



# **ULDC STUDY SESSION BUSINESS DISTRICT TRANSITION TO MIXED-USE DISTRICT CONT.**

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# AGENDA

- ULDC background
- Business District transition to Mixed-Use District background
- Defining Mixed-Use
- Future of Mixed-Use
- Business District existing conditions
- Review and decide on the uses and standards for the Mixed-Use District

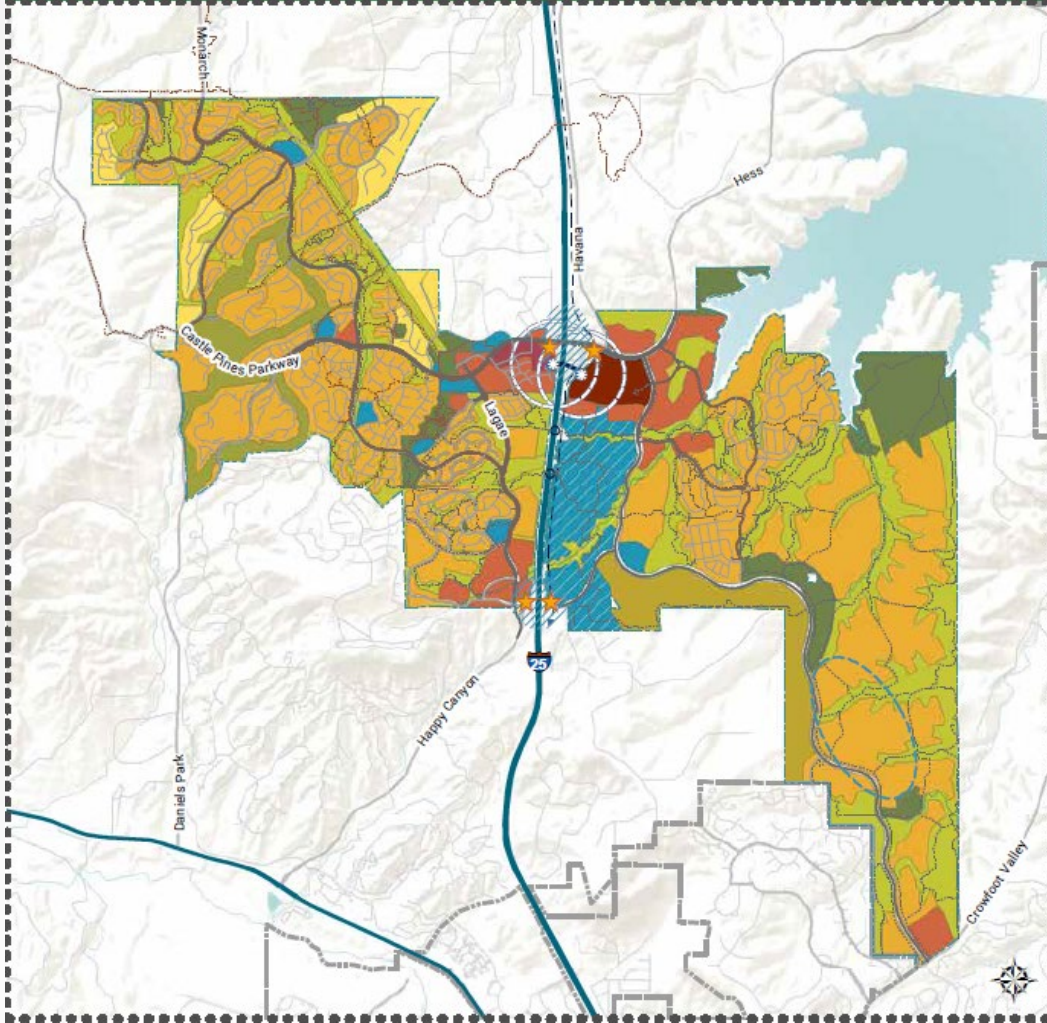
# ULDC BACKGROUND

- **What is this?** Combines the City's zoning and subdivision codes into one land development code and incorporates it into the Municipal Code as Chapter 13.
- **Why are we doing this?** To modernize and tailor land development code to the needs of the City as envisioned by the Comprehensive Plan.
  - Organization, format, common terminology, cross-referencing, hyperlinks
- **Who is doing this?** Planning Commission, City Council, and City staff with input and feedback from property owners, residents, business owners, developers, and builders.
- **When are we doing this?** February through December 2025.
- **How are we doing this?** PC will focus on critical sections, and city staff will work on other sections.

