



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



May 22, 2025

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

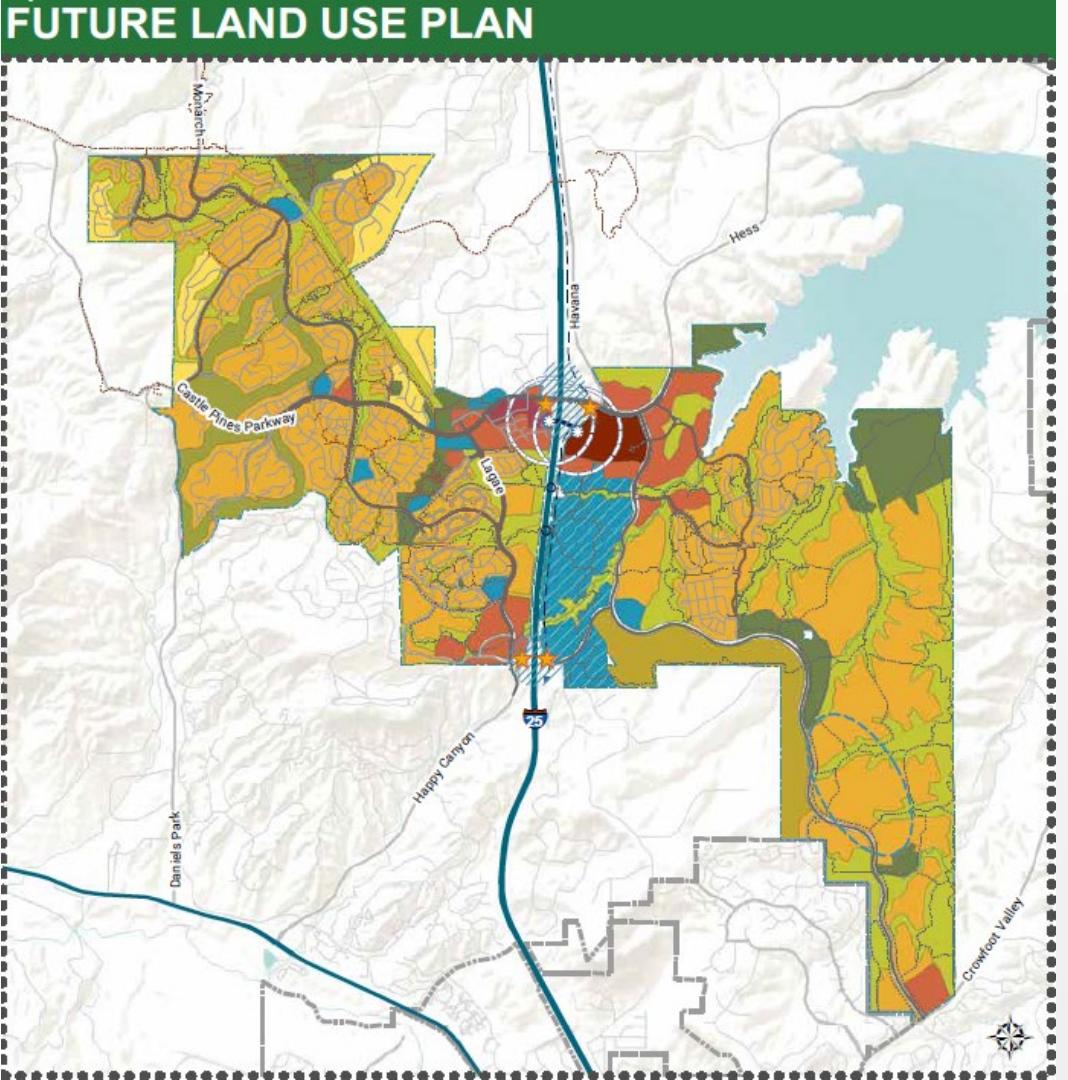
ULDC BACKGROUND

- **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 visioned 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.

