

City of Castle Pines, Colorado Minutes

Planning Commission/
Board of Adjustment

Members

Seth Katz, Chair
Kate Binning
David C. Necker
Mike Noakes
Don Tosby

Alternate Member

Lisa Glynn

**REGULAR MEETING OF THE BOARD OF ADJUSTMENT AND PLANNING COMMISSION
Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, CO
Thursday, October 22, 2015
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 6:16 PM.

Those present were:

Commissioners: Seth Katz
Kate Binning
Lisa Glynn
Mike Noakes
Don Tosby

Absent: David Necker

Also present with the Commission:

Director of Community Development, Sam Bishop
City Clerk, Sharon Washington

2. APPROVAL OF AGENDA

Motion to approve: Commissioner Noakes
Second: Commissioner Binning
Approved: 5-0; one absent (Commissioner Necker)

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

No conflicts were noted.

4. CONVENE BOARD OF ADJUSTMENT PLANNING COMMISSION

PUBLIC HEARING: Variance Request Case No. VA15-003/Western States Lodging

The Public Hearing opened at 6:20 p.m.

Community Development Director Bishop provided an overview of the request for a variance from Western States Lodging for Community Center Planning Area 20 (CC-20), Castle Pines North Planned Development Guide, 11th Amendment, to increase the thirty-five (35) foot maximum building height by five feet (5'). Western States Lodging is pursuing the development of an Assisted Living Facility at the property located on the NW corner of Castle Pines Parkway and Monarch Boulevard. Mr. Bishop explained the Role of the Board of Adjustment in this case is to consider a request to increase the maximum building height and not to determine the suitability of the land use or merits of the proposed development. The proposed land use is permitted as a Use by Right.

Cole Smith, Applicant, Western States Lodging, LLC provided the Commission with basic information on the application: outlined the site plan, building height, and roof surface.

PUBLIC COMMENT:

- Alan Eastland, 7686 Bristolwood Drive, very concerned about the height of the buildings.
- Linda Pue, 7692 Bristolwood Drive, commented on the Castle Rock Outlook publication and stated that as a resident, she has never been surveyed as far as a master plan for the future.

- Amy Berglund, 561 Bristolwood Drive, is opposed to the project and would rather have a town center or recreation center built on the property. As a realtor, Ms. Berglund stated the project will lower property values in the City.
- Lawrence Robinson, 517 Bristolwood Drive, appreciated the presentation. Mr. Robinson is not in favor of the project but stated if approval of the height will make the property not look like an institution then he would be satisfied with the project.
- Donna Gordon, 7481 Exeter Court, is not in favor of the project and encouraged the developer to make the property look more residential rather than institutional.
- Anna Mallinson, CPN Master Association and Parks Authority, has major concerns with the height of the buildings and the traffic the project will generate in the City.

Motion to approve Western States Lodging Variance Request, Case No. VA15-003, due to the special siting requirements that make such variance request desirable and necessary, and subject to the following conditions:

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 perfect use of a senior use community as presented in the application; and
2. This approval shall not run with the land or pass to another developer, property owner or third party; and
3. Western States Lodging shall submit a site plan and building elevations as part of the Site Improvement Plan application that are in general conformance with the overall conceptual site plan and building elevations associated with this application. Staff shall have the discretion to make this determination.

Motion to approve: Board Member Katz

Second: Board Member Tosby

Approved: 5-0

The Public Hearing closed at 7:09 p.m.

5. ADJOURN BOARD OF ADJUSTMENT at 7:16 p.m.

6. CONVENE PLANNING COMMISSION at 7:36 p.m.

Recommendation of The Canyons Superblock Plat No. 1

Community Development Director Bishop provided an overview of The Canyons Superblock Plat No. 1; Case No. SB15-001. The Superblock Plat will create three (3) parcels (Parcel Nos. 1, 2 and 3) and will enable the Owner to convey Parcel 2 to The Canyons at Castle Pines, LLC, which entity is currently under contract with the Owner to acquire Parcel 2. Approval of the Superblock Plat does not authorize any development to occur within The Canyons property at the current time.

Community Development Director Bishop introduced Mark Nickless, General Manager with The Canyons. Mr. Nickless commented that all items mentioned in the Comprehensive Plan match The Canyons plan and vision for Castle Pines.

Motion to recommend approval of The Canyons Superblock Plat No. 1, Case No. SB15-001, to City Council, subject to the Owner and Applicant resolving any minor technical changes to the Superblock Plat as directed by Staff prior to recordation.

Motion to approve: Commissioner Tosby

Second: Commissioner Noakes

Approved: 5-0

7. DISCUSSION ITEMS & DIRECTOR UPDATE

Logan Simpson Comp Plan Update

Bruce Meighen gave a PowerPoint Presentation to the Commission on the Castle Pines Comprehensive Plan Update. The presentation included Land Use and Growth Management, Economic Development, Housing, Transportation, and Parks, Recreation and Amenities for the community.

8. FUTURE AGENDA ITEMS*

- a) History of the Business District and how to fix it
- b) History of the CC-20 parcel
- c) Background on some of the undeveloped parcels in the City
- d) Community Assessment (ongoing)
- e) 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.
- f) Other Suggestions

Community Development Director Bishop updated the Commission on the Library project, Safeway building, and the Apartment Complex.

9. ADJOURNMENT

Motion to approve: Commissioner Satz

Second: Commissioner Tosby

Approved: 5-0

The meeting was adjourned at **8:31 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Sharon Washington, CMC, City Clerk

Seth Katz, Chair