



City of Castle Pines, Colorado Minutes

Planning Commission/
Board of Adjustment

Members

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

REGULAR MEETING OF THE PLANNING COMMISSION
Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108
Thursday, April 27, 2017
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 Deborah Mulvey
Commissioner Mike Noakes

Also present with the Commission:

Director of Community Development, Sam Bishop
City Attorney, Linda Michow
City Clerk, Sharon Washington

Those absent were: Commissioner Lisa Glynn
Commissioner David Necker
Commissioner Don Tosby

2. APPROVAL OF AGENDA

Motion to approve: Commissioner Noakes
Second: Commissioner Mulvey
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 March 23, 2017 Planning Commission Meeting Minutes

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

b) PUBLIC HEARING – Lagae Ranch Planned Development, 1st Major Amendment, Case No. ZR16-002

The Public Hearing opened at 6:04 p.m.

Community Development Director Bishop introduced the Ordinance and made a presentation to the Commissioners on the Lagae Ranch Planned Development, First Amendment, Case No. ZR16-002. The application proposes a Major Amendment to the Lagae Ranch Planned Development, Planning Area 7, to allow for self-storage facilities, municipal facilities with outdoor storage, car wash, personal wireless communication facility, office with warehouse storage land uses and an increase in density. Community Development Director Bishop answered questions from the Commissioners and introduced the applicant.

Tom Clark, Ventana Capital, LLC and Rob Fitch, Rick Engineering also made a presentation to the Commissioners on the case and answered questions.

No public comments were received.

A motion was made to recommend approval of the Lagae Ranch Planned Development, 1st Amendment, Case No. ZR16-002, to City Council, subject to the following conditions of approval found in the Staff Report prepared for the April 27, 2017 Planning Commission public hearing:

1. The applicant and/or owner shall pay ALL fees and costs incurred by the City and its consultants, in review and processing of the application prior to recordation of the Lagae Ranch Planned Development, 1st Amendment; AND
2. The owner of the property shall enter into a development agreement with the City in a form acceptable to the City Attorney, and approved by City Council, memorializing the terms and conditions applicable to the Owner Voluntary Dedications, and the development agreement shall be fully executed by the owner and the City prior to recordation of the Lagae Ranch Planned Development, 1st Amendment; AND
3. The applicant shall revise the Development Guidelines for Car Wash to require contemporary building design elements consistent with the architectural designs presented by the applicant, such illustrations to be incorporated into the Planned Development First Amendment and shall further revise the Development Guidelines to require that car wash bays be parallel to Lagae Road so as to be as unobtrusive as possible from Lagae Road; AND
4. Revise the Principal Use of Self Storage Facilities to include the text – an indoor self storage unit with no outdoor storage and to revise the Development Guidelines to require contemporary building design elements consistent with the architectural designs presented by the applicant; such illustrations to be incorporated into the Planned Development First Amendment; AND
5. Revise the Development Guidelines to prohibit untextured tilt-up concrete panels and smooth masonry units as building materials; AND
6. Revise the Development Standards to require that the use of corrugated metal, vinyl and aluminum, be limited to decorative elements and comprise no more than 20 percent of exterior building walls; AND
7. Design Guideline E.3. as set forth within the Development Guidelines shall be amended so that bold, brush, intense, fluorescent or metallic accent colors shall NOT be permitted in signage, fencing, fenestration or in any metal, iron elements that are incorporated into the architectural design; AND
8. The applicant shall resolve/correct any minor technical issues as directed by staff prior to recordation of the Planned Development Major Amendment; AND
9. Outdoor vehicle storage shall not be allowed within Planning Area 7 either as a principal or accessory use. Vehicle storage is defined as a vehicle kept, parked, stored or maintained on the premises for more than 72 hour period that is used for shipping, delivery of freight and products, taxis or limousines, or other commercial or industrial purposes.

By: Commissioner Katz

Second: Commissioner Mulvey

Approved: 3-1; Commissioner Glynn, Necker and Tosby were absent

"Aye" – Commissioners Katz, Mulvey and Noakes
"Nay" – Commissioner Goode

5. PLANNING COMMISSION – Discussion Items

a) Capstone Project Update

Community Development Director Bishop updated the Commissioners on the Capstone Project. Mr. Bishop provided a Table of Contents for the City of Castle Pines Mixed Use Design Standards and Guidelines.

Mr. Bishop updated the Commissioners on current projects in the City.

6. FUTURE AGENDA ITEMS*

1. History of the Business District and how to fix it
2. Background on some of the undeveloped parcels in the City
3. Planning Topics: Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.
4. Other Suggestions

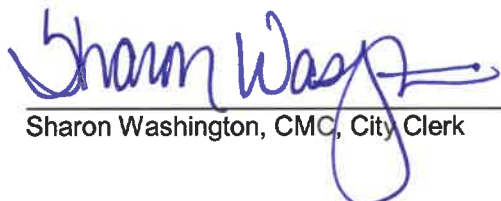
7. ADJOURNMENT

Motion to approve: Commissioner Goode
Second: Commissioner Katz
Approved by unanimous: 4-0

The meeting was adjourned at 8:07 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:


Sharon Washington, CMC, City Clerk


Seth Katz, Chair