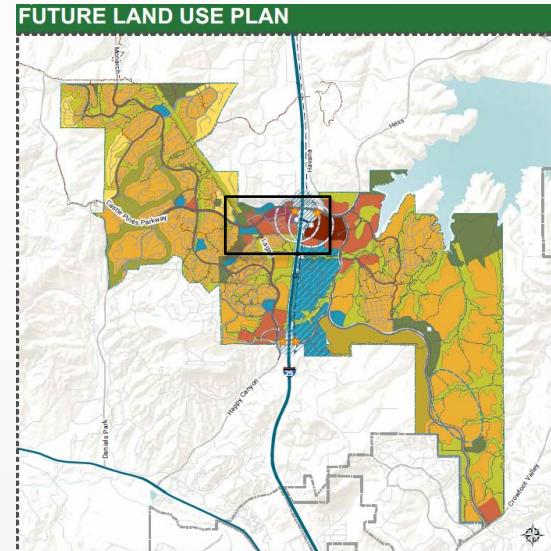
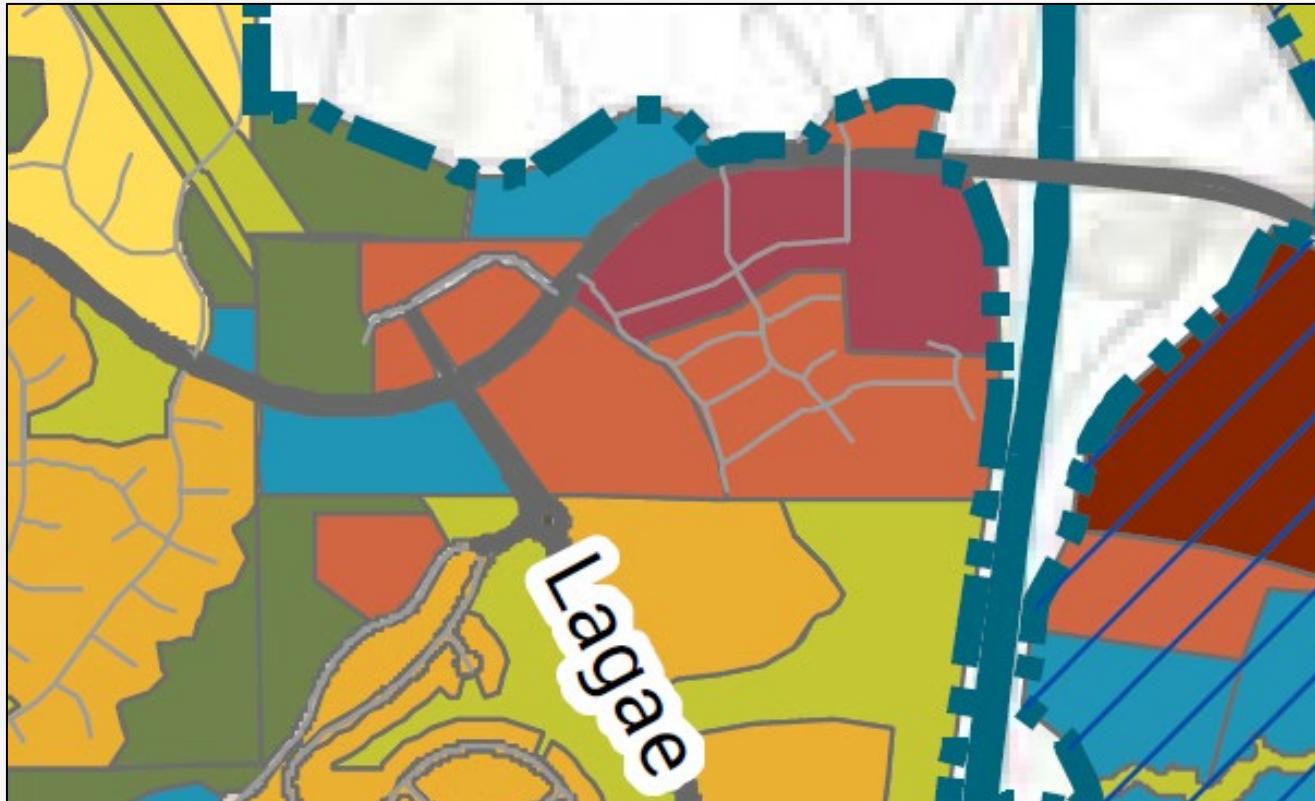
FUTURE LAND USE PLAN



