



City of Castle Pines, Colorado Minutes

REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108 Thursday, March 28, 2019 - 6:00 PM

Planning Commission/ Board of Adjustment

Lisa Glynn – Chair

David Goode – Chair
Pro Tem

Andrew Hendel

Seth Katz

David Necker

Michelle Wiley

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 Glynn at 6:00 p.m.

Those present were: Commissioner Lisa Glynn
Commissioner David Goode
Commissioner Andrew Hendel
Commissioner Seth Katz
Commissioner David Necker
Commissioner Michelle Wiley
Commissioner Don Tosby

Also present with the Commission:
Sam Bishop, Community Development Director
Brandon Howes, RG & Associates, Contracted Planner
Kathie Guckenberger, Assistant City Attorney
Tobi Basile, City Clerk

2. PLEDGE OF ALLEGIANCE

- Commissioner Lisa Glynn led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Necker to approve the March 28, 2019 Planning Commission Agenda as presented. Commissioner Katz seconded. Motion approved by unanimous consent.

4. DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA

- There were no disclosures of conflicts submitted.

5. PLANNING COMMISSION – ACTION ITEMS

- a. **Approval of the January 24, 2019 Planning Commission Minutes**

Motion: A motion was made by Commissioner Goode to approve the January 24, 2019 Planning Commission Minutes as presented. Commissioner Tosby seconded. Motion approved by unanimous consent.

- b. **PUBLIC HEARING: The Canyons Planned Development, 1st Amendment, Case No. ZR18-002, Amending the Official Zoning Map**

Chairperson Glynn reopened the Public Hearing at 6:02 p.m.

Sam Bishop presented an overview of The Canyons Planned Development, 1st Amendment. The subject property is within Planning Areas 1,2 and 3, Farm Planning Areas E, D and G of The Canyons Planned Development, legally described as Parcels 1-5 of the Canyons Superblock Plat #2. The subject property is 597.5 acres and is located immediately east of Interstate I-25, and mostly between Happy Canyon Road and Hess Road.

The Applicant requests a Major Amendment to The Canyons Planned Development Planning Areas 1, 2 and 3 to allow an additional 1,000 multifamily dwelling units along with



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additional increases and modifications to public land dedication requirements. The application does not seek to modify or restrict previously approved land uses and development standards within Planning Areas 1, 2 and 3.

Mr. Bishop introduced Mary Hart, Project Manager at North Canyons LLLP. Ms. Hart spoke on behalf of the applicant and introduced Lee Alpert of North Canyons LLLP. Mr. Alpert spoke regarding his background and the history of the parcel.

Ms. Hart next spoke on the intent and the standards of the project. Ms. Hart also spoke regarding the specific details of the amendment.

Ms. Hart introduced Ford Frick of BBC Research and Consulting who spoke on the retail development and the needs to be met when increasing retail in the City.

Mr. Frick introduced Chris Pariso of Civitas who spoke on creating a mixed-use marketplace.

Ms. Hart spoke regarding referral comments and introduced Blake Calvert of CORE Consultants who spoke regarding water supply and the agreement with Parker Water and Sanitation.

Mr. Calvert introduced Paul Brown of Felsburg, Holt, and Ullevig who spoke regarding transportation and traffic.

Ms. Hart spoke on the goal to create a community and the residential density. She also spoke regarding attainable housing and their sustainability elements.

Mr. Calvert answered commission member questions regarding SFE (Single Family Unit) water units and multi-family water units/commercial water units.

Ms. Hart answered commission member questions regarding the land uses for Areas A, B, C, D, E, G.

Ms. Hart answered commission member questions regarding whether commercial space will be decreased with this amendment.

Chairperson Glynn opened the Public Comment section of the meeting at 7:28 p.m.

