



City of Castle Pines, Colorado Minutes

Planning Commission/
Board of Adjustment

Members

Seth Katz, Chair
Lisa Glynn
David Goode
Dick Lichtenheld
David C. Necker
Don Tosby

REGULAR MEETING OF THE PLANNING COMMISSION
Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108
Thursday, March 29, 2018 - 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 Glynn at 6:00 p.m.

Those present were: Commissioner David Goode
Commissioner Lisa Glynn
Commissioner Dick Lichtenheld
Commissioner David Necker
Commissioner Don Tosby

Those absent were: Commissioner Seth Katz
City Clerk, Sharon Washington

Also present with the Commission:
Community Development Director, Sam Bishop

2. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Necker to approve the March 29, 2018 Planning Commission Agenda as presented. Commissioner Goode 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 February 22, 2018 Planning Commission Minutes

Motion: A motion was made by Commissioner Lichtenheld to approve the February 22, 2018 Planning Commission Meeting Minutes as presented. Commissioner Tosby seconded. Motion approved by unanimous consent: 5-0

- b) Public Hearing – Amending Section 27, Site Improvement Plan, of the City of Castle Pines Zoning Ordinance to Adopt and Incorporate Mixed Use Design Guidelines.

Commissioner Glynn opened the Public Hearing at 6:03 p.m. Community Development Director Bishop presented Ordinance No. 18-02, amending Section 27 of the City of Castle Pines Zoning Ordinance to adopt and incorporate the City of Castle Pines Mixed Use Design Guidelines.

The City of Castle Pines desires to adopt a Design Guidelines document that will apply to all Mixed Use Districts as designated in the 2016 Comprehensive Plan. The Design Guidelines will convey an acceptable level of design principals and standards that will apply to all existing and future commercial (nonresidential) development in Castle Pines. The intent of Design Guidelines is to enhance the quality of life and character within the City's commercial areas through unified building and site design.

Design Guidelines have long been a priority of the Planning Commission and were furthered by the findings of the 2016 Comprehensive Plan where the City desired a higher quality of design in commercial areas. The City is at point in time where the adoption of

Design Guidelines is critical for the future development and redevelopment of the City's commercial areas.

The incorporation of the Mixed Use Design Guidelines, by reference, into Section 27, Site Improvement Plan of the Zoning Ordinance, provides that the guidelines are regulatory in nature and mandates compliance.

Mr. Bishop thanked Logan Simpson, The Canyons and the Planning Commission for their work on the Design Guidelines. Commissioner Glynn thanked Mr. Bishop for his work on the Design Guidelines. Mr. Bishop answered questions from the Commissioners.

Commissioner Glynn opened the Public Comment section of the meeting at 6:10 p.m.

Mary Hart, The Canyons appreciated the opportunity to work with Mr. Bishop on the Design Guidelines and supports approval of the Ordinance.

The Public Comment section closed at 6:12 p.m.

Motion: A motion was made by Commissioner Necker to recommend approval of Ordinance No. 18-02, amending Section 27 of the City of Castle Pines Zoning Ordinance to adopt and incorporate the City of Castle Pines Mixed Use Design Guidelines. Commissioner Tosby seconded the motion. Motion approved by unanimous consent: 5-0

5. PLANNING COMMISSION – Discussion Items

a) Community Development Update (February 2018)

Mr. Bishop reported that City Council approved The Canyons Superblock Plat No. 2 at the March 27, 2018 meeting. At the April Planning Commission meeting, there will be a Public Hearing on the •Castle Pines Town Center Filing No. 1, Preliminary Plan.

The City has a new City Manager, Michael Penny. There was discussion about having the City Council and Planning Commission meet on a quarterly basis. City Council and the Planning Commission are scheduled to meet on Tuesday, May 1, 2018 at 6:00 p.m.

The City is exploring an electronic format for distribution of agenda packets for both the City Council and Planning Commission.

Mr. Bishop thanked the Commissioners that participated in the ULI/TAP interviews and presentation.

At the next Planning Commission meeting, there will be a new Planning Commissioner. The application deadline is March 30, 2018.

Staff met with ESRI (Environmental Systems Research Institute) Representatives to discuss the acquisition and implementation of geographic information system (GIS) software for the City's website.

6. FUTURE AGENDA ITEMS*

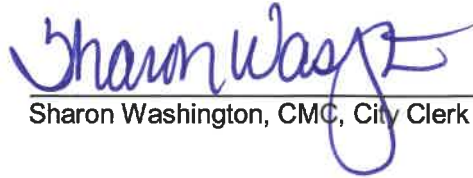
- a) Planning Topics: Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.
- b) Other Suggestions

There was no discussion on the above items.

7. ADJOURNMENT

Motion: A motion was made by Commissioner Necker to adjourn the meeting. Commissioner Lichtenheld seconded. Motion approved by unanimous consent: 5-0. The meeting was adjourned at 6:51 p.m.

RESPECTFULLY SUBMITTED:



Sharon Washington, CMC, City Clerk

APPROVED:



Lisa Glynn, Chair