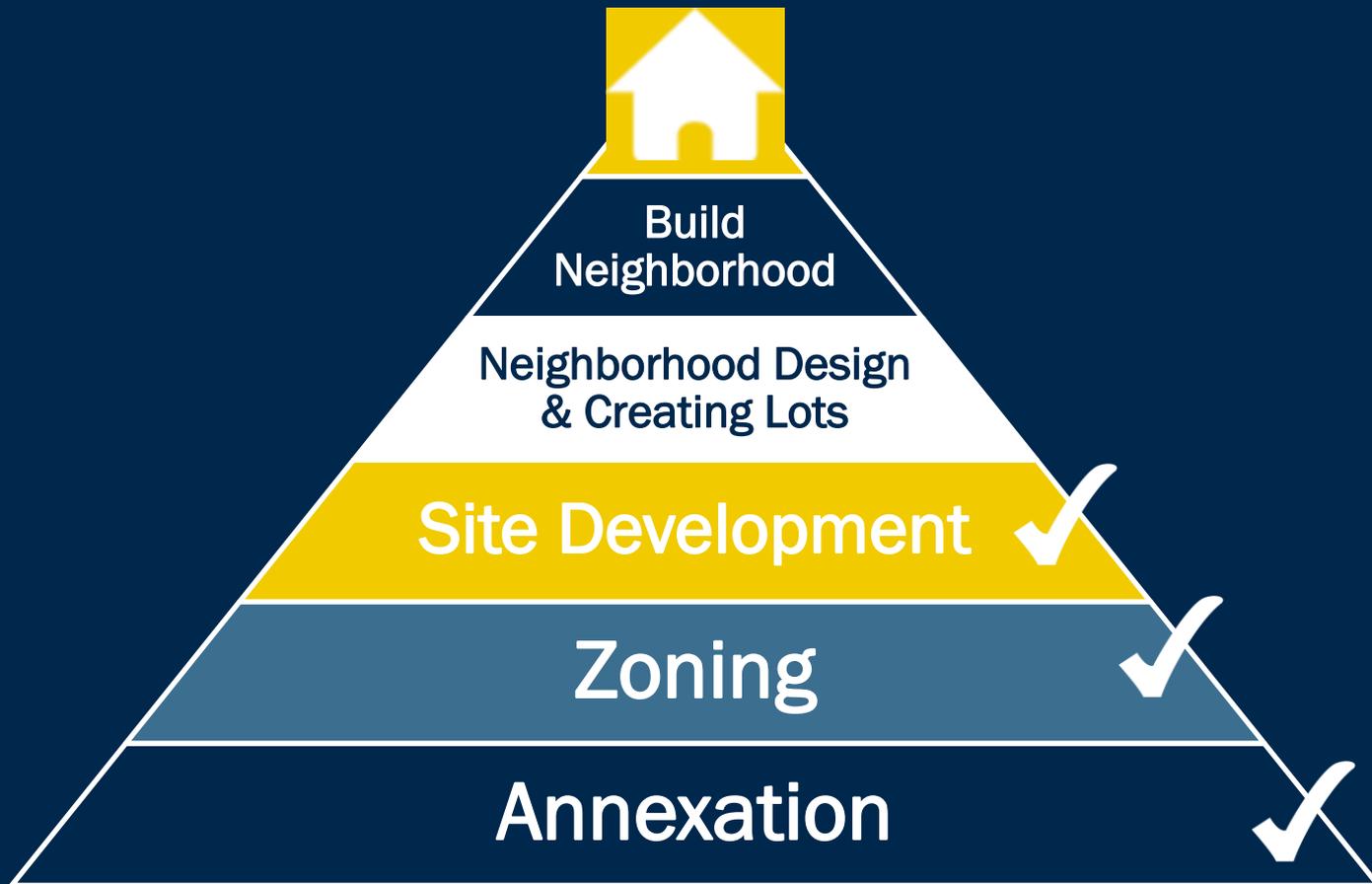
Planning Division Responsibilities:

Process all land use applications for review and consideration by either Historic Preservation Board, Design Review Board, Planning Commission and/or Town Council

- Annexations
- Zoning and Rezoning
- Site Development Plans
- Amendments
- Use by Special Review
- Historic Preservation Projects
- Right of Way Vacations
- Development Code Updates
- Comprehensive Master Plan Update
- Demographics/Forecasting



Planning Questions?



