



# City of Castle Pines, Colorado Minutes

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## REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108 Thursday, December 6, 2018 - 6:00 PM

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Planning  
Commission/  
Board of Adjustment

Lisa Glynn – Chair

David Goode – Chair  
Pro Tem

Andrew Hendel

Seth Katz

Dick Lichtenheld

David Necker

Don Tosby

### 1. ROLL CALL

The regular meeting of the Planning Commission of the City of Castle Pines, Colorado, was called to order by Commissioner Glynn at 6:00 p.m.

**Those present were:** Commissioner Lisa Glynn  
Commissioner David Goode  
Commissioner Andrew Hendel  
Commissioner Seth Katz  
Commissioner Dick Lichtenheld  
Commissioner David Necker

**Those absent were:** Commissioner Don Tosby

### Also present with the Commission:

Sam Bishop, Community Development Director  
Jennifer Henninger, RG & Associates, Contracted Planner  
Kathie Guckenberger, Assistant City Attorney  
Tobi Basile, City Clerk

### 2. PLEDGE OF ALLEGIANCE

- Commissioner Lisa Glynn led the Pledge of Allegiance.

### 3. APPROVAL OF AGENDA

**Motion:** A motion was made by Commissioner Necker to approve the December 6, 2018 Planning Commission Agenda as presented. Commissioner Goode seconded. Motion approved by unanimous consent: 6-0

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

- There were no disclosures of conflicts submitted.

### 5. PLANNING COMMISSION – ACTION ITEMS

- a. **PUBLIC HEARING: Berkeley Homes Preliminary Plan Filing No. 1 – Case No. PP18-001**

Commissioner Glynn opened the Public Hearing at 6:04 p.m.

Jennifer Henninger presented a power point on the preliminary plan. The subject property is within Parcel 12 of The Canyons Superblock Plat No. 2 and is generally located East of I-25, South of Hess Road, and North of Happy Canyon Road consisting more or less of 18.18 acres. The proposed Berkeley Homes Filing No. Preliminary Plan evaluates the subdivision of 18.18 acres into 86 single family detached lots, 25 tracts, and future dedication of 1.727 acres of public right-of-way, prior to final engineering and design.

Tyler Jones, Berkeley Homes, presented a power point on the preliminary plan. The presentation addressed the location, product design, preliminary architecture, general pricing information, and concept plan.

Questions regarding parking in the development and the width of streets and alleys were raised. Mr. Jones was unable to provide answers to all questions and stated he could return



## City of Castle Pines, Colorado – Minutes, cont'd

with information regarding parking spaces. Jeff Willis, Berkeley Homes, also spoke regarding parking. Sam Bishop, Community Development Director, questioned the ability to have two-way traffic if there is parking on both sides of the street based on street widths.

Commissioner Glynn opened the Public Comment section of the meeting at 6:47 p.m.

- There was no public comment presented.

Commissioner Glynn closed the Public Comment section of the meeting at 6:47 p.m.

**Motion:** A motion was made by Commissioner Glynn to table the discussion and continue the Public Hearing until the meeting on January 24, 2019 allowing time for Berkeley homes to provide additional information and clarification regarding parking, and street and alley sections. Commissioner Necker seconded. The motion passed with a vote of 6 to 0.

### 6. PLANNING COMMISSION – Discussion Items

#### a. Planning Commission Member Terms

- Five Planning Commission terms expire in January 2019.
- Applications for the Planning Commission will be due January 11, 2019.
- Planning Commission interviews will be held January 22, 2019.
- The first meeting for the new Planning Commissioners will be January 24, 2019

#### b. Community Development Update

- The City has partnered with RG & Associates for planning review services.
- Davis Development is working on the site design and access issues. The application is still an active, but is not currently moving forward.
- The City is reviewing a rezoning application for PA-7 for single family attached residential in Lagae Ranch.
- Meritage Homes has built two model homes that are not yet open.
- Construction to start in the town center and Century Communities will be in production in 2019. Taylor Morrison should start building shortly thereafter.
- The City has received an PD amendment for the mixed-use area to allow for 1000 additional residential units in the Alpert portion of The Canyons.
- The City is close to approving master building permit applications for Shea Homes in The Canyons.
- The Shea Homes final plats are continuing to be processed.
- Shea Homes has submitted a Coffee House/Amenity Center SIP in The Canyons.
- Shea Homes is working on an attached single-family home product for The Canyons.
- City staff continues to meet with developers and business owners regarding The Canyons.
- City staff has been unsuccessful in requests to transfer ownership and maintenance responsibility of streets within Village Square.
- A round table meeting has been scheduled in January 2019 for the Business District Property Owners.
- City staff has currently started a rewrite of the zoning ordinance. The project will take approximately one year.
- Castle Pines Parkway and Lagae Road intersection improvements continue.



## City of Castle Pines, Colorado – Minutes, cont'd


### 6. ADJOURNMENT OF REGULAR MEETING

**Motion:** A motion was made by Commissioner Lichtenheld to adjourn the meeting at 7:24 p.m. Commissioner Goode seconded. Motion approved by unanimous consent: 6-0

**RESPECTFULLY SUBMITTED:**

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Tobi Basile, CMC, City Clerk

**APPROVED:**

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Lisa Glynn, Chairperson