Land Use Categories

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

MIXED-USE CENTERS



Mixed-Use Centers

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

MIXED-USE DISTRICT REVIEW AND APPROVAL

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

CHANGE OF USES SUMMARY*

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

MIXED-USE DISTRICT

Permitted Uses

<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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
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MIXED-USE DISTRICT

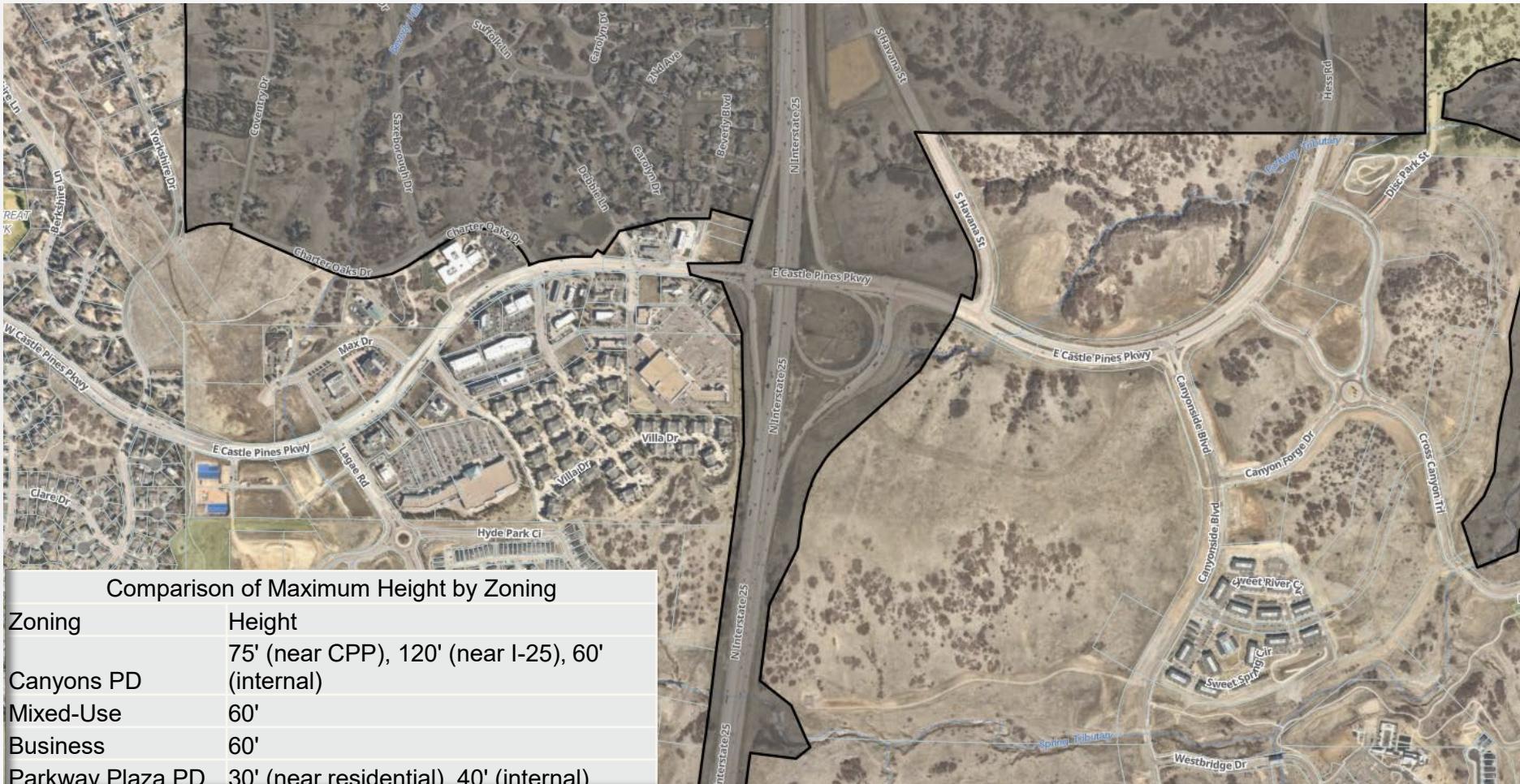
Limited	USR	Accessory
<ul style="list-style-type: none">• Dwelling, Live-Work• Dwelling, Multifamily• Group Home, Type A• Day Care Center /Preschool• Day Care Home <ul style="list-style-type: none">• Place of Assembly, Indoor• Parking Structure• Micro-Manufacturing	<ul style="list-style-type: none">•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

