

BUSINESS

The Buzz

Reinhardt elected president of DERA

Jan Reinhardt, managing broker of Re/Max Alliance in Castle Rock and Parker, was recently installed as president of the Douglas Elbert Realtor Association. Reinhardt was officially named president during the organization's annual presidential installation and awards luncheon Sept. 21 at The Sanctuary Golf Course.

Reinhardt earned her real estate license in 1975 and joined Re/Max Alliance in 2002. She has served as vice president, director and managing broker. Her professional background includes past positions as director of relocation services for Coldwell Banker Residential Brokerage, managing broker with Coldwell Banker Moore & Co., and trainer for Coldwell Banker Western Region.

Reinhardt holds the Graduate Realtor Institute, Certified Residential Specialist and Certified Relocation Professional designations recognizing the successful completion of stringent continuing education courses in real estate.

She has served as a member of the South Metro Denver Realtor Association's Professional Practices and Standards committee. Reinhardt has also served on the board of directors since 2004 and has served on DERA's Professional Practices & Standards committee.

The organization is dedicated to providing the best in education and services to enhance member professionalism and its image in the community.

For information on DERA, visit derarealtors.com.

Outlet center raises \$12,000 for groups

Outlets at Castle Rock hosted its first Shopping Extravaganza Sept. 30 and raised more than \$12,000. More than 50 percent of that will be given to four local charities, including Care and Share Food Bank in Colorado Springs, Highlands Ranch Chapter of Volunteers for The Children's Hospital of Denver, Special Olympics and the Women's Crisis and Family Outreach Center.

Morgan honored as volunteer by SCFD

The board of directors of the Scientific and Cultural Facilities District has named John E. Hayes, former chairman of SCFD, recipient of the 2006 Rex Morgan Citizen Volunteer Award. A resident of Highlands Ranch, Hayes will be honored at 5:30 p.m. Nov. 1 at Norgren Hall at the Denver Zoo.

As chairman, Hayes led SCFD's renewal effort and gained agreement and support of Tier I, II and III representatives for legislation that changed distributions between the tiers. He also promoted the expansion of SCFD into Douglas County.

The SCFD board of directors will also honor Sen. Betty Boyd and Rep. Mike May for their leadership in guiding and passing Senate Bill 228, a bill that allows SCFD to deduct election costs from its tax revenue and also defines how much counties may charge SCFD for elections.



VICKY GITS / VGITS@CCNEWSPAPERS.COM

Residents of the Assured Assisted Living home on Paonia Court in the Red Hawk subdivision of Castle Rock do a workout routine Oct. 6 from their La-Z-Boy chairs with attendant Marife Caimo as leader. The unit houses nine Alzheimer's patients and three caregivers.

Changes would make approval easier

By Vicky Gits
Staff Writer

Kids, playsets, dogs, tricycles in the driveway - those are the things homeowners picture when they think of neighborhoods such as Red Hawk and Metzler Ranch in Castle Rock.

But a new form of group housing in the suburbs is becoming an increasingly significant part of the mix.

A proposed change in a zoning ordinance would eliminate the requirement that group homes for the elderly and physically or mentally disabled apply for a special use permit.

Because discrimination against persons with handicaps and

disabilities is illegal under the federal Fair Housing Act, Castle Rock is considering changing its zoning laws.

All six members of the Castle Rock Planning Commission voted Sept. 28 to endorse the changes, which would eliminate case-by-case approvals and hearings in front of town council.

"I thought the town's recommendations made sense," planning commission member Carroll Hood said about why he endorses the ordinance change.

Commission member Bill Shaneyfelt also supports the change.

"We have to somehow live with what we are given," he said. "If you can't live with what's been given, that's too bad."

Karl Konrad, chairman of the planning commission, said the issue wasn't limited to Alzheimer's homes.