# WHAT WILL IT DO:

- Support the Comprehensive Plan.
- Improve compatibility of current development with existing and future development.
- Provide greater certainty and predictability for property owners, developers, builders, and residents.

## FUTURE LAND USE PLAN

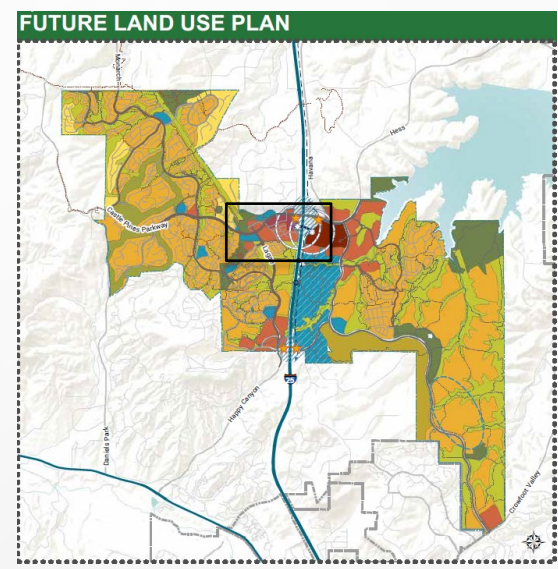


## Land Use Categories

- Residential (yellows, oranges)
- Recreation (green)
- Civic (blue)
- Mixed-Use Centers (reds)



CITY OF  
CASTLE PINES



-  Mixed-Use Marketplace
-  Mixed-Use Downtown
-  Mixed-Use Community

# MIXED-USE, AS DEFINED BY THE CITY

## Activity

Business Serve  
the local and  
regional area

A place for  
community events  
and daily  
socialization

Active in the day  
and night

## Uses

Diverse mix of  
uses: commercial,  
residential, civic

Integrated uses  
horizontally and/or  
vertically pattern

Encourages infill  
development and  
redevelopment

## Scale

Compact street,  
lot, and site design

Low and medium-  
rise buildings

Walkable, not just  
built for autos

More ways to  
connect and cross

# BUSINESS DISTRICT EXISTING CONDITIONS



- 130 Acres approximate
- Established road network
- Interfaces with residential
- 52 properties (lots/tracts)
  - ● 29 Developed lots
    - 28 Business/Commercial
    - 1 Multi-family
  - ● 13 Vacant lots
  - ● 10 Drainage/open space tracts

# EXISTING CPP, I-25, AND LOT LAYOUTS



# Feedback Needed

- Uses
- Building height
  - Character
  - Location
  - Financial feasibility/constructability
- Distance from Castle Pines Parkway
- Distance from I-25
- Lot size
- Public amenities

# MIXED-USE DISTRICT USE TYPES

Permitted	Limited	Use by Special Review (USR)	Accessory
A primary use permitted by right	A primary use permitted if specific conditions are met (objective, prescriptive)	A primary use permitted if specific conditions are met (discretionary, performative)	A use permitted to support a primary use

# LIST OF USES BY TYPE

Permitted	Limited	USR	Accessory
<ul style="list-style-type: none"> <li>Assisted Living Facility</li> <li>Nursing Home</li> <li>Adult Day Care</li> <li>Open Space</li> <li>Park</li> <li>School, High or Vocational</li> <li>School, Primary</li> <li>Clinic, Dental or Medical</li> <li>Hospital</li> <li>Utility, Minor</li> <li>Sales-Oriented uses</li> <li>Services-Oriented uses</li> <li>Bar/Lounge</li> <li>Brew Pub, Distillery Pub, or Limited Winery</li> <li>Restaurant</li> <li>Commercial Amusement, Indoor</li> <li>Commercial Amusement, Outdoor</li> <li>Bank/Financial Institution</li> <li>Office</li> <li>Hotel</li> <li>Research and Development</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling, Live-Work</li> <li>Dwelling, Multifamily</li> <li>Group Home, Type A</li> <li>Day Care Center /Preschool</li> <li>Day Care Home</li> <li>Place of Assembly, Indoor</li> <li><del>Parking Structure</del></li> <li>Micro-Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Group Home, Type B</li> <li>Utility, Major</li> <li>Animal Boarding</li> <li>Sexually-Oriented Businesses</li> <li>Parking Structure</li> </ul>	<ul style="list-style-type: none"> <li>Drive-Thru Facility</li> <li>Electric Vehicle Charging Station</li> <li>Garage, Private</li> <li>Plant Nursery or Garden Center</li> <li>Storage Shed</li> <li>Trash Enclosure</li> <li>Alternative Energy System</li> <li>Parking Structure</li> </ul>