- James Coope, 1133 Pawnee Trail, Castle Rock spoke on behalf of Happy Canyon HOA regarding traffic and congestion at exit 187 and clarification of the the possibility of farm parcels E, D and G.
- Les Lilly, 4798 North Lariat Drive, Castle Rock spoke on the possibility of a 3rd amendment, approval criteria #4 and vested rights, the different concepts from the original plans in 2009, how development is incorporated with land topography, and the additional renewable 1000 SFE Water Units.
- Ann Hopfenbeck, 4810 North Mesa Drive, Castle Rock, spoke regarding concern for preserving the character of the region, possible further amendments, commitment to share bridge rehabilitation costs, and how the cost sharing was determined.
- Charlie Davis, 350 Silver Cloud Place, Castle Rock, states he supports the project and spoke regarding the need for diversity of housing, the need to appeal to younger people and the younger workforce for the area to be successful long term.

Chairperson Glynn closed the Public Comment section of the meeting at 7:45 p.m.

Ms. Hart addressed the questions regarding the plans for the area in the south portion of The Canyons.



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Mr. Brown answered the questions regarding the levels of service in the traffic study, the periods of time in which the study was performed, consideration of the possibility of light rail being added to the area, and the process by which determination the portion of road commitment costs by the applicant was calculated. Mr. Brown also responded to questions regarding the impact and ramifications of the development if there is no agreement on the Happy Canyon exit and any improvements needed on Hess Road and Havana.

Mr. Calvert responded to the questions regarding renewable and non-renewable water rights.

Mr. Bishop answered questions regarding acreage dedicated for schools and the demand for a high school.

Mr. Alpert spoke regarding transportation issues and the need to upgrade the Happy Canyon interchange. Mr. Alpert committed to helping to pay for the upgrades.

Chairperson Glynn stated the Planning Commission's role is to make a recommendation to City Council and encouraged the individuals to come and speak at the City Council Meeting.

Chairperson Glynn closed the Public Hearing at 8:12 p.m.

The members of the Planning Commission discussed the original plan and the possibility of another future amendment in which more homes will be requested, the possibility of the adverse reaction to the neighbors of the development, the opportunities provided by this development, and the Castle Pines Comprehensive Plan,

Motion: A motion was made by Commission Katz to recommend the City Council approve the 1st Major Amendment to the Canyons Planned Development, Case No. ZR18-002, subject to the following conditions of approval found in the Staff Report, dated March 22, 2019:

- 1) The applicant shall pay all fees and costs incurred by the City and its consultants, in review and processing the application prior to recordation: and
- 2) The applicant shall resolve/correct any minor technical issues as directed by staff prior to recordation of the Planned Development Major Amendment.

Commissioner Tosby seconded. The motion passed with a vote of 6 to 1.

Chairperson Glynn thanked the applicant gave a reminder for the April 9, 2019 City Council Meeting.

The Planning Commission entered into a recess at 8:25p.m.

The Planning Commission reconvened at 8:37p.m.

b. Public Meeting: The Canyons Welcome Center/Coffee House, Site Improvement Plan, Case No. SP18-002

Brandon Howe presented an overview of the Site Improvement Plan. The subject property is located within a portion of Lot 1, Block 1 of The Canyons Filing No. 1, 3rd Amendment and is generally located south of Hess Road, east of future Canyonside Boulevard, and north of future Westbridge Drive, and consists of 1.63 acres more or less.

Skyler Hager of Shea Homes gave a presentation regarding the Site Improvement Plan and announced the proposed name for the coffee house is "The Exchange".

Mr. Hager answered questions regarding whether the coffee house will be a franchise such as Starbucks. Mr. Hager also provided building samples for the Commission to view.



