



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
Thursday, April 28, 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 Mike Noakes
 Commissioner Don Tosby

Those absent were: Commissioner David Goode
 Commissioner 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 Tosby
Second: Commissioner Noakes
Approved by unanimous consent: 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 31, 2016 Planning Commission Meeting Minutes

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

5. PLANNING COMMISSION – Discussion Items

- a) City of Castle Pines Comprehensive Plan...Bringing it all together
 - i. Relationship to Regulatory Plans and Basis for Policy Implementation

Community Development Director Bishop gave a PowerPoint Presentation on the City of Castle Pines 2016 Comprehensive Plan. The presentation addressed the following:

- Now that the City has a new Comprehensive Plan, how does the City go forward.
- The relationship of the plan to other City plans.
- Basis for policy implementation.
- Planning for Special Topics and Areas
- What are the next steps?

Community Development Director Bishop answered any questions. The Planning Commission asked Mr. Bishop to begin drafting design guidelines that include regulating structures and site design. The Commission discussed the difference between guidelines and standards. Mr. Bishop will provide the Commission with examples of guidelines and standards and prepare an outline for review.

6. DIRECTOR UPDATE

- a) Development Activity/Land Use Applications/Presubmittal Meetings
 - i. Sage Village Properties, LLC – Development Application will come to the Commission at the May or June meeting.
 - ii. Castle Pines Town Center Filing No. 1 – City Council approved Filing 2. The City received Filing No. 1 back.
 - iii. Verizon Wireless SIP Major Modification @ CPNMD Building – Received a site improvement plan modification in front of the CPNMD Building. Staff has deemed the SIP as a major modification. The plan will come to the Commission for review.
 - iv. Presubmittal Update – Mr. Bishop met with Continental Properties, a multi-family developer that has an interest in developing a site pad on Lagae Ranch. The site is zoned and allows for multi-family and is a use by special review. The site is about 24 acres. If they decide to move forward, there would be a Public Hearing before the Planning Commission and City Council.
 - v. Lagae Ranch – Work has started at the roundabout and Lagae Road extension to the South.
 - vi. The Canyons/Shea Homes – No new updates. Mr. Bishop has a meeting scheduled with The Canyons to discuss traffic.

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

9. ADJOURNMENT

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

The meeting was adjourned at **7:05 p.m.**

RESPECTFULLY SUBMITTED:


Sharon Washington, CMC, City Clerk

APPROVED:


Seth Katz, Chair