



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, December 1, 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 David Goode
Commissioner Lisa Glynn
Commissioner David Necker
Commissioner Don Tosby

Those absent were: Commissioner Mike Noakes

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 Glynn
Approved by unanimous: 5-0

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 October 27, 2016 Planning Commission Meeting Minutes

Motion to approve: Commissioner Goode
Second: Commissioner Katz
Approved by unanimous: 5-0

5. PLANNING COMMISSION – Discussion Items

a. Capstone Project Introductory Meeting and Preliminary Discussion of Castle Pines Mixed-Use Centers Design Standards and Guidelines

Community Development Director Bishop sent an email to the Commissioners notifying the Commission that the City of Castle Pines was selected to participate in the Capstone Project under the University of Colorado Denver. The Commissioners have discussed at previous meetings coming up with Design Standards and Guidelines based on the Comprehensive Plan.

In September, Community Development Director Bishop was solicited by the University of Denver to participate in the Capstone Project. Mr. Bishop completed a form and submitted other information as requested. It was presented that if you were a City in need or have a project that would be of value that includes planning and zoning or architectural. The City was selected and paired with a student, Roxanne

Borzo Bertrand. The project will officially start after the first of the year. The project will last through the semester which is approximately 15 weeks.

Mr. Bishop and Ms. Borzo Bertrand will provide updates to the Commissioners.

6. DIRECTOR UPDATE

a. Development Activity/Land Use Applications/Presubmittal Meetings

- I. Sage Village Properties
- II. Castle Pines Town Center
- III. Lagae Ranch
- IV. The Canyons

Mr. Bishop distributed the November Community Development Activity Report. The report informed the Commissioners of what projects are being worked on in the City.

Shea Canyons formally withdrew their Preliminary Plan Application. City Staff and Shea Homes could not come to an agreement on the plan. Shea Homes would like to meet with the Planning Commission and City Council to receive feedback. Mr. Bishop will extend an invitation to Shea Homes to come to the January Planning Commission Meeting. After discussion, the Commissioners asked to hold a Special Meeting with Shea Homes on Tuesday, January 17, 2017 at 5:30 p.m.

The applicant, Ventana Capital, submitted a Lagae Ranch Planned Development Major Amendment to the City to add the land uses of self-storage, office/flex space and a City Public Works Facility to Planning Area 7. This will require a Public Hearing for Planning Commission and City Council.

Mr. Bishop reported that the City will be transitioning into the 2015 International Building Codes.

Staff met with representatives from the Federal Highway Administration (FHWA), CDOT and Douglas County to discuss interchange improvements at Happy Canyon Road and I-25.

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 Goode
Second: Commissioner Necker
Approved by unanimous: 5-0

The meeting was adjourned at **6:45 p.m.**

RESPECTFULLY SUBMITTED:


Sharon Washington, CMC, City Clerk

APPROVED:


Seth Katz, Chair