# MIXED-USE DISTRICT REVIEW AND APPROVAL

Permitted	Limited	USR
<ul style="list-style-type: none"><li>• Follow standard rules of development</li><li>• PC decides</li></ul>	<ul style="list-style-type: none"><li>• Follow standard rules of development</li><li>• Compliance with additional standards</li><li>• PC decides</li></ul>	<ul style="list-style-type: none"><li>• Follow standard rules of development</li><li>• Compliance with additional standards</li><li>• PC recommends</li><li>• CC decides</li></ul>

# CHANGE OF USES SUMMARY\*

<u>Business District</u>	<u>Mixed-Use District</u>		
Principal Uses	Permitted	Limited	USR
<ul style="list-style-type: none"> <li>26 Principal uses</li> </ul>	<ul style="list-style-type: none"> <li>Most uses transferring over from Principal to Permitted</li> <li>Some Permitted uses added</li> <li>Fire Station and Sheriff Substation no longer permitted</li> </ul>	<ul style="list-style-type: none"> <li>Some uses reclassified from Principal to Limited</li> <li>Some Limited uses added</li> </ul>	<ul style="list-style-type: none"> <li>Sexually oriented businesses reclassified from Principal to USR</li> <li>Animal Boarding added</li> <li>Heliport no longer permitted</li> </ul>

# MIXED-USE DISTRICT

## Permitted Uses

- Assisted Living Facility
- Nursing Home
- Adult Day Care
- Open Space
- Park
- School, High or Vocational
- School, Primary
- Clinic, Dental or Medical
- Hospital
- Utility, Minor
- Sales-Oriented uses
- Services-Oriented uses
- Bar/Lounge
- Brew Pub, Distillery Pub, or Limited Winery
- Restaurant
- Commercial Amusement, Indoor
- Commercial Amusement, Outdoor
- Bank/Financial Institution
- Office
- Hotel
- Research and Development Facility

# MIXED-USE DISTRICT

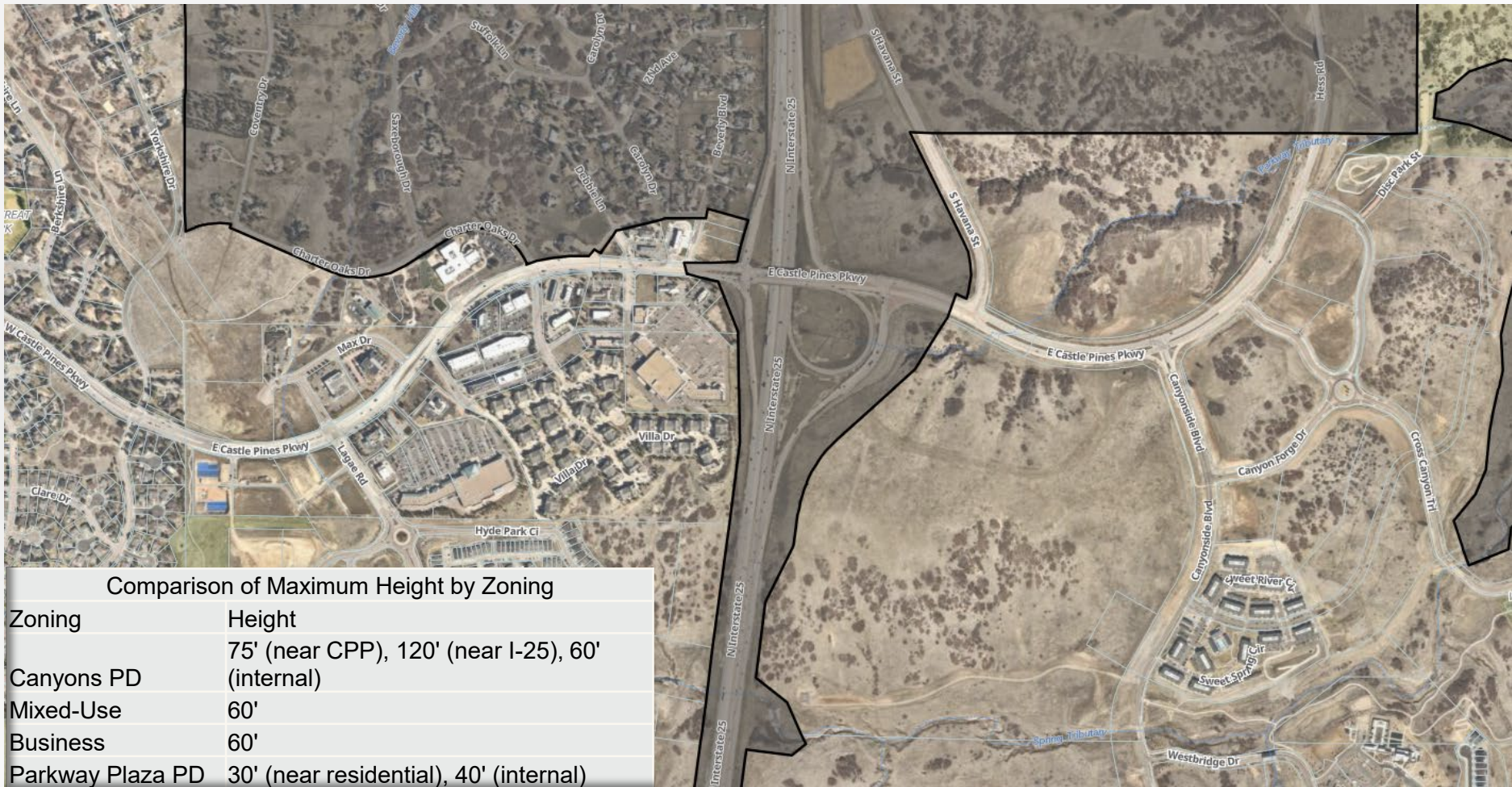
Limited	USR	Accessory
<ul style="list-style-type: none"> <li>• Dwelling, Live-Work</li> <li>• Dwelling, Multifamily</li> <li>• Group Home, Type A</li> <li>• Day Care Center /Preschool</li> <li>• Day Care Home</li> <li>• Place of Assembly, Indoor</li> <li>• <del>Parking</del> Structure</li> <li>• Micro-Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>• Group Home, Type B</li> <li>• Utility, Major</li> <li>• Animal Boarding</li> <li>• Sexually-Oriented Businesses</li> <li>• <b>Parking Structure</b></li> </ul>	<ul style="list-style-type: none"> <li>• Drive-Thru Facility</li> <li>• Electric Vehicle Charging Station</li> <li>• Garage, Private</li> <li>• Plant Nursery or Garden Center</li> <li>• Storage Shed</li> <li>• Trash Enclosure</li> <li>• Alternative Energy System</li> <li>• <b>Parking Structure</b></li> </ul>

