



# City of Castle Pines, Colorado Minutes

---

## REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Held Virtually via Zoom Thursday, May 28, 2020 - 6:00 PM

---

### Planning Commission/ Board of Adjustment

David Goode  
Chair

Andrew Hendel  
Chair Pro Tem

Lisa Glynn

Seth Katz

Leanna Palmer

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 Goode at 6:00 p.m.

**Those present were:** Commissioner David Goode  
Commissioner Andrew Hendel  
Commissioner Lisa Glynn  
Commissioner Seth Katz  
Commissioner Leanna Palmer

**Those absent were:** Commissioner Don Tosby  
Commissioner Michelle Wiley

### Also present with the Commission:

Sam Bishop, Community Development Director  
Tobi Basile, City Clerk  
Nicholas Hufford, Planner II  
Megan Palizzi, Management Analyst

### 2. APPROVAL OF AGENDA

**Motion:** A motion was made by Commissioner Glynn to approve the agenda. Commissioner Katz seconded. Motion approved by unanimous consent.

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

- No disclosures of conflicts were submitted.

### 4. PLANNING COMMISSION – ACTION ITEMS

#### a. Approval of the April 23, 2020 Planning Commission Meeting Minutes

**Motion:** A motion was made by Commissioner Glynn to approve the April 23, 2020 Planning Commission Minutes as presented. Commissioner Katz Tosby seconded. Motion approved by unanimous consent.

#### b. PUBLIC HEARING: Sage Village Rezoning, Case No. RZN20-001

- Applicant, Paul Zakovich of Sage Village Properties, LLC, agreed to holding the meeting in the virtual/electronic format.
- Commissioner Goode opened the Public Hearing at 6:05 p.m.
- Sam Bishop, Community Development Director, presented the application which is a request to amend the zoning of Lot 22, 23, and 24, Block 1 of the Beverly Hills Estates subdivision to allow daycares, veterinary clinics/hospitals, and banks with or without drive-thru facilities. The property is located on the northeast corner of Castle Pines Parkway and Beverly Boulevard consisting of 3 platted lots totaling 1.9 acres.



## City of Castle Pines, Colorado – Minutes, cont'd

- Mr. Bishop answered questions on changes to the amendments.
- Mr. Bishop introduced Paul Zakovich of Sage Village Properties, LLC
- Mr. Zakovich and Ian Elfner of NAVPoint Real Estate Group gave a presentation.
- Commissioner Goode opened Public Comment at 6:26 p.m.
- Terry Menning, Beverly Boulevard, states an east-west CDOT wall at I-25 and Castle Pines Parkway would be highly desirable to the residents of Beverly Hills Estates along with stopping commercial traffic in the Beverly Hills Estates neighborhood.
- Commissioner Goode closed Public Comment at 6:28 p.m.
- Mr. Bishop spoke regarding the process of relocating the CDOT wall and noise impacts.

**Motion:** A motion was made by Commissioner Katz moved to recommend approval of Case No. RZN20-001, Sage Village Properties, subject to the following conditions:

1. The Applicant shall pay all fees and costs incurred by the City and its consultants without limitation; and
2. The Applicant will be responsible for submitting a SIP and any other relevant applications prior to development.

Commissioner Glynn seconded. The motion passed unanimously.

### c. PUBLIC MEETING – Pines Vista Site Improvement Plan, Case No. SIP20-001

- Applicant, Jose Kreutz of Thompson Thrift, agreed to holding the meeting in the virtual/electronic format.
- Commissioner Goode opened the Public Meeting at 6:36 p.m.
- Nicholas Hufford, Planner II, presented the application for Pines Vista Site Improvement Plan, Case No. SIP20-001. The subject property is legally described as Tract I of Castle Pines Town Center Filing No. 2 and is generally located one half mile northwest of the Happy Canyon Road and Interstate 25 (I-25) interchange, east of Lagae Road and west of I-25. The property is approximately 20.25 acres.
- Mr. Hufford and Mr. Bishop answered questions regarding the usage of PA13 and the possibility of walkable trails and linkage to the property.
- Mr. Hufford answered questions regarding the number of bedrooms in the townhomes.
- Applicant, Jose Kreutz of Thompson Thrift, gave a presentation regarding the application.



## City of Castle Pines, Colorado – Minutes, cont'd

- Mr. Kreutz answered questions and concerns regarding the potential range of rents, building colors, and building variations.
- Mr. Bishop answered questions regarding the north end regional drainage, connectivity, and trails.
- Eric Wojak of Thompson Thrift answered questions regarding sound walls.
- Mr. Kreutz answered questions regarding the exterior stone choices and trail connectivity.
- Mr. Wojak answered questions regarding retaining walls and types of sound walls.
- Mr. Kreutz answered questions regarding parking spaces for residents and guests, specifications for “valet trash” and the types of lids on refuse containers.
- Commissioner Goode closed the Public Meeting at 7:48 p.m.

**Motion:** Commissioner Goode moved to move to approve the Pines Vista Site Improvement Plan, Case No. SIP20-001, based on the analysis and findings set forth in the Staff Report dated May 22, 2020 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 the review and processing of the Site Improvement Plan application prior to final approval; and
2. The applicant shall resolve any minor technical changes to the Site Improvement Plan as directed by staff prior to final approval; and
3. Prior to finalization of the SIP, the applicant shall replat Tract I to subdivide the property into lot(s), tract(s) and easement(s). The replat shall establish and set forth cash-in-lieu commitments for parkland and school land dedications; and
4. The applicant shall provide an executed "Requirements for Release of C.O." or "Requirements for Final Inspections" form, as determined by the staff planner prior to final approval; and
5. 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
6. The applicant shall provide a “Treasurer’s Certificate of Taxes Due” indicating no past due taxes prior to final approval; and
7. The applicant shall provide additional facade finish materials and color schemes to provide more variation throughout the development; and
8. The applicant shall provide additional connection to the public right-of-way and key trail connection points surrounding the development; and
9. The applicant shall remove buildings as noted by staff in the presentation prior to final approval of the SIP.

Commissioner Katz seconded. The motion passed unanimously.

### 6. PLANNING COMMISSION – Discussion Items

#### a. Unified Land Development Code

- The Unified Land Development Code is being updated and will be coming to Planning Commission in phases.

#### b. Comp Plan Update

- The update of the Comp Plan Update will start by the end of the year.

#### c. COVID Impacts/Responses

- Homes are still being built
- Less spec homes are being built
- No update on the opening of City offices

## City of Castle Pines, Colorado – Minutes, cont'd



- Staggered shifts are planned in City offices
- Most Castle Pines small businesses were categorized as “essential”
- Revenues are currently flat


### 7. ADJOURNMENT OF REGULAR MEETING

- Commissioner Goode thanked Megan Palizzi for her work. Commissioner Katz and Commissioner Glynn congratulated Nicholas Hufford on a job well done on his presentation.


**Motion:** Commissioner Glynn moved to adjourn the meeting. Commissioner Goode seconded.

- Commissioner Goode adjourned the meeting at 8:04 pm.

**RESPECTFULLY SUBMITTED:**

DocuSigned by:  
  
AD09A3B62092496  
\_\_\_\_\_  
**Tobi Basile, City Clerk**

**APPROVED:**

DocuSigned by:  
  
470E8EA72A514CE...  
\_\_\_\_\_  
**David Goode, Chairperson**