



City of Castle Pines, Colorado Minutes

REGULAR MEETING OF THE PLANNING COMMISSION Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108 Thursday, April 26, 2018 - 6:00 PM

Planning Commission/
Board of Adjustment

Members

Lisa Glynn, Chair
David Goode, Chair Pro
Tem
Andrew Hendel
Seth Katz
Dick Lichtenheld
David C. 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 Goode at 6:00 p.m.

Those present were: Commissioner David Goode
Commissioner Andrew Hendel
Commissioner Seth Katz
Commissioner Dick Lichtenheld
Commissioner Don Tosby

Those absent were: Commissioner Lisa Glynn
Commissioner David Necker

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

2. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Tosby to approve the April 26, 2018 Planning Commission Agenda as presented. Commissioner Katz seconded. Motion approved by unanimous consent: 5-0

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 29, 2018 Planning Commission Minutes

Motion: A motion was made by Commissioner Lichtenheld to approve the March 29, 2018 Planning Commission Meeting Minutes as presented. Commissioner Tosby seconded. Commissioner Katz abstained. Motion approved by unanimous consent: 4-0

b) Public Hearing – The Castle Pines Town Center Preliminary Plan No. 1; Case No. PP17-002.

Commissioner Goode opened the Public Hearing at 6:04 p.m. Community Development Director Bishop gave a PowerPoint presentation on the Castle Pines Town Center Preliminary Plan No. 1. The property is located ½ mile northwest of I-25 and the Happy Canyon interchange. The owner and applicant is Taylor Morrison of Colorado, Inc. The applicant is requesting approval of a Preliminary Plan to subdivide 63.50 Acres into 164 single family residential detached lots, 3 tracts and 5.86 acres of public right-of-way. Mr. Bishop reviewed the background of the property. Several maps were displayed of the property.

Based on Staff's findings and recommendation the preliminary plan conforms to Subdivision and underlying Zoning Regulations. The plan demonstrates a provision of services to meet the needs of the subdivision. The plan also fulfills in whole or in part the dedicatory requirements for Local Parks and Trails. Regional Parkland and school land were previously satisfied.

Pete Klymkow and Phillip Cross, Taylor Morrison of Colorado, Inc. gave a PowerPoint Presentation. The presentation addressed the zoning approval, illustrative plan of the area, original lotting plan, proposed lotting plan, site plan showing the proposed lots and open space, open space comparison and pocket park rendering.

Staff and the applicant answered questions from the Commission.

Motion: A motion was made by Commissioner Katz to recommend that City Council approve the Castle Pines Town Center Preliminary Plan No. 1, Case No. PP17-002, subject to the following conditions of approval found in the Staff Report, dated April 20, 2018:

1. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Preliminary Plan application within forty-five (45) days of receiving an invoice from the City. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the City may withhold issuance of building permits or further approvals until the invoices have been paid; AND
2. The Applicant shall resolve/correct any minor technical issues as directed by Staff prior to finalization of the Preliminary Plan.

Commissioner Lichtenheld seconded. Motion approved by unanimous consent: 5-0

5. PLANNING COMMISSION – Discussion Items

a) Community Development Update (March 2018)

- Welcomed Commissioner Hendel who was appointed by City Council.
- Mr. Bishop reviewed the monthly report.
- A joint meeting with City Council on Tuesday, May 1, 2018 at 6:00 p.m.
- Design Guidelines were approved at the City Council meeting.
- Working on cleaning up the Zoning Ordinance.

6. FUTURE AGENDA ITEMS*

- a) Planning Topics: Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.
- b) Other Suggestions

There was no discussion on the above items.

7. ADJOURNMENT

Motion: A motion was made by Commissioner Hendel to adjourn the meeting at 6:52 p.m. Commissioner Tosby seconded. Motion approved by unanimous consent: 5-0.

RESPECTFULLY SUBMITTED:



Sharon Washington, CMC, City Clerk

APPROVED:



David Goode, Co-Chair