



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
Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108
Thursday, October 27, 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 6:00 p.m.

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

Those absent were: Commissioner David Goode
Commissioner Don Tosby

Also present with the Commission:

Director of Community Development, Sam Bishop
Assistant City Attorney, Marcus McAskin
City Clerk, Sharon Washington

2. APPROVAL OF AGENDA

Motion to approve: Commissioner Noakes
Second: Commissioner Necker
Approved by unanimous: 4-0

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

- There were no disclosures of conflicts submitted.

4. PLANNING COMMISSION – ACTION ITEMS

a. Approval of the July 28, 2016 Planning Commission Meeting Minutes

Motion to approve: Commissioner Necker
Second: Commissioner Glynn
Approved by unanimous: 4-0

- b. **PUBLIC HEARING** – Ordinance No. 16-09 Amending Section 11 – Business District of the City of Castle Pines Zoning Ordinance to eliminate the principal use of Automobile Service Station with Gasoline Pumps and reclassifying Parking Lot – Public or Private from a principal use to an accessory use; and Ordinance No. 16-10 repealing the current Section 27 – Site Improvement Plan of the City of Castle Pines Zoning Ordinance and readopting an amended Section 27 – Site Improvement Plan.

The Public Hearing opened at 6:03 p.m.

Sam Bishop, Community Development Director gave a PowerPoint Presentation to the Commissioners and members of the public on the proposed amendments to Section 11 – Business District and Section 27 – Site Improvement Plan of the City of Castle Pines Zoning Ordinance.



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2. APPROVAL OF AGENDA

Motion to approve: Commissioner Noakes
Second: Commissioner Necker
Approved by unanimous: 4-0

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4. PLANNING COMMISSION – ACTION ITEMS

a. Approval of the July 28, 2016 Planning Commission Meeting Minutes

Motion to approve: Commissioner Necker
Second: Commissioner Glynn
Approved by unanimous: 4-0

- b. PUBLIC HEARING – Ordinance No. 16-09 Amending Section 11 – Business District of the City of Castle Pines Zoning Ordinance to eliminate the principal use of Automobile Service Station with Gasoline Pumps and reclassifying Parking Lot – Public or Private from a principal use to an accessory use; and Ordinance No. 16-10 repealing the current Section 27 – Site Improvement Plan of the City of Castle Pines Zoning Ordinance and readopting an amended Section 27 – Site Improvement Plan.**

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Public Comment:

Adam Gentile, Attorney with Fox Rothschild LLP representing CNA Enterprises Inc. owner of Castle Pines Shopping Center expressed his opposition to Ordinance No. 16-09 as written. Mr. Gentile stated the Ordinance would impact the owner's ability to lease the space or for Safeway to reopen at this location in the future.

Jay Lee, asked the Planning Commission to reconsider approval of Ordinance No. 16-09. Mr. Lee's family owns the vacant lot next to 7-Eleven and is currently under contract to sale the property to 7-Eleven.

Chuck Lowen, Property Manager expressed his concerns about the City's Comprehensive Plan and the financial impact to the current business owners.

Community Development Director Bishop and Assistant City Attorney Marcus McAskin answered questions from the Commissioners.

The Public Hearing closed at 7:16 p.m.

Motion to recommend approval of Ordinance No. 16-09 amending Section 11 – Business District of the Castle Pines Zoning Ordinance to eliminate the principal use of Automobile Services Station with Gasoline Pumps and reclassifying Parking Lot – Public or Private from a principal use to an accessory use. Ordinance No. 16-09 further the health, safety and welfare of the community and are consistent with the City of Castle Pines Comprehensive Plan.

By: Commissioner Katz
Seconded by: Commissioner Necker
Motion passed: 3-1, Commissioner Katz voted no.

Motion to recommend approval of Ordinance No. 16-10 repealing the current Section 27 – Site Improvement Plan of the City of Castle Pines Zoning Ordinance and readopting an amended Section 27 – Site Improvement Plan. Ordinance No. 16-10 further the health, safety and welfare of the community and are consistent with the City of Castle Pines Comprehensive Plan.

By: Commissioner Glynn
Seconded by: Commissioner Necker
Approved by unanimous: 4-0

5. PLANNING COMMISSION – Discussion Items

a. NOV/DEC combined meeting date of 12/8 needs to be rescheduled: 12/1 or 12/15

The Commissioners agreed to meet on Thursday, December 1, 2016. The regular meeting schedule will resume in 2017.

b. Terms up in 2017

Community Development Director Bishop reported that Commissioners Necker, Noakes, Tosby, and Glynn terms expire at the end of the year. Mr. Bishop will email the application to the Commissioners. City Council will make appointments at their first meeting in January 2017.

6. DIRECTOR UPDATE

a. Development Activity/Land Use Applications/Presubmittal Meetings

- I. Sage Village Properties – No report.

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- II. Castle Pines Town Center – Finalizing paperwork and working on restrictions on building permits.
 - III. Lagae Ranch – Constructing roadways. Lennar has indicated they will be pulling building permits by the end of the year to start Phase I. Detours will be in place as they construct the roads.
 - IV. The Canyons – submitted a preliminary plan about 6 weeks ago. Staff provided substantial comments. Staff is waiting on the applicant to respond.
 - V. Design Guidelines – Plan to bring before the Commissioners in 2017.

7. FUTURE AGENDA ITEMS*

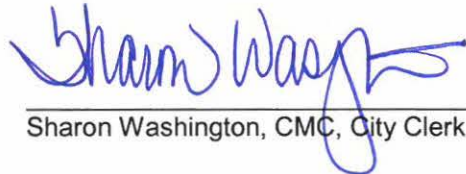
- a. Background on some of the undeveloped parcels in the City
- b. Planning Topics: New Urbanism, Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.
- c. Other Suggestions

8. ADJOURNMENT

Motion to approve: Commissioner Glynn
Second: Commissioner Necker
Approved by unanimous: 4-0

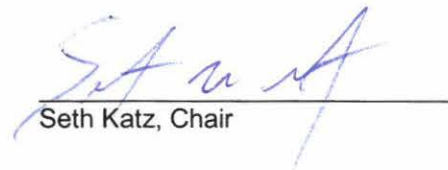
The meeting was adjourned at **7:45 p.m.**

RESPECTFULLY SUBMITTED:



Sharon Washington, CMC, City Clerk

APPROVED:



Seth Katz, Chair