



# 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, September 26, 2019 - 6:00 PM

Planning  
Commission/  
Board of Adjustment

- David Goode – Chair
- Andrew Hendel – Chair  
Pro Tem
- Lisa Glynn
- 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 Hendel at 6:00 p.m.

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

**Those absent were:** Commissioner David Necker

### Also present with the Commission:

Sam Bishop, Community Development Director  
Lori Strand, Assistant City Attorney  
Tobi Basile, City Clerk  
Emily Prueitt, Administrative Assistant

### 2. PLEDGE OF ALLEGIANCE

- Commissioner David Goode led the Pledge of Allegiance.

### 3. APPROVAL OF AGENDA

**Motion:** A motion was made by Commissioner Glynn to approve the September 26, 2019 Planning Commission Agenda as presented. Commissioner Hendel 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 May 23, 2019 Planning Commission Minutes

**Motion:** A motion was made by Commissioner Wiley to approve the May 23, 2019 Planning Commission Minutes as presented. Commissioner Glynn seconded. Motion approved; 4 in favor, 2 abstained.

#### b. PUBLIC HEARING: Lagae Ranch Planned Development, 2<sup>nd</sup> Amendment, Case No. ZR 18-002

- Chairperson Goode opened the Public Hearing at 6:03 p.m.
- Sam Bishop, Community Development Director, presented a brief overview of the Lagae Ranch Planned Development, 2<sup>nd</sup> Amendment. The Planning Area 7 (PA7) of the Lagae Ranch Planned Development, legally described as Lot 236 of the Lagae Ranch Filing No. 1. The subject property is 18.75 acres and is located approximately



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1300 feet south of the Castle Pines Parkway and Lagae Road intersection; east of Lagae Road and west of Interstate 25.

- Mr. Bishop introduced the applicant, Tom Clark of Ventana Capital, Inc. Mr. Clark spoke briefly and introduced Rob Fitch of Rick Engineering.
- Mr. Fitch gave a presentation regarding the specific details of the amendment.
- Mr. Fitch answered questions regarding traffic lights and maximum building heights.
- Commissioner Goode opened Public Comment at 6:42 p.m.
- No Public Comment was presented.
- Commissioner Goode closed Public Comment at 6:42 p.m.
- Commissioner Goode closed the Public Hearing at 6:42 p.m.

**Motion:** Commissioner Katz moved to recommend approval of the 2<sup>nd</sup> Major Amendment to the Lagae Ranch Development, Case No. ZR 18-002, 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 application prior to recordation of the 2<sup>nd</sup> Major Amendment; and
2. The applicant shall resolve and or correct any minor technical issues as directed by staff prior to recordation of the 2<sup>nd</sup> Major Amendment; and
3. The Planning Commission approves, and the City Council ratifies, an amendment to the City of Castle Pines Comprehensive Plan Future Land Use Map re-designating Planning Area 7 from Mixed-Use Neighborhood to Neighborhood Village; and
4. The applicant obtains approval of an Administrative Replat of Lagae Ranch Filing No. 1, Lot 236-A and Tract-1, enlarging the boundaries of Planning Area 7 to ensure the proposed residential density for Planning Area 7 is at or below 10 dwelling units per acre; and
5. The applicant shall be restricted to a maximum of 3 stories not to exceed 50 feet maximum residential height.

Commissioner Tosby seconded. The motion was approved unanimously.

### 6. PLANNING COMMISSION – Discussion Items

#### a. Planning Commissioner Terms Update

- Terms for Commissioner Glynn and Commissioner Necker expire January 2020
- Applicants must complete and submit an application by October 18, 2019

#### b. Community Development Update

- Shea Homes are planning a soft opening for The Canyons on September 28, 2019
- Planning Commission will have a meeting in October, but the November meeting will be a combined November/December meeting
- The Canyons PD Amendment before end of year although the plat will likely not be before end of 2019

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### 6. ADJOURNMENT OF REGULAR MEETING

**Motion:** A motion was made by Commissioner Tosby to adjourn the meeting at 7:01 p.m. Commissioner Glynn seconded. Motion approved by unanimous consent.

#### RESPECTFULLY SUBMITTED:

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Tobi Basile, CMC, City Clerk

#### APPROVED:

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David Goode, Chairperson