

City of Castle Pines, Colorado Minutes

Planning Commission/
Board of Adjustment

Members

Seth Katz, Chair
Lisa Glynn
David C. Necker
Mike Noakes
Don Tosby

Alternate Member

David Goode

REGULAR MEETING OF THE PLANNING COMMISSION
Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, CO
Thursday, January 28, 2016
6:00 PM

1. ROLL CALL

The regular meeting of the Planning Commission of the City of Castle Pines, Colorado, was called to order by Commissioner Katz at 6:05 PM.

Those present were: Commissioner Seth Katz
 Commissioner Lisa Glynn
 Commissioner David Goode
 Commissioner David Necker
 Commissioner Mike Noakes

Those absent were: Commissioner, Don Tosby

Also present with the Commission:
 Director of Community Development, Sam Bishop
 City Clerk, Sharon Washington

2. APPROVAL OF AGENDA

Motion to approve: Commissioner Necker
Second: Commissioner Noakes
Approved by unanimous consent: 5-0

3. DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA

No conflicts were noted.

4. PLANNING COMMISSION – ACTION ITEMS

Approval of the October 22, 2015 Board of Adjustment/Planning Commission Meeting Minutes

Motion to approve with the following changes:

Page 2 condition 1 should read:

1. Western States Lodging shall be permitted to increase the 35 foot maximum building height up to five (5) additional feet to include a pitch roof for the exclusive use of a senior use community as presented in the application; and

Page 3, correct the spelling of Commissioner Katz name under the Motion to Adjourn.

To approve: Commissioner Glynn
Second: Commissioner Noakes
Approved by unanimous consent: 3-0; Commissioner Necker and Goode abstained

Elections of Officers (Chairperson and Chair Pro-Tem)

Chairman Katz solicited interest from the Commissioners for serving as Chair and Chair Pro-Tem.

Commissioner Necker noted that Commissioner Katz has done a great job serving as Chair. Motion to appoint Seth Katz as Chair.

By: Commissioner Necker
Second: Commissioner Noakes
Approved by unanimous consent: 5-0.

Commissioner Necker recommended appointing Commissioner Noakes as Chair Pro-Tem. Commissioner Noakes declined due to his travel schedule for 2016.

Motion to appoint Lisa Glynn as Chair Pro-Tem

By: Commissioner Necker

Second: Commissioner Goode

Approved by unanimous consent: 5-0

5. PLANNING COMMISSION – DISCUSSION ITEMS

2016 House Keeping Items – New Member Introductions and 2016 Meeting Schedule

Community Development Director Bishop introduced David Goode, new Commissioner appointed by City Council at the January 26, 2016 City Council Meeting.

Commissioner Goode has been a resident of Castle Pines since 2003. Mr. Goode has been in the architecture business since 1987. His firm specializes in restaurants, office, and retail.

Community Development Director Bishop requested that the March 24, 2016 Planning Commission Meeting be moved to March 31, 2016 due to Mr. Bishop being on vacation. All Commissioners were in favor to change the meeting date.

Comprehensive Plan Work Session (Logan Simpson Representatives)

Bruce Meighen from Logan Simpson provided an update of the draft comprehensive plan and answered any questions from the Planning Commission.

The Planning Commission comments are as follows:

- Graphically, the Plan is wonderful and inviting.
- Stress the proximity to the Lone Tree Light Rail Station, the prospect of more convenient access to the Airport, and opportunities to connect residents with this system.
- On Land Use Map, change the neighborhood colors to better differentiate between the three categories.
- Call out all parks, even undeveloped parks.
- Housing, services and facilities for an aging population should be a focus of this Plan.
- Stress the importance of Rueter-Hess Reservoir as a special area, as a visual resource as much as a recreation resource.
- Reference regional coordination that has been done to enhance Daniel's Park as a multi-recreation area with historic significance.

6. DIRECTOR UPDATE

Development Activity/Land Use Applications/Presubmittal Meetings

i. Library – Construction is moving along. The City has a move in date of Mid March. The library will be requesting a TCO. Landscaping will be installed at a later date and the fireplace will be permitted separately.

ii. The Canyons/Shea Homes Acquisition – The Planning Commission approved The Canyons Superblock Plat. The Canyons sold one plat to Shea Homes. Shea Homes anticipates starting roadways and infrastructure in 2017 and new home construction in 2018. The City has received positive comments from the public about Shea Homes.

iii. CPTC Platting Activity – Plat is moving forward. The project should come before the Planning Commission during March, April, or May timeframe.

iv. CC-20 Assisted Living Facility – The property name will be Legacy Village of Castle Pines. This will be a senior community. The application is out for referral. The applicant has solicited

comments from other agencies. Community Development Director Bishop asked the applicant to come to the February 25 Planning Commission Meeting to show the architectural design and color scheme of the property.

v. Lagae Ranch was issued their 404 permit. The residential development South of Elk Ridge Park. The location of the property is behind the King Soopers. Lennar Homes owns the land and plans to start regrading Lagae Road potentially in March.

7. FUTURE AGENDA ITEMS*

- a) Background on some of the undeveloped parcels in the City
- b) Community Assessment (ongoing)
- c) Planning Topics: New Urbanism, Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.
- d) Other Suggestions

9. ADJOURNMENT

Motion to approve: Commissioner Goode

Second: Commissioner Glynn

Approved by unanimous consent: 5-0

The meeting was adjourned at 7:36 p.m.

RESPECTFULLY SUBMITTED:



Sharon Washington, CMC, City Clerk

APPROVED:



Seth Katz, Chair