



City of Castle Pines, Colorado

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION
360 Village Square Lane, Event Hall, Castle Pines, CO 80108
Thursday, August 28, 2025 – 5:30 PM

Chair
Kevin Rants
03/2027

Chair Pro Tem
Michelle Wiley
03/2027

Commissioner
Glenn Green
03/2027

Dorothy Kent
02/2028

Vincent Oletu
03/2026

Kevin
Rohrbough
03/2026

VIEWING THE PUBLIC MEETING: THE AUGUST 28, 2025 PLANNING COMMISSION MEETING WILL BE CONDUCTED AS A HYBRID ELECTRONIC VIRTUAL MEETING. TO REGISTER TO WATCH THE 5:30 P.M. VIRTUAL MEETING FROM YOUR COMPUTER OR SMARTPHONE, VISIT WWW.CASTLEPINESCO.GOV

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. PUBLIC COMMENT

6. PRESENTATION OF MINUTES

7. PLANNING COMMISSION ACTION ITEMS

- 7.a. The Album Site Improvement Plan (SIP), Case No. SIP-2025-001
[PC Staff Report - The Album SIP 08-28-2025.pdf](#)
[Attachment A - Site Improvement Plan.pdf](#)
[Attachment B - Project Narrative.pdf](#)
[Attachment C - Parking Conformance Letter.pdf](#)
[Attachment D - Traffic Conformance Letter.pdf](#)
[Attachment E1 - First Referral.pdf](#)
[Attachment E2 - Second Referral.pdf](#)
[Attachment E3 - Third Referral.pdf](#)

8. CONVENE AS BOARD OF ADJUSTMENT

9. BOARD OF ADJUSTMENT ACTION ITEMS

- 9.a. Cobblestone Carwash Accessory Use Setback Encroachment, Case No. VAR-2024-003
[PC Staff Report - The Album SIP 08-28-2025.pdf](#)
[Attachment A - Site Improvement Plan.pdf](#)
[Attachment B - Project Narrative.pdf](#)
[Attachment C - Parking Conformance Letter.pdf](#)
[Attachment D - Traffic Conformance Letter.pdf](#)

[Attachment E1 - First Referral.pdf](#)
[Attachment E2 - Second Referral.pdf](#)
[Attachment E3 - Third Referral.pdf](#)

10. RECONVENE INTO PLANNING COMMISSION MEETING

11. PLANNING COMMISSION DISCUSSION ITEMS

11.a. STUDY SESSION: Overlay Zone for Affordable Housing Expedited Review Process

11.b. Community Development Director Update

- Development Activity Updates
- Recent City Council Approvals
- Future Land Development Applications
- Other Update

12. ADJOURNMENT

City Council Meetings are held on the second and fourth Tuesday of each month at the Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108. Please call City Offices, (303) 705-0226 a minimum 48 hours prior to the Council meeting if you believe you will need special assistance or any reasonable accommodation to be in attendance or participate in any such meeting.

THIS AGENDA IS SUBJECT TO CHANGE