MIXED-USE DISTRICT STANDARDIZED ZONING REGULATIONS

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

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)

CASTLE PINES



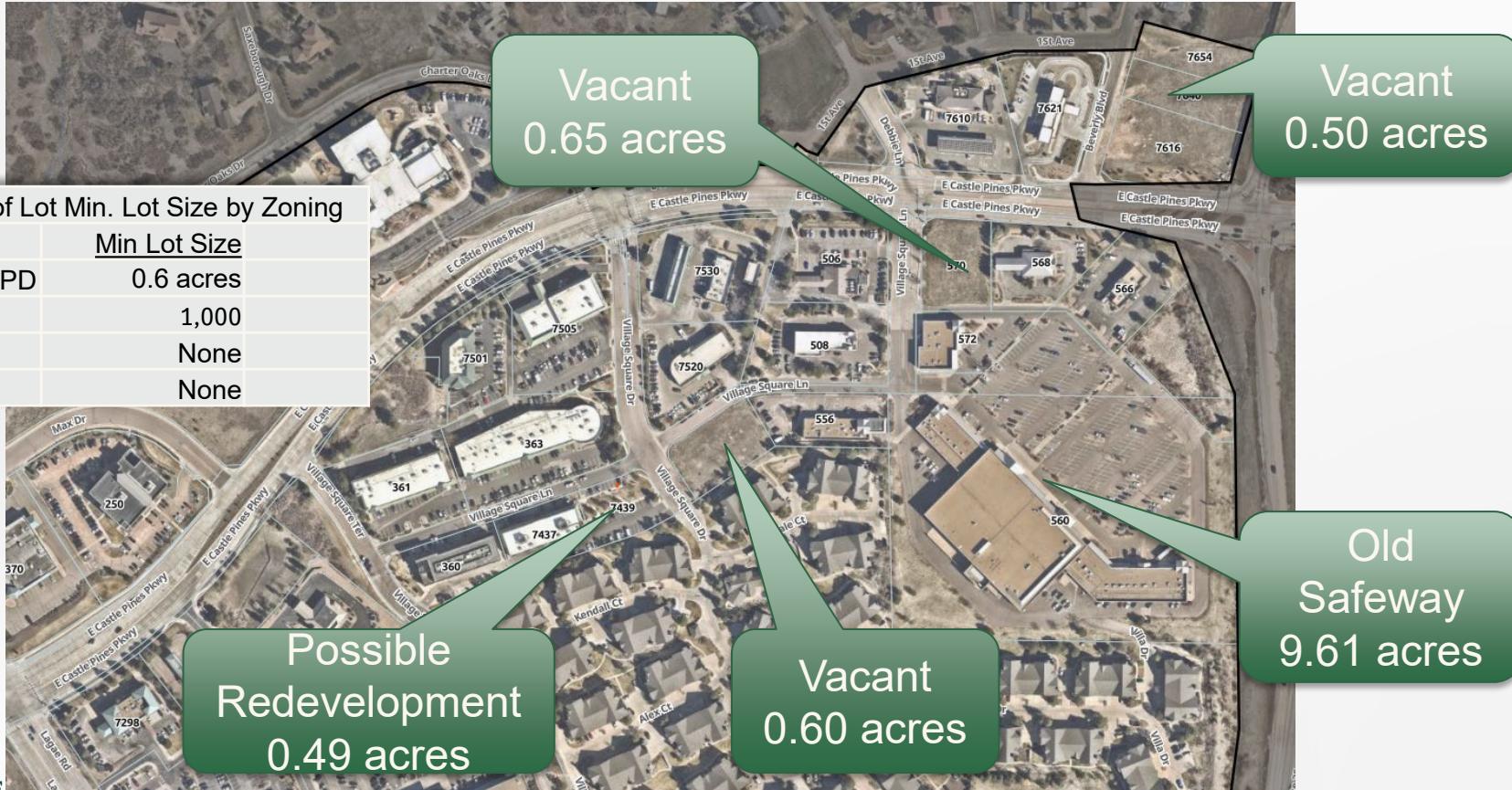
CASTLE PINES

EXISTING SETBACKS FROM I-25

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



EXISTING LOT SIZES



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