# MIXED-USE DISTRICT STANDARDIZED ZONING REGULATIONS

Height	Setbacks (minimum)	Lot Dimensions	Intensity
<ul style="list-style-type: none"> <li>• 60' maximum</li> <li>• 15' min ground floor height retail</li> <li>• 12' min ground floor height office</li> </ul>	<ul style="list-style-type: none"> <li>• <b>None</b> Regional/ major arterial</li> <li>• <b>20'</b> minor arterial (Castle Pines Parkway)</li> <li>• 10' collector (Lagae Road)</li> <li>• 5' Nonresidential</li> <li>• 60' Residential (outside the Mixed-use District)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>1,000</b> sq. ft. minimum</li> <li>• No min lot width</li> </ul>	<ul style="list-style-type: none"> <li>• Determined by height and setback regulations</li> </ul>

# Summary Comparison of Standards by Zoning

Comparison of Standards by Zoning				
Zoning	Height	Min Setback to CPP	Min. Setback to I-25	Min Lot Size
Canyons PD	75' (near CPP), 120' (near I-25), 60' (internal)	0'	0'	None
Mixed-Use	60'	20'	None	1,000 sq. ft.
Business	60'	40'	75'	None
Parkway Plaza PD	30' (near residential), 40' (internal)	20'	N/A	0.6 acres



Comparison of Maximum Height by Zoning

Zoning	Height
Canyons PD	75' (near CPP), 120' (near I-25), 60' (internal)
Mixed-Use	60'
Business	60'
Parkway Plaza PD	30' (near residential), 40' (internal)



Comparison of Minimum Setback to CPP by Zoning	
Zoning	Setback to CPP
Canyons PD	0'
Mixed-Use	20'
Business	40'
Parkway Plaza PD	20'

- Existing setbacks of buildings to I-25 range from 75' to 110'
- Recommend maintaining 75' setback requirement from I-25



# EXISTING LOT SIZES

Comparison of Lot Min. Lot Size by Zoning

Zoning	Min Lot Size
Parkway Plaza PD	0.6 acres
Mixed-Use	1,000
Business	None
Canyons PD	None