"It is a broader discussion about any type of home that falls under the Fair Housing Act and the definition of disability," he said. "What we were actually voting on wasn't about keeping it out of the public process although that is a result of changing the ordinance. We wanted to make sure we are not imposing any unnecessary guidelines or restrictions on that process that would not be in line with the Fair Housing Act."

The proposal was up for official action at Tuesday's town council meeting. The planning commission's decision is advisory.

An emerging solution

Small group homes, as opposed to mega senior complexes, emerged because suburbs are where the need is, said Paul Williams, director of public policy for the Assisted Living Federation of America, based in Alexandria, Va.

"It makes sense because that's where the family members are," he said. "It's convenient for them and good to keep them in a familiar setting. They don't end up being long-term concerns. They don't bring crime. You don't have difficult behavior. They are in the home."

"The industry has evolved. Twenty years ago, if you had Alzheimer's your only choice was a nursing home. What's really taken off is they found in the last 15 years that the assisted-living community has excellent results caring for clients with Alzheimer's."

A growing presence

Since 2002, five assisted-living homes for those with Alzheimer's disease have sprouted in upscale suburban housing developments in Castle Rock. Homes are licensed and inspected by the Colorado Public Health Department.

The need is so great that as soon as a home is opened it is filled to capacity. Assured Assisted Living of Castle Rock, which opened its first home in 2004, already has four homes, the most recent in Red Hawk on Sapling Court.

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Impact

Proposed changes to the ordinance regarding the establishment of Alzheimer's homes in residential neighborhoods:

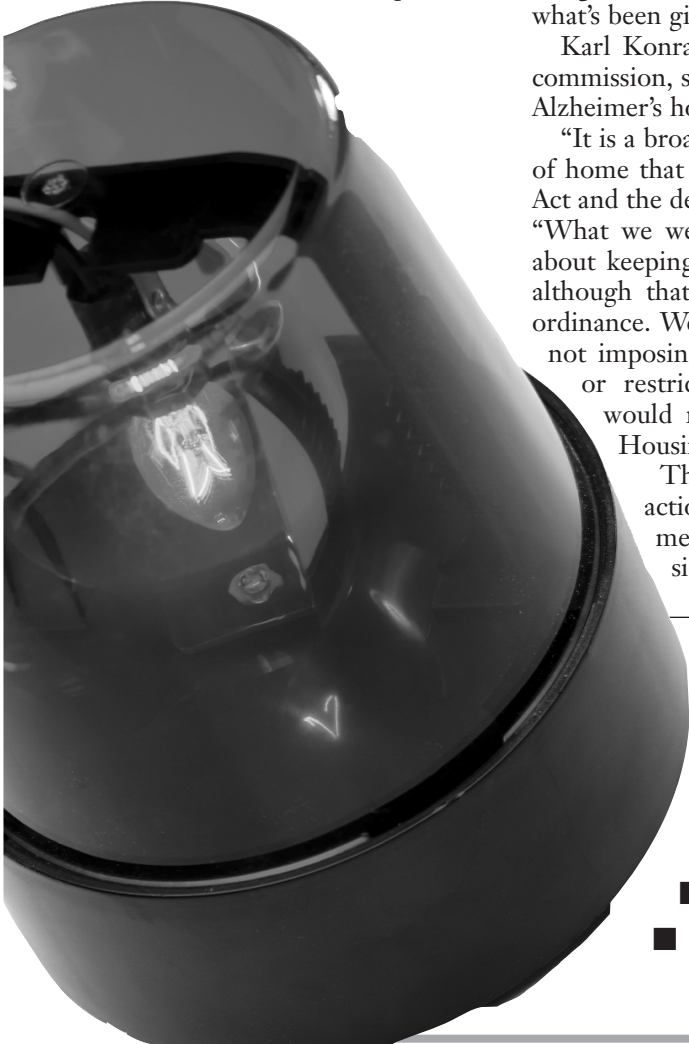
■ will allow for group homes for the disabled in all residentially zoned areas and bring the town's zoning ordinance in line with Fair Housing Act requirements.