How is Castle Rock Built? Building Neighborhoods

Keith Johnston, Development Review Manager

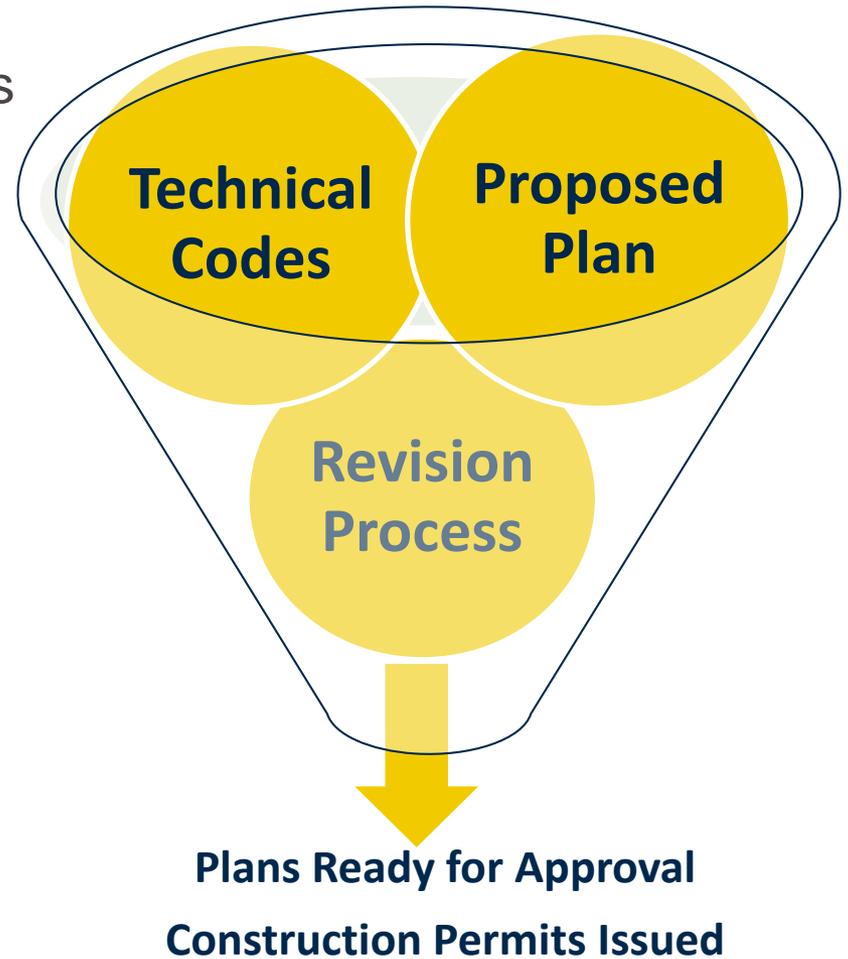
From Plans to Construction Permits

- Previous Public Hearings established allowable uses, density, “look” of project
- Then Lots, Roads and Utilities are Designed to the Town Codes
- Town technical staff reviews all aspects of neighborhood, once they meet Town code, then Construction Permits can be issued



Review Process

- Submit plans to Development Services
- Review with Technical Review Committee team
- Plans Revised as necessary for Compliance
- Issue Grading and Site Work Construction Permits

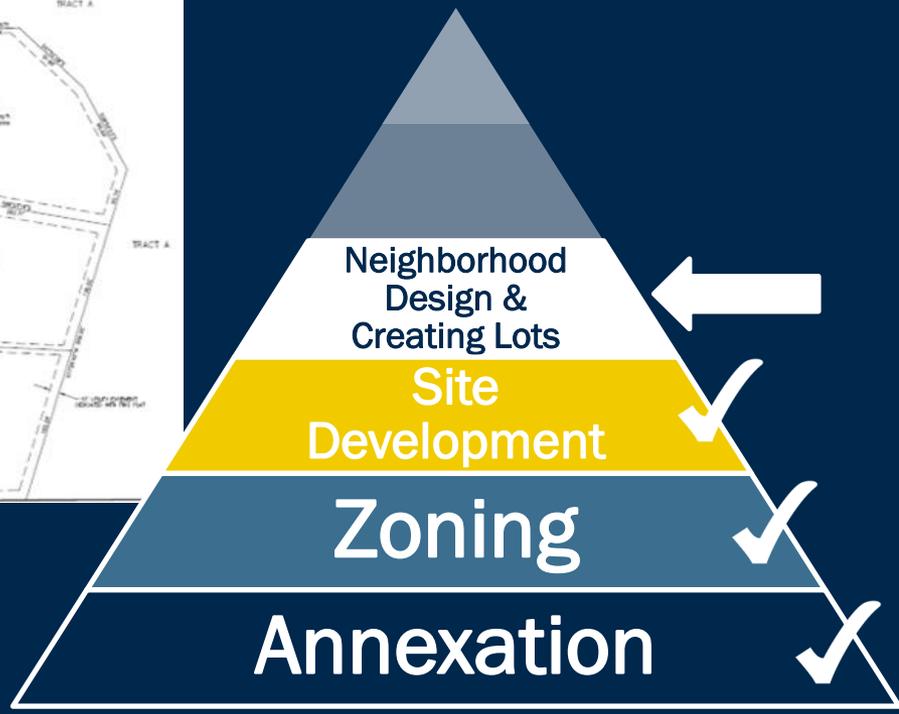
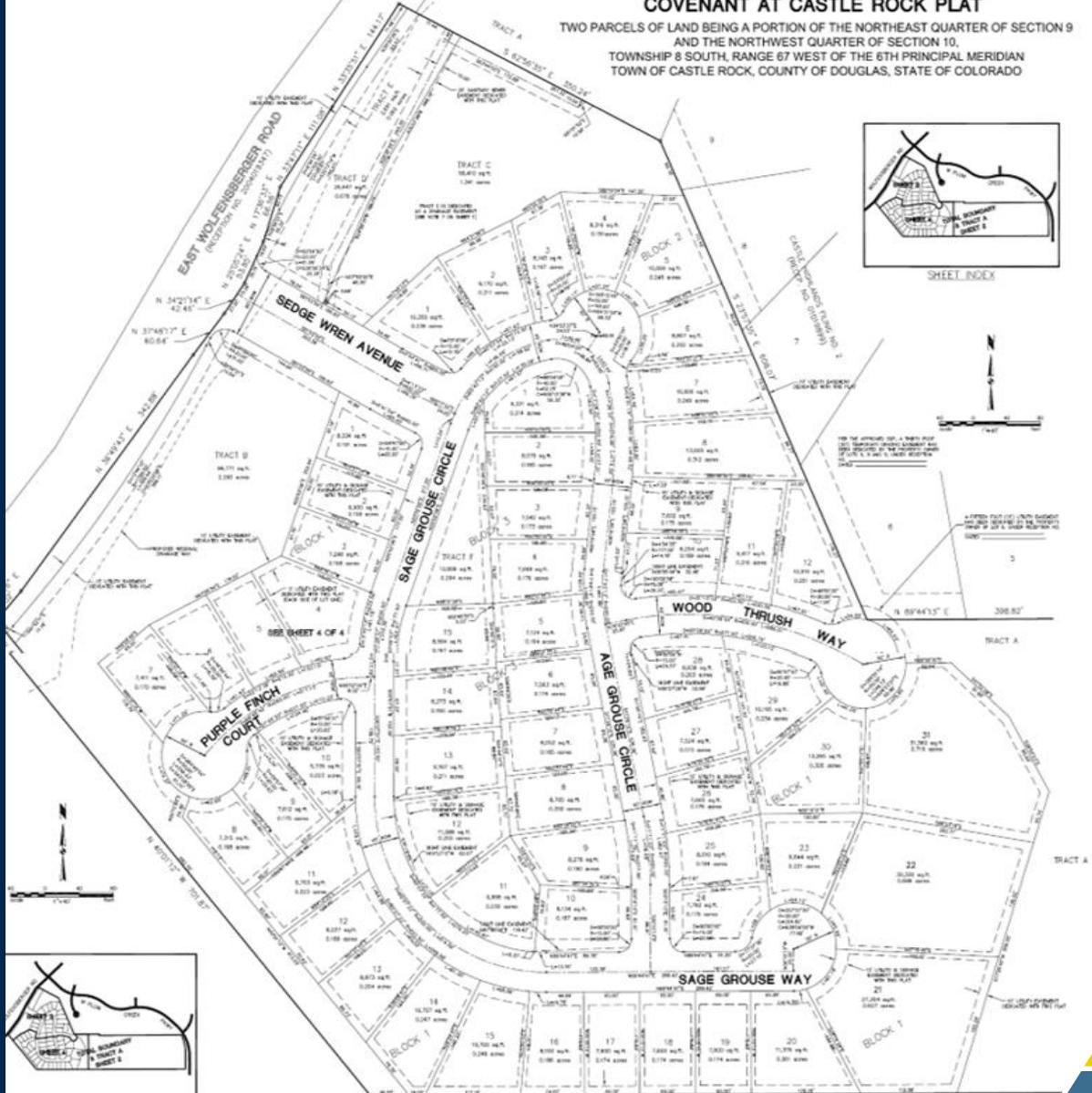