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Motion: A motion was made by Commission Hendel to approve The Canyons Welcome Center/Coffee Shop, Site Improvement Plan, Case No. SP18-002, based on the analysis and findings set forth in the Staff Report dated March 22, 2019 and subject to the following conditions of approval:

- 1) The applicant shall pay all fees and costs incurred by the City and its consultants, in review and processing of the Site Improvement Plan application prior to final approval; and
- 2) The applicant shall resolve/correct any minor technical issues to the Site Improvement Plan as directed by staff prior to final approval; and
- 3) The applicant shall provide an executed "Requirements for Release of C.O." or "Requirements for Final Inspections" form, as determined by staff planner prior to final approval; and
- 4) The applicant shall provide the required (and fully executed) original Site Improvement Plan Improvement Agreement (SIPIA) with cost estimates prior to final approval of the SIP; and
- 5) The application shall finalize the construction documents with cost estimates prior to final approval of the SIP; and
- 6) The applicant shall provide a "Treasurer's Certificate of Taxes Due" indicating no past due taxes prior to final approval.

Commissioner Necker seconded. The motion passed with a vote of 7 to 0.

c. Public Meeting: The Canyons KB Duplexes, Site Improvement Plan, Case No. SP18-003

Brandon Howe presented an overview of the Site Improvement Plan. The subject property is all of The Canyons Filing No. 1, 1st amendment and a portion of The Canyons Filing No. 1 and is generally located south of Hess Road, east of future Cross Canyon Trail and north of future Rim Ridge Drive and consists of 26.725 acres more or less.

Skyler Hager of Shea Homes gave a presentation on the application and introduced Rick Holpp of KB Homes. Mr. Holpp gave a presentation which provided architectural information on each home model.

Mr. Holpp answered questions regarding driveways and parking.

Mr. Hager spoke regarding on-street parking in the development.

Mr. Holpp answered questions regarding depths and elevation changes.

Mr. Holpp answered questions regarding base pricing.

Mr. Holpp answered questions regarding the age targeting.

Mr. Hager answered questions regarding overhead and street lighting in the development.

Mr. Hager answered questions regarding the design guidelines.

Mr. Hager answered questions regarding fencing.

Motion: A motion was made by Commission Goode to approve The Canyons Duplexes Site Improvement Plan, Case No. SP18-003, based on the analysis and findings set forth in the Staff Report dated March 22, 2019 and subject to the following conditions of approval:

- 1) The applicant shall pay all fees and costs incurred by the City and its consultants, in review and processing of the Site Improvement Plan application prior to final approval; and
- 2) The applicant shall resolve/correct any minor technical issues to the Site Improvement Plan as directed by staff prior to final approval; and



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- 3) The applicant shall provide an executed “Requirements for Release of C.O.” or “Requirements for Final Inspections” form, as determined by staff planner prior to final approval; and
- 4) The applicant shall provide the required (and fully executed) original Site Improvement Plan Improvement Agreement (SIPIA) with cost estimates prior to final approval of the SIP; and
- 5) The application shall finalize the construction documents with cost estimates prior to final approval of the SIP; and
- 6) The applicant shall provide a “Treasurer’s Certificate of Taxes Due” indicating no past due taxes prior to final approval.

Commissioner Katz seconded. The motion passed with a vote of 7 to 0.

d. 2019 Election of Officers

A motion was made by Commissioner Katz to appoint Commissioner Goode as the Chair and Commissioner Hendel as Chair Pro Tem of the Planning/Zoning Commission & Board of Adjustment. Commissioner Tosby seconded. Motion approved by unanimous consent.

6. PLANNING COMMISSION – Discussion Items

a. Community Development Update

- April 25, 2019 Planning Commission Meeting has been cancelled
- Larry Nimmo has been hired as the Public Works Director
- The open position for Planner has been reposted
- There will be an upcoming SIP at the June or July meeting
- DTJ has been hired for the Branding, Gateway, and Wayfinding project and a presentation may be scheduled for the Planning Commission

6. ADJOURNMENT OF REGULAR MEETING


Motion: A motion was made by Commissioner Tosby to adjourn the meeting at 9:56 p.m. Commissioner Necker seconded. Motion approved by unanimous consent.

RESPECTFULLY SUBMITTED:

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Tobi Basile, CMC, City Clerk

APPROVED:

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Lisa Glynn, Chairperson