■ will take the use out of the public hearing process and rely on the state to administer the number of residents based on the size of the homes.

■ do not change the requirement that all group homes associated with drug/alcohol rehabilitation and halfway homes proceed through the use by special review process.

■ do not have any spacing provisions and will supersede state law on the matter.

Source: Development Services



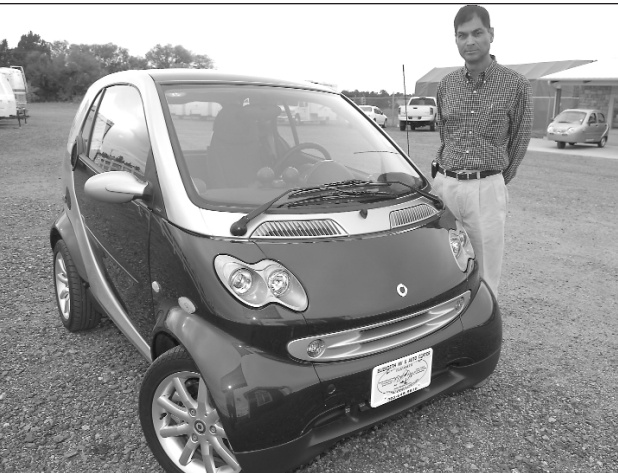
Emergency situation

Number of emergency medical calls in an 18-month period at assisted living Alzheimer's private homes from January 2005 to June 2006.

■ 797 Tarpan Place	5
■ 815 Tarpan Place	4
■ 1640 Wild Rye Court	10

Source: Castle Rock Development Services

Parker to get Smart – cars, that is; planners OK proposal



DON PEITZMAN / PARKERCHRONICLE@CCNEWSPAPERS.COM

ST Tripathi, owner of Elizabeth RV and Automotive Center, stands next to a Smart Car. The gasoline-powered vehicle is made by Mercedes-Benz.

By Ann Karcher
Parker Chronicle Intern

The Parker Tech Center will ride into the future with the addition of a 4,000-square-foot indoor motorized vehicle sales center.

The Parker Planning Commission unanimously approved a use by special review for the business on Sept. 28, and the plan goes to the town council for approval Oct. 16.

Located at the southeast corner of Progress Lane, the Elizabeth RV and Automotive Center plans an expansion into Parker with sales and rentals of Smart Cars, "trybrid" cars, electric scooters and electric ATVs in the former Wood-n-U business location.

"I think this will be a very good match for this town and I'm the only one in Colorado selling these cars," said ST Tripathi owner of Elizabeth RV and Automotive Center.

Local business owners Stephen and Lisa Tuska, who own the Colorado School of Dance immediately adjacent to the business, voiced their concerns about the location during the meeting.

The Tuskas said the tech center has a high concentration of children and family-oriented businesses, and their concern is about safety with a large volume of cars coming into the business area.

"Even though this is the Park-

er Tech Center, whether planned or not this immediate area should be the 'Parker Tot Center' since we're all servicing small children and our main concern as business owners is safety," Stephen Tuska said. "We're cognizant of a large volume of traffic that comes through area and we need to be concerned that other types of businesses aren't used to 1,400 kids in the area."

Triphali responded by saying his main concern is safety and there isn't enough in-and-out traffic to be an issue.

Commissioner Bob Morris said since the applicant anticipates 15 to 20 customers per day, not all of these customers will be test driving

vehicles. Morris also said any other type of business would have 10 times more traffic in a day and this one has a low threshold of traffic.

The car line-up includes an electric four-door Xebra car that seats four and has 98 percent fewer pollutants than gas cars. In addition, Xebra has a pickup truck with a payload capacity of 400 pounds.

Xebra vehicles are for city use only, run on electricity and have a top speed of 40 mph.

They start at \$10,495 and the Xebra truck starts at \$10,900. Tripathi said the cost to drive the vehicle is one to two cents per mile.

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