COVENANT AT CASTLE ROCK PLAT

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Neighborhood Design & Creating Lots

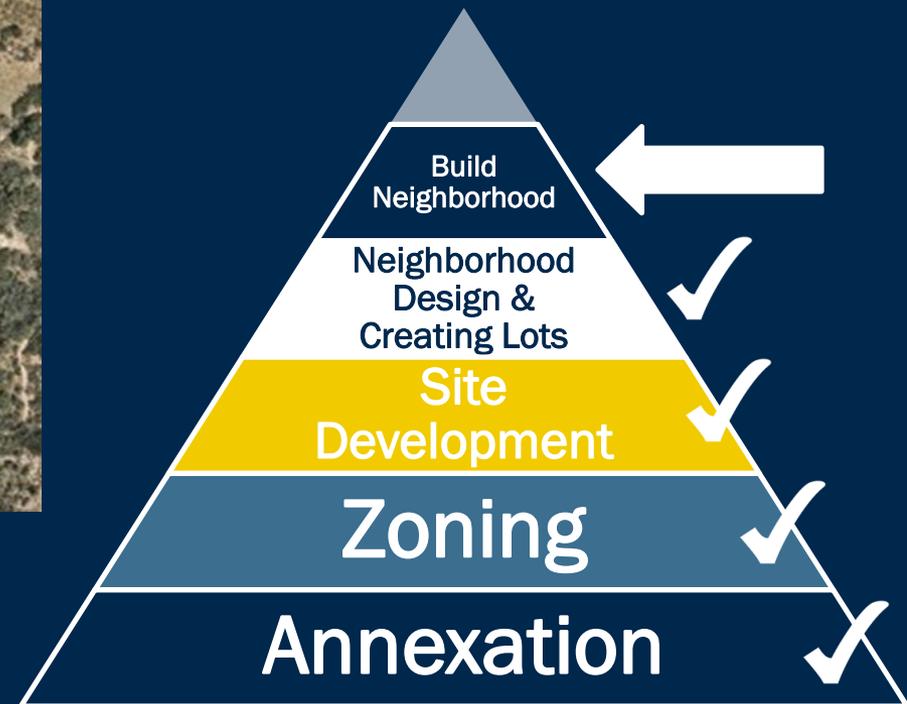
Technical design of neighborhood lots, roadways, utilities, stormwater ponds, landscape.





Building A Neighborhood

Town Issues Permits
Developer Constructs
Town Inspects
Town Accepts Infrastructure
Ready for Building Homes



Building Neighborhood Questions?



How is Castle Rock Built? Building Homes & Businesses

Andy Blake, Building Plans Examiner

Why Building Codes?

Public Health, Safety and Welfare

- Set minimum standards for life safety in construction
- Public Expectations
- Homeowner Expectations
- Do not regulate aesthetics of a buildings or HOA requirements



“If a builder has built a house for someone, and has not made his work sound, and the house he built has fallen, and caused the death of its owner, then that builder shall be put to death.”

**-from Hammurabi's Code of laws
(ca. 1780 BC)**

Castle Rock Adopted Codes

2018:

- ▷ International Building Code
- ▷ International Residential Code
- ▷ International Plumbing Code
- ▷ International Mechanical Code
- ▷ International Fuel Gas Code
- ▷ International Fire Code
- ▷ International Energy Conservation Code
- ▷ International Pool and Spa Code
- ▷ International Existing Building Code

2017 National Electric Code



New codes reviewed and adopted every few years



Front Counter

Assist Customers with Permits:

- Residential - New
- Remodel (basement finish, etc..)
- Decks
- Roofs
- Commercial – New
- Commercial Remodel
- Misc – plumbing, elevator, electrical, retaining walls

- eTrakit: Submit Permits & Pay Fees Online etrakit.crgov.com

Home | Setup an Account | Log In | Contractor/Conveyance Owner | Password | LOGIN | REMEMBER ME

CRW SYSTEMS®

Welcome to the Town of Castle Rock's eTRAKIT portal.