Vacant  
0.65 acres

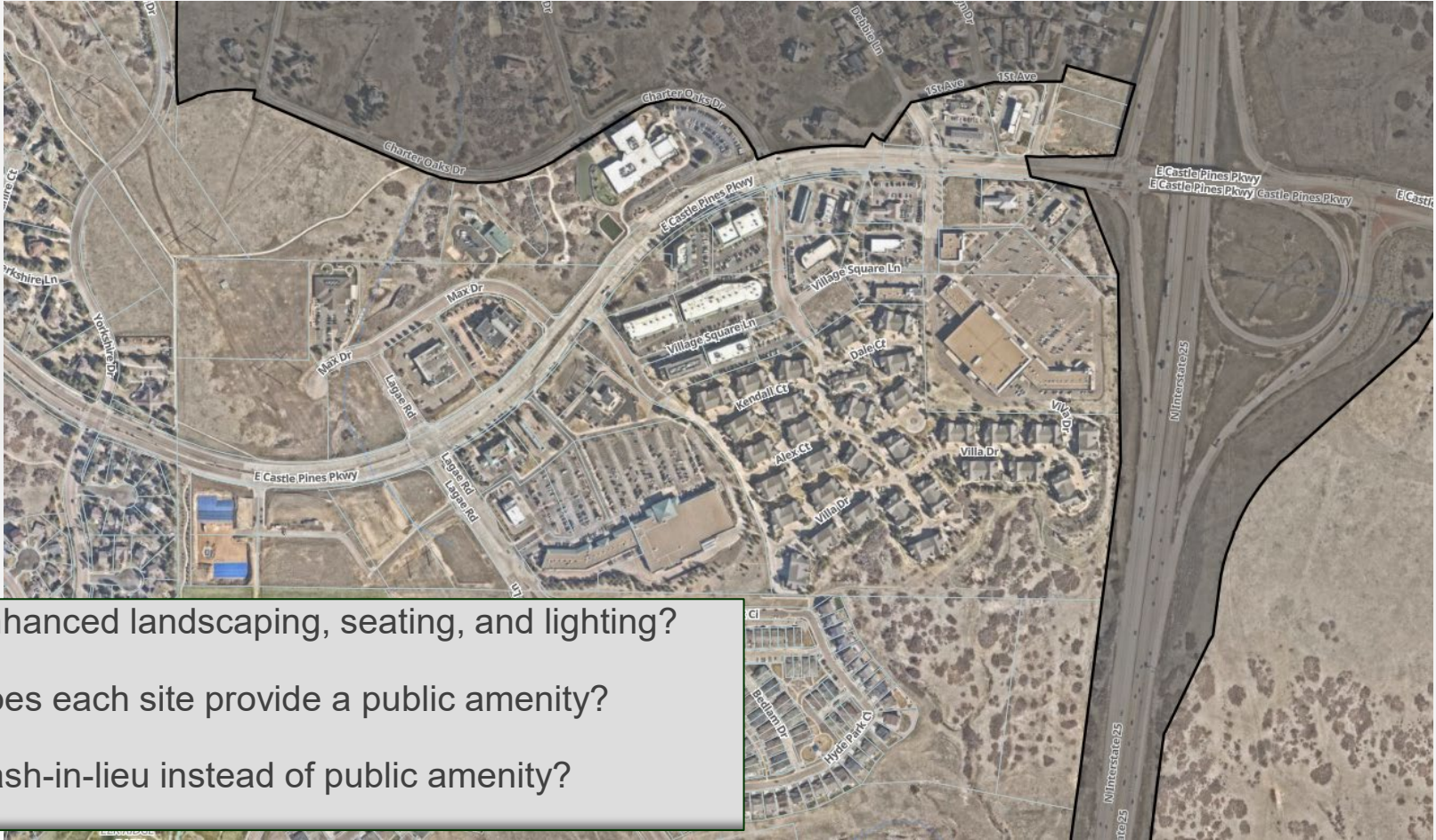
Vacant  
0.50 acres

Possible  
Redevelopment  
0.49 acres

Vacant  
0.60 acres

Old  
Safeway  
9.61 acres

# PUBLIC AMENITIES REQUIREMENT



- Enhanced landscaping, seating, and lighting?
- Does each site provide a public amenity?
- Cash-in-lieu instead of public amenity?

# CITY OF CASTLE PINES GATEWAY AND WAYFINDING PLAN



Click here for the plan: [Gateway and Wayfinding Plan](#)

# Feedback Needed for close-out

- Uses
- Building height
  - Character
  - Location
  - Financial feasibility/constructability
- Distance from Castle Pines Parkway
- Distance from I-25
- Lot size
- Public amenities