



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, June 23, 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 6:05 p.m.

Those present were: Commissioner Seth Katz
Commissioner Lisa Glynn
Commissioner Mike Noakes
Commissioner David Goode

Those absent were: Commissioner David Necker
Commissioner Don Tosby

Also present with the Commission:
Director of Community Development, Sam Bishop
City Clerk, Sharon Washington

2. APPROVAL OF AGENDA

Motion to approve: Commissioner Goode
Second: Commissioner Noakes
Approved by unanimous consent: 4-0, Commissioner Necker and Commissioner Tosby absent.

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 April 28, 2016 Planning Commission Meeting Minutes

Motion to approve: Commissioner Glynn
Second: Commissioner Noakes
Approved by unanimous consent: 4-0, Commissioner Necker and Commissioner Tosby absent.

b) PUBLIC HEARING – Recommendation to City Council regarding establishment of initial zoning of Sage Village Properties to (B) – Business District as set forth in Section 11 of the City’s Zoning Ordinance, subject to all specific modifications and amendments to be set forth in the Annexation Agreement by and between the City of Castle Pines and Sage Village Properties, LLC

The Public Hearing opened at 6:08 p.m.

Community Development Director Bishop gave a PowerPoint Presentation to the Planning Commission on Sage Village Properties Initial Zoning, Case No. ZR16-001. Sage Village Properties, LLC (the “Applicant”) has submitted an Annexation Petition to the City of Castle Pines seeking annexation of the property described in the Petition to the City (the “Property”). The property is located on the northwest corner of I-25 and Castle Pines Parkway. Initially zone 2.28 acres from Douglas County Estate Residential (ER) to the City

of Castle Pines Business District (B), with modifications to be set forth in the Annexation and Development Agreement to allow for a mix of residential, office, retail, and community land use.

Mr. Bishop stated the role of the Planning Commission is to make recommendations on land use applications.

A Site Improvement Plan will be required for the development of the property. At that time, the application will be required to submit and comply with the following:

- Underlying Zoning (Modified Zoning Standards and Design Guidelines)
- Submittal of a Traffic Impact Study
- Submittal of a Phase III Drainage Report
- Other reports as requested.

The end user, or land use, will determine required infrastructure, parking ratios, required access, services and other provisions.

Mr. Bishop reviewed several maps of the property and design guidelines. The City is working on getting a right-of-way easement from the property owner.

As part of the process, referrals were sent to State and Local Agencies. Ten (10) were returned, nine (9) provided comments. Mr. Bishop noted it is the responsibility of the Applicant to address the referral comments.

Mr. Bishop answered questions from the Commissioners.

Paul Zakovich, Sage Village Properties, LLC reported that Sage Village Properties, LLC is willing to jointly continue to work with City Staff and the Beverly HOA on the development of the property. Water and sewer delivery for the property has been approved by the Castle Pines North Metro District.

Public Comment:

- Elna Smith, 585 E. 2nd Avenue, addressed the Commissioners about allowing the public to voice their concerns with the development in a Public Hearing. Ms. Smith also had concerns with the traffic through the development.
- Orlando Zudata, 559 E. 3rd Avenue, President of Beverly HOA asked the developer to have some communication with Beverly HOA. There are concerns for traffic, noise, and the families directly impacted on 1st Avenue.
- Katherine Simpson, 507 E. 2nd Avenue expressed her concerns for traffic on Debbie Lane. Ms. Simpson was also concerned about the maintenance of landscaping with the current owner.

There was discussion about traffic, access, and public comment for the Site Improvement Plan process.

The Public Hearing closed at 7:36 p.m.

Motion to recommend approval of Sage Village Properties, Case No. ZR16-001 to City Council, initially zoning property from Unincorporated Douglas County Estate Residential to B-Business District to be modified in accordance with the final approved Annexation Agreement for the subject property, referred to as the "Castle Pines Modified Business Zone District", and amending the official zoning map consistent therewith, based on the findings set forth in the Staff Report Memorandum dated June 17, 2016 and subject to the following conditions of approval:

1. Recommends adding design guideline verbiage regarding pedestrian friendliness on the Castle Pines side of the building.
2. Remove Research and Development reference made under Business District Principal Land Uses as Modified by the Development Agreement.
3. Requirement that the Site Improvement Plan approval process allow for public comment.
4. Requirement that the Developer continue to work with Beverly Hills HOA with their development plans.

By: Commissioner Katz

Second: Commissioner Goode

Approved by unanimous consent: 4-0, Commissioner Necker and Commissioner Tosby absent.

c) Legacy Village of Castle Pines Trim Color

- Community Development Director Bishop reviewed trim color for the Legacy Village of Castle Pines project with the Commissioners.
- The Commission was in agreement that the color "Rustic Red" was preferred over "Mount Etna" to provide the extra "pop" of color for Legacy Village.

5. PLANNING COMMISSION – Discussion Items

a) Planning Commission/City Council Joint Meeting 7/28

1. Topics for discussion
 - Community Development Director Bishop asked the Commissioners to email him possible topics for discussion for an upcoming Planning Commission/City Council Joint Meeting.
 - City Clerk Washington reported that the August 25, 2016 Planning Commission Meeting would work better for City Councilmembers to attend.
2. Update from Canyons/Shea Representatives
 - Shea Representatives asked for an opportunity to present to the Planning Commission and City Council. Shea Properties is ready to start submitting applications.

6. DIRECTOR UPDATE

a) Development Activity/Land Use Applications/Presubmittal Meetings

1. Design Standards Update - Examples were sent to the Commissioners. This project will require some professional assistance.
2. Castle Pines Town Center Filing No. 1 – Filing is owned by Taylor Morrison. Legacy Village working on closing. Building permits are ready to go.
3. Verizon Wireless SIP Major Modification @ CPNMD Building - Working with Verizon Wireless on modifying an existing cell tower in front of the CPNMD Building. The City does not support the application. The applicant will need to go through a major modification process.
4. Lagae Ranch - There has been a large amount of grading on Lagae Ranch. The work involves extending Lagae Road, adding utilities and sewer lanes, widening Mira Vista Lane. Construction has started in the roundabout.

7. FUTURE AGENDA ITEMS*

- a) Background on some of the undeveloped parcels in the City

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- 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 Goode

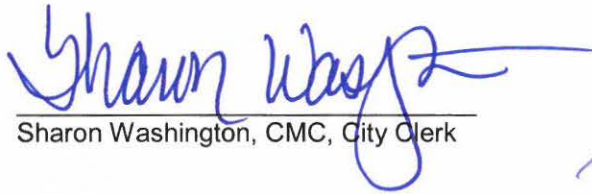
Second: Commissioner Glynn

Approved by unanimous consent: 4-0, Commissioner Necker and Commissioner Tosby absent.

The meeting was adjourned at **8:34 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:



Sharon Washington, CMC, City Clerk



Seth Katz, Chair