



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

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

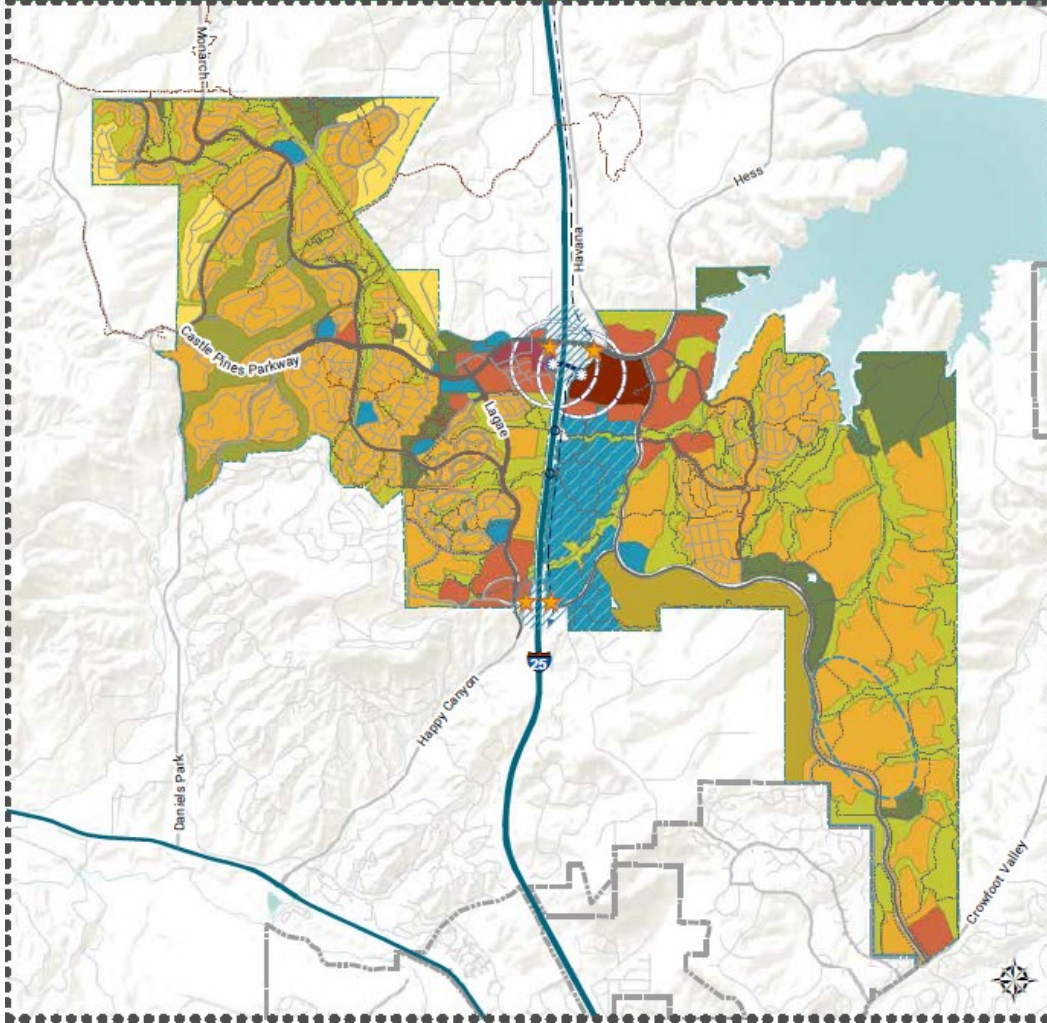
ULDC BACKGROUND

- **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.