Permits
▶ Apply / New Permit ▶ Pay Fees
▶ Search Permit

Projects
▶ Search

Contractor
▶ Search Contractors

Inspections
▶ Schedule ▶ Cancel
▶ Scheduled

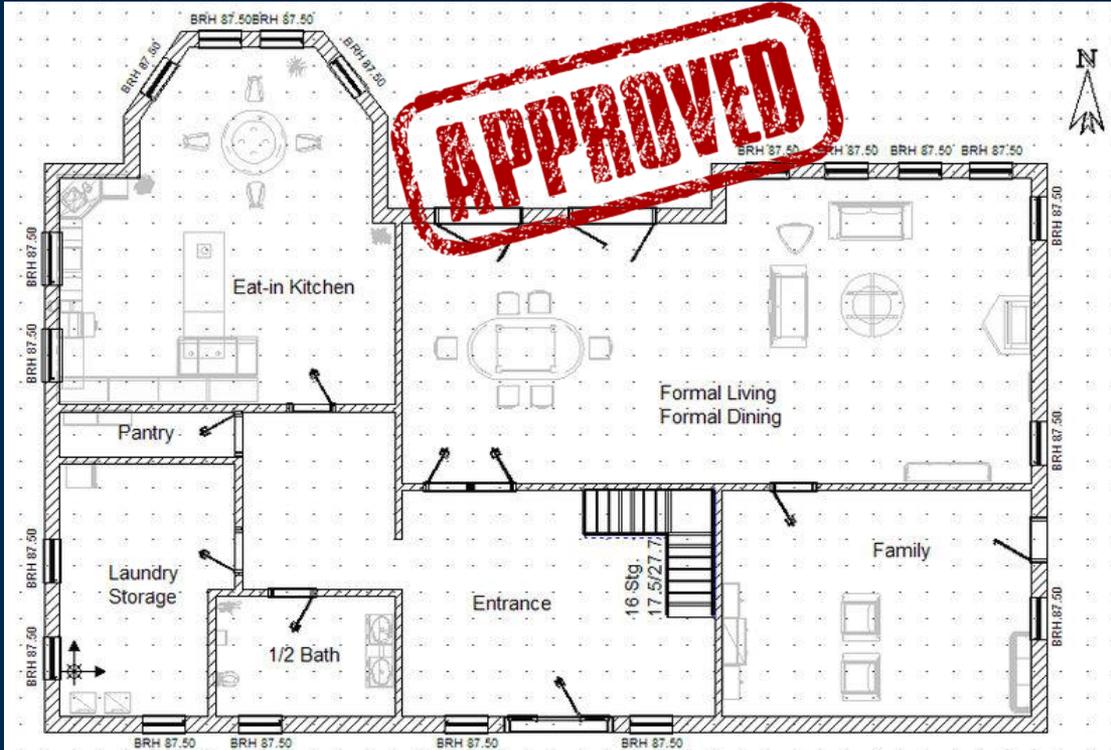
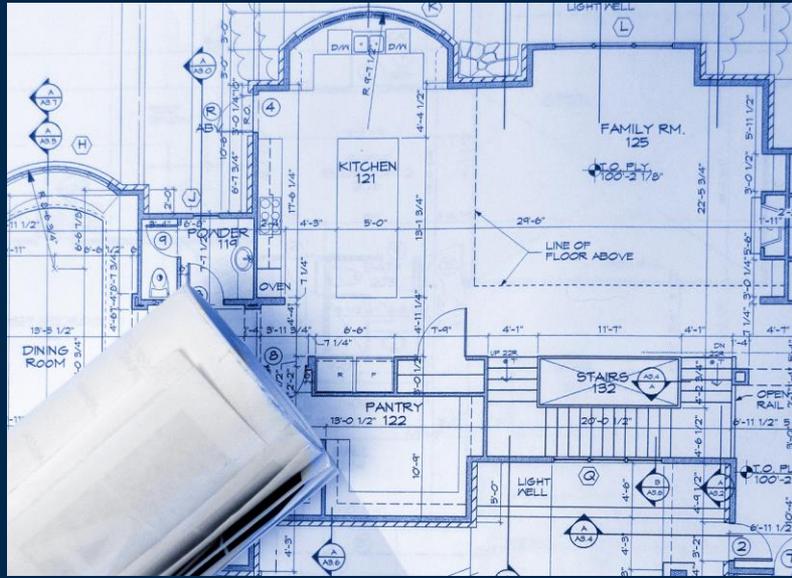
CRM
▶ Report Issue ▶ Search Issues

Contact
▶ Contact Us



Plans Examiners

- Review All Plan Submittals to Code
- Work with Architects and Builders on revisions to meet codes
- Approves plans for Construction





Building Inspections

- Inspectors log results in field on ipad
- Upload photos and notes to record during inspection
- Can request an inspection the day before





eTrakit Online Tool

- Apply online etrakit.crgov.com
- Pay Fees
- Schedule Inspections
- Notifications
- Upload documents



My Active Permits

13 total record(s)

PERMIT NO.	ADDRESS	TYPE	STATUS	INSPECTION	FEES DUE		
15-0849	1461 RED H...	NEW MULTI FAMILY	ISSUED	Request	50.00		
15-0877	6378 PROME...	COMMERCIAL NEW	ISSUED	Request	50.00		
LAND16-0001	100 N WILC...	LANDSCAPE AND IRRIGATION	ISSUED	Request	50.00		
W15-0338	3226 YOUNG...	RESIDENTIAL TRACT	ISSUED	Request	50.00		
W15-0796	MASTER PLA...	MASTER PLAN REVIEW	ISSUED		50.00		
W15-0840	1465 RED H...	COMMERCIAL NEW	ISSUED	Request	50.00		
W15-1427	100 N. Wil...	BASEMENT FINISH	ISSUED	Request	\$4,139.69		
W15-1826	5940 PROME...	COMMERCIAL NEW	ISSUED	Request	\$150.00		
W15-1826	5940 PROME...	COMMERCIAL NEW	ISSUED	Request	\$150.00		
W15-2008	MASTER PLA...	MASTER PLAN REVIEW	ISSUED		50.00		
W16-0985	1502 CASTL...	CONSTRUCTION TRAILER	ISSUED	Request	50.00		
W16-1396	100 N WILC...	GAS LINE APPLIANCE	SUBMITTED		\$549.06		
W16-3868	100 N WILC...	BASEMENT FINISH	UNDER REVIEW		\$88.94		



My Active Inspections

5 total record(s)

REC NO	REC TYPE	REC STATUS	ADDRESS	INSPECTION	DATE
15-0849	PERMIT	ISSUED	1461 RED H...	B:UNGRD PLUMB	9/16/2016
15-0877	PERMIT	ISSUED	6378 PROME...	B:DRYWALL	
15-0877	PERMIT	ISSUED	6378 PROME...	B:GAS PIPE AIR TEST	8/01/2016
15-0877	PERMIT	ISSUED	6378 PROME...	B:GAS PIPE AIR TEST	8/02/2016
LAND16-0001	PERMIT	ISSUED	100 N WILC...	L:POINT OF CONNEC	6/30/2016

Additional Building Services



Board of Building Appeals

Hears appeals of decisions made by Chief Building Official
Meets Quarterly



Collects Fees

Collects Impact Fees for:
Public Works, CR Water
Parks & Recreation
Fire, Municipal Facilities



Contractor Meetings

Monthly Meetings to coordinate on issues, concerns, new codes, challenging items

Building Homes & Businesses Questions?



How is Castle Rock Maintained?

Tammy King, Zoning Manager

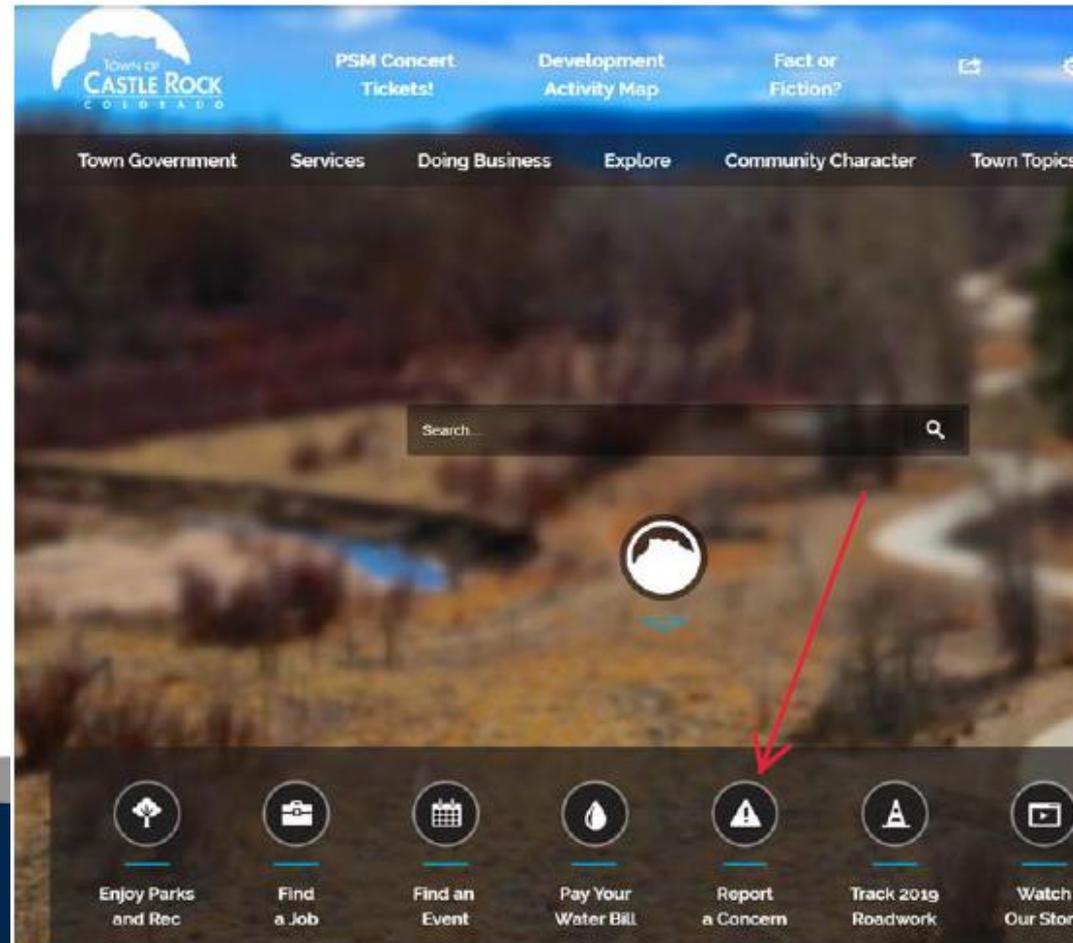
What Does Zoning Division Do?

- Code Enforcement
- Review Building and Sign Permits
- Process Business Licenses
- Zoning Verification Letters
- Commercial/Multifamily Site Compliance
- State Signoff for Group Homes, Assisted Living Facilities and ATF
- Skyline/Ridgeline Compliance & Inspections
- Temporary Use Permits



How to Report a Code Violation:

- In person at Town Hall
- Call 720-733-3557
- Email
Zoning@crgov.com
- Online
www.crgov.com
Report a Concern



Code Enforcement



What we can enforce:

- Weeds/Grass Over over 12 Inches
- Accumulation of Rubbish
- Snow/Ice Removal
- Construction Noise Complaints
- Right-Of-Way Obstructions
- Inoperable Vehicles on Private Property
- Illegal Signs in the Right of Way



What we can't enforce:

- HOA rules/covenants
- House Paint Colors
- Watering Grass
- Animal complaints



Neighborhood Cleanup Day



Third Annual Event in 2019

Thirty Four 30 Yard Dumpsters

- 1,020 Yards of Waste
- 75.25 Tons Of Waste

Metal Recycling

- 55,000 Pounds of Metal
- 27.5 Tons of Metal

Board of Adjustment

5 member board, meets once a month to review requests for variances

Types of Variances:

- Yard Setbacks
- Building Height
- Sign size/height/placement
- Fence Height
- Minimum Lot Area
- Landscape Requirements
- Illumination



Commonly Asked Questions:



- What is the zoning on this property?
- What are my setbacks?
- I want to open a (XYZ) business, where is that allowed in Town?
- Can I run a business out of my house?

Call the Planning line: 303-660-1393

Look online at www.crgov.com

- Zoning Map
- Development Activity Map
- Development Constraints Map
- Applications/Fees Schedule
- Municipal Code
 - Sign Code
 - Home Occupation Regulations
 - Temporary Use Process

[Home](#) > [Services](#) > [Technology](#) > [Maps \(GIS\)](#)

Maps - Powered by Geographic Information Systems

Interactive Town Maps

3 Easy Steps - Type in ADDRESS, ZOOM in and out, and CLICK on map for more information.

Development:

[Development Activity Map \(In Your Backyard\)](#)

[Development Constraints Map](#)

[Zoning Map](#)

[Home](#) > [Town Government](#) > [Code Central](#)

Code Central

Municipal Code

- [Town Charter](#)
- [Town's Municipal Code](#)

Land Development Codes

- [Development Procedures Manual](#)
- [Fee schedule](#)
- [Land development applications/checklists](#)
- [Permit application forms/checklists](#)

Zoning Questions?

How has Castle Rock's Character Developed?

Tara Vargish, Assistant Director Development Services

What is Community Character?

*“the sum of all the attributes and assets that make a community **unique**, and that establish a **sense of place** for its residents”*

- Family friendly
- Safe Neighborhoods
- Historic Downtown
- Community Events
- Open spaces
- Fun Parks
- Small Businesses



<https://youtu.be/ttKxL7WBkeM>

The Secret is Out



100 Best Places to Live in America:

4th for 2014
17th for 2012
19th for 2011



Best Cities to Live in Colorado:

7th for 2019



10 Best Towns for Families:

1st in 2009
9th in 2007



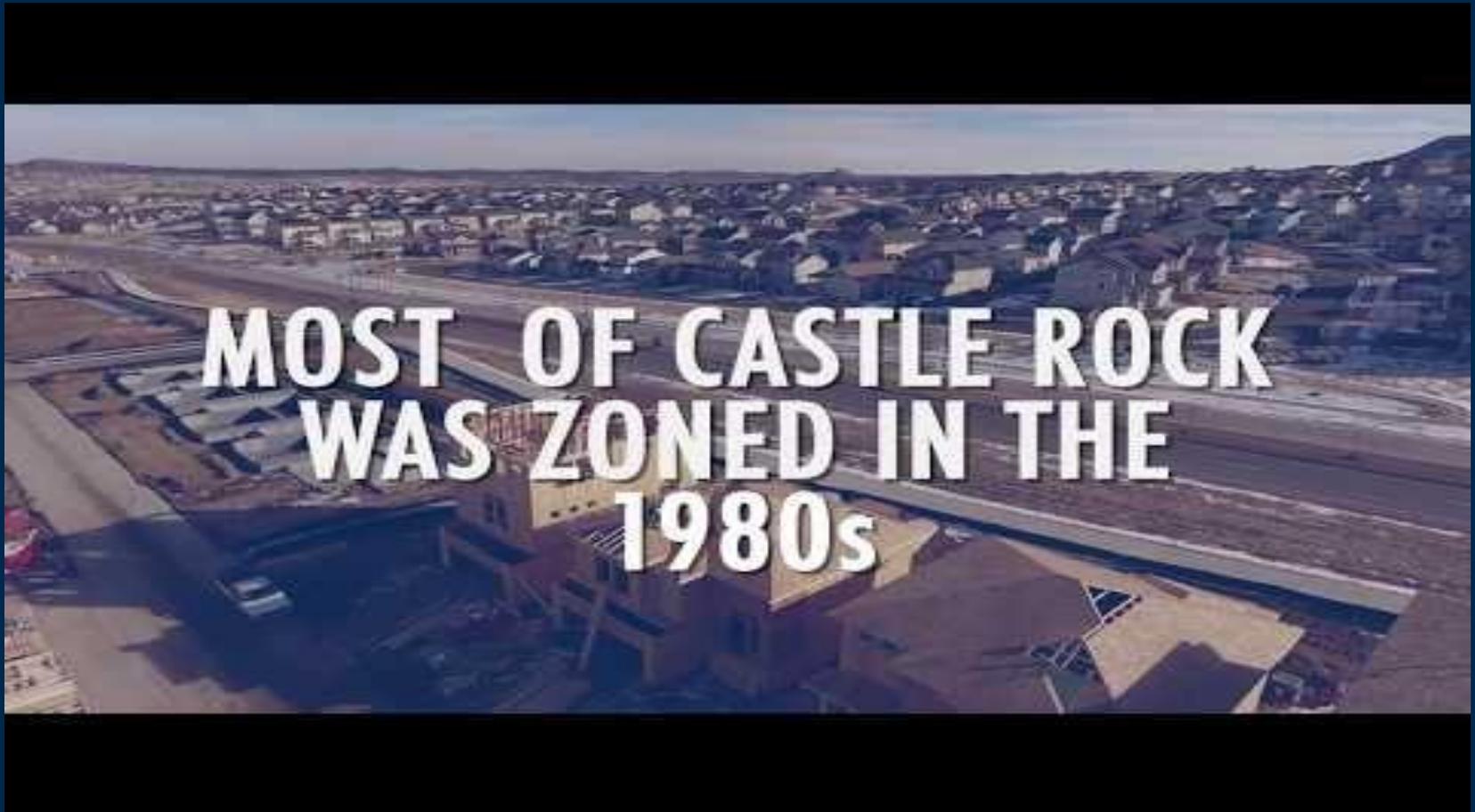
HomeSnacks: 5th Best Places to Live in CO for 2019 and 2018

Wallet Hub: 8th Best Place to Raise a Family in CO for 2017

National Council for Home Safety and Security: 8th safest city in CO 2018

U.S. News: Douglas County – No. 1 healthiest community 2019

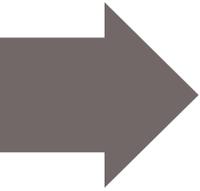
Overview of Growth in Castle Rock



A Growing Community

Castle Rock is a cherished, sought-out and unique community.

- Has been growing since 1874
- Town Vision and Comprehensive Plan guide growth
- Growth happens where there are jobs and a good economy
- Growing Pains
 - traffic congestion
 - construction noise & disruption
- Benefits of Growth
 - increase in services: hospital, shopping/restaurants
 - higher education
 - regional and local parks, increased events



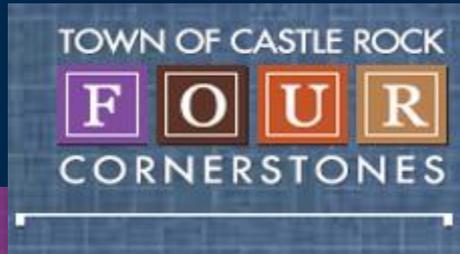
50,000 residents

on the “Map” with national retailers and hospital



“Residents and business owners choose Castle Rock for its community identity, small town flavor, clean environment, and natural scenic beauty.”

2020 Comprehensive Master Plan



DISTINCT TOWN IDENTITY

Our goal is to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, distinct identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment, and family-friendly activities.

COMMUNITY SERVICES

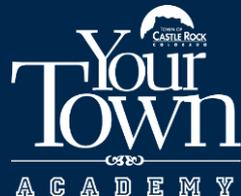
Our goal is to ensure quality community services and infrastructure are provided in an efficient manner to support public health, safety and welfare to maintain a high quality of life for Castle Rock residents and business owners.

RESPONSIBLE GROWTH

Colorado is growing, which means Castle Rock is too. Our goal is to ensure Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing Town character, distinct Town identity and to ensure we remain a vibrant freestanding community within the region.

THRIVING ECONOMY

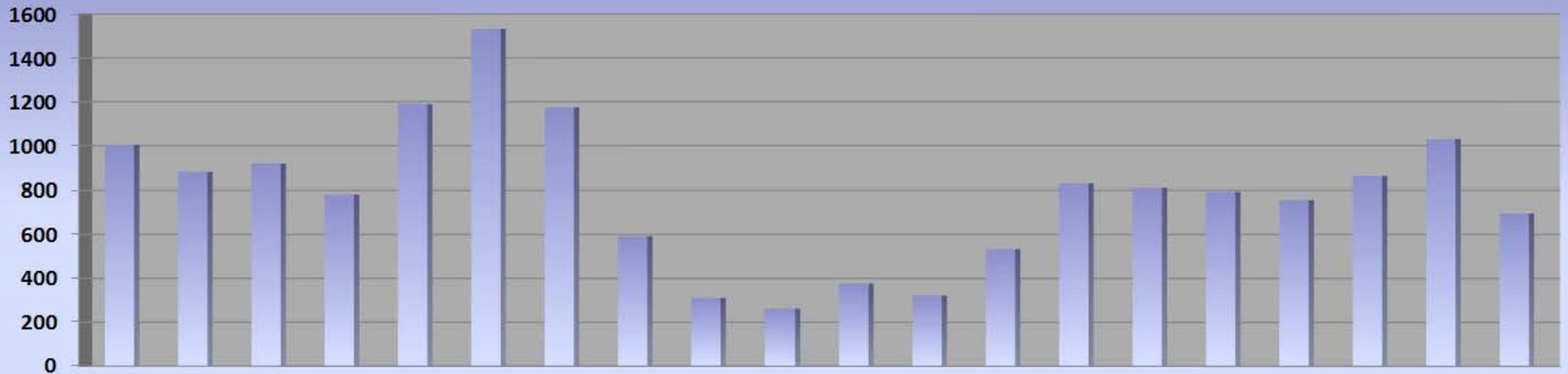
Our goal is to ensure Castle Rock is a self-sufficient community where people can work, live and play. This includes a business environment that offers a broad range of primary employment opportunities for residents and maintains a healthy tax base.



2030 Comprehensive Master Plan

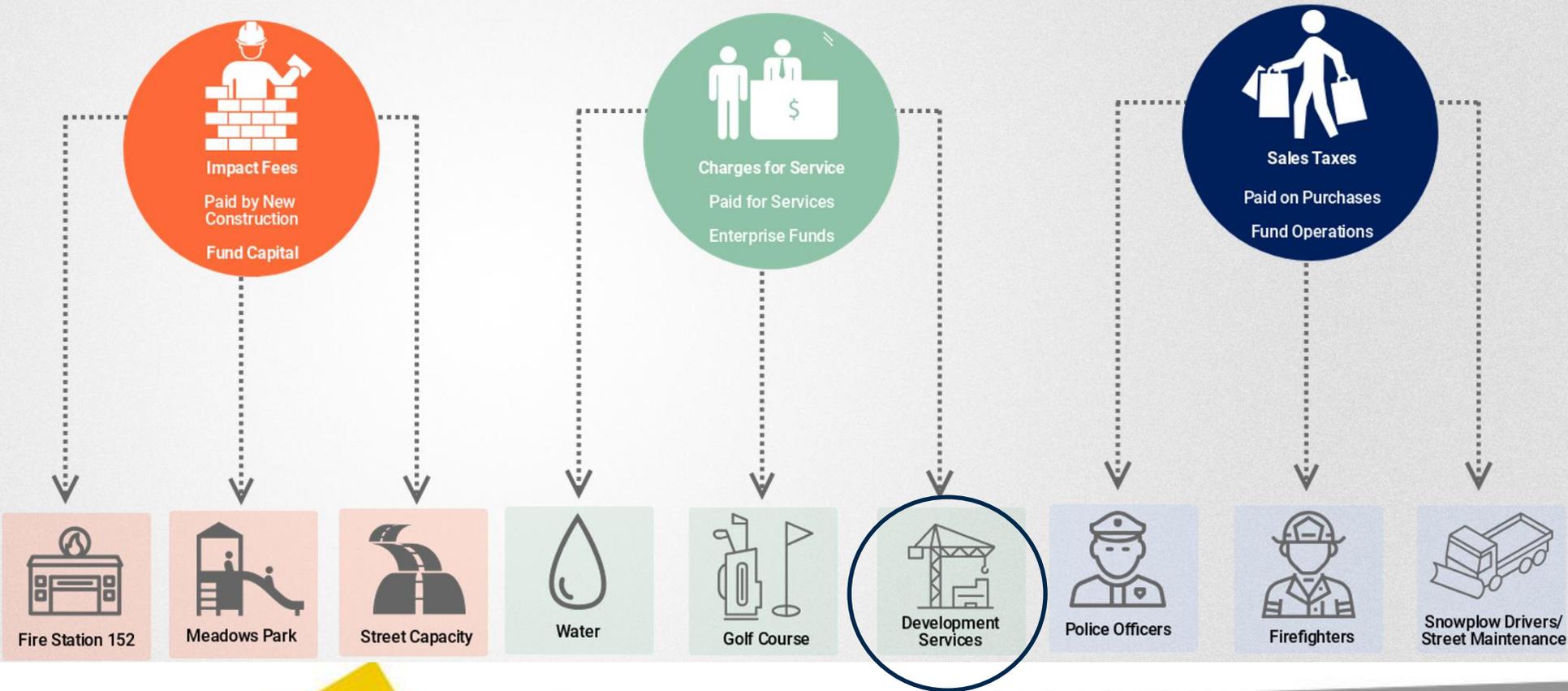
Yearly Residential Building Permits

NEW SINGLE FAMILY HOME PERMITS ISSUED
2000 - 2019 THROUGH SEPTEMBER

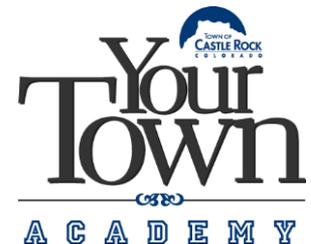


Total	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
	1004	880	918	781	1189	1532	1174	592	311	261	376	321	533	827	808	794	756	862	1029	696

How does Growth impact Town Budget to Provide Services?



SIMULATED PLANNING COMMISSION

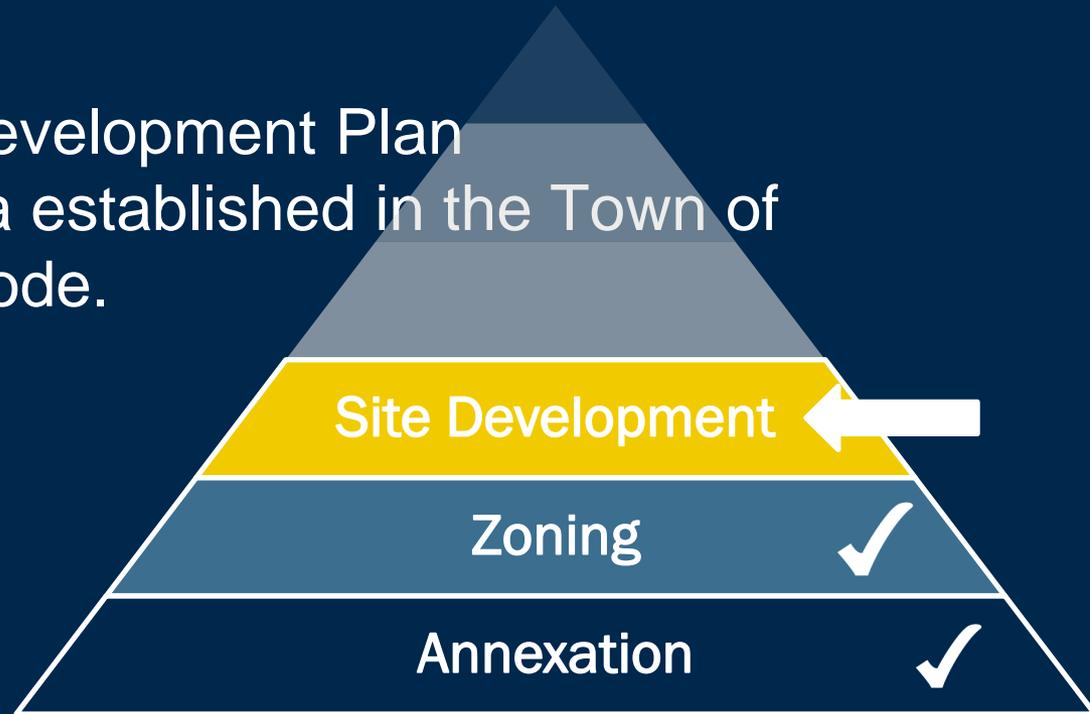


Planning Commission:

- Quasi-judicial: must be impartial and neutral, no contact with applicant or discussion of application outside of public hearing, no prejudgement.
- Advisory body to Town Council.
- Recommendation for application is based on:
 - Does the proposal meet the Town Requirements?
 - Not based on if the Commissioners “like” the project

Tonight's Mock Hearing:

- Star Property Group is requesting approval of the Prairie Hills Site Development Plan—Amendment 1.
- The Planning Commission will hear from Town Staff, Star Property Group and any community member that wishes to speak.
- Must evaluate the Site Development Plan Amendment using criteria established in the Town of Castle Rock Municipal Code.



Site Development Plan Review Criteria:

Municipal Code Title 17.38.040

- Community Vision/Land Use Entitlements
- Comprehensive Master Plan, Zoning, Municipal Code
 “conforms to entitlements granted the subject property”
- Site Layout
- Circulation and Connectivity
- Services, Phasing and Off-Site Impacts
- Open Space, Public Lands and Recreation Amenities
- Preservation of Significant Natural Features

Planning Commission:

- Recommending body to Town Council.
 - Recommend Approval
 - Recommend Approval with conditions
 - Recommend Continuation, or
 - Recommend Denial*

*If recommending denial Commissioners need to state which review criteria they do not believe is met. “Findings of Fact” that are defensible in court if this decision is legally challenged.

Roles for Tonight:

- Planning Commissioners (7)
- Town Staff (7)
- Star Property Group (4)
- Community Members (8-12)
- Role Play Coach assigned to each group



DS Mission Statement:
*“Implementing Community
Vision through Development
Activity”*

DS Enterprise Theme:
*“We are first, and foremost, a
Customer Service Agency”*

Thanks!

Any questions?