



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, July 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 Lisa Glynn
Commissioner David Goode
Commissioner Deborah Mulvey
Commissioner David Necker
Commissioner Mike Noakes
Commissioner Don Tosby

Also present with the Commission:

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

2. APPROVAL OF AGENDA

Motion to approve: Commissioner Glynn
Second: Commissioner Necker
Approved by unanimous: 7-0

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 June 22, 2017 Planning Commission Meeting Minutes

Motion to approve: Commissioner Noakes
Second: Commissioner Goode
Approved by unanimous: 7-0

b) PUBLIC HEARING – Lagae Ranch Planned Development, 2nd Major Amendment, Case No. ZR17-001

Planning Commission opened the public hearing at 6:04 p.m. Mr. Bishop gave a presentation on Lagae Ranch Planned Development, 2nd Major Amendment, Case No. ZR17-001. The subject property is 28.08 acres and located approximately 750 feet south of the Castle Pines Parkway and Lagae Road intersection; east of Lagae Road and west of Interstate 25. Mr. Bishop answered questions from the Commissioners.

The application proposes a Major Amendment to the Lagae Ranch Planned Development, Planning Area 6 (PA6), to allow for up to 145 attached and detached single family residential units. The application does not seek to modify or restrict previously approved land uses and development standards within PA6.

The proposed Major Amendment will amend the zoning map and allow for a change in the nature, density and intensity of land uses with Planning Area 6 of the Lagae Ranch

PD. Planning Area 6 of the Lagae Ranch PD is identified as Mixed Use.

Tom Clark, Ventana Capital, Inc. and Rob Fitch, Rick Engineering provided additional information on the Lagae Ranch Planned Development. The applicant addressed all the conditions of approval and responded. The applicant agrees to all the conditions of approval. There were no public comments.

A motion was made to recommend approval of the Major Amendment to the Lagae Road Planned Development, Case No. ZR17-0001, subject to the following conditions of approval found in the Staff Report, dated July 21, 2017:

1. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, in review and processing of the application prior to recordation; AND
2. The Applicant change all references of "2nd Major Amendment" on the Planned Development to "1st Amendment" AND
3. The Applicant shall resolve/correct any minor technical issues as directed by staff prior to recordation of the Planned Development Major Amendment; AND
4. The Applicant shall investigate the possibility for allowing for eastern walking access to the parcel.
5. The zoning shall reflect single family attached and detached maximum 35-foot height be consistent with the City for residential standards.

Motion to approve: Commissioner Katz

Second: Commissioner Goode

Approved by unanimous: 7-0

5. PLANNING COMMISSION – Discussion Items

a) Back to School: Planning Refresher Workshop

There will be a Back to School Planning Refresher Workshop on Saturday, August 26, 2017 from 8:30 a.m. to 3:30 p.m. at the American Mountaineering Center in Golden. The Agenda includes:

- Demographic Trends by the State Demography Office
- Planning for Housing Choices and Affordability
- Applying Best Practices – Meetings, Decision Making & Ethical Issues
- Planning Commission Scenarios

b) Capstone Project Update

Mr. Bishop distributed a draft of the Design Guidelines to the Commissioners last month. Comments were submitted to Staff. Mr. Bishop will setup a workshop for the Commissioners to meet with developers of commercial property that would be affected by the design guidelines.

c) Community Development Update – Upcoming Workload and Anticipated Public Hearing Schedules

Mr. Bishop reported there will be upcoming Public Meetings to discuss additional land use applications. Staff anticipates The Canyons Preliminary Plan will be on the August 24, 2017 Planning Commission Agenda. Lagae Ranch Site Improvement Plan and Final Plat could be scheduled for the October 26, 2017 or the December 7, 2017 Planning Commission Meetings.

6. FUTURE AGENDA ITEMS*

1. History of the Business District and how to fix it

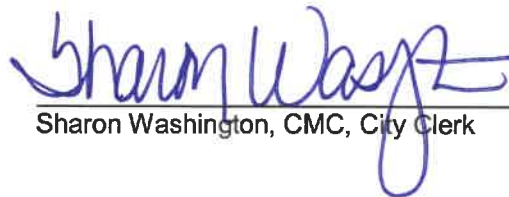
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2. Background on some of the undeveloped parcels in the City
 3. Planning Topics: Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.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

7. ADJOURNMENT

Motion to approve: Commissioner Katz
Second: Commissioner Goode
Approved by unanimous: 7-0

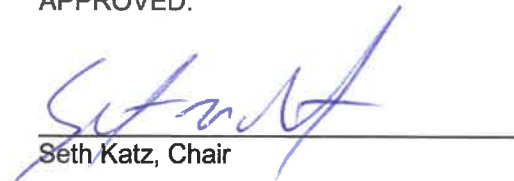
The meeting was adjourned at 8:07 PM

RESPECTFULLY SUBMITTED:



Sharon Washington, CMC, City Clerk

APPROVED:



Seth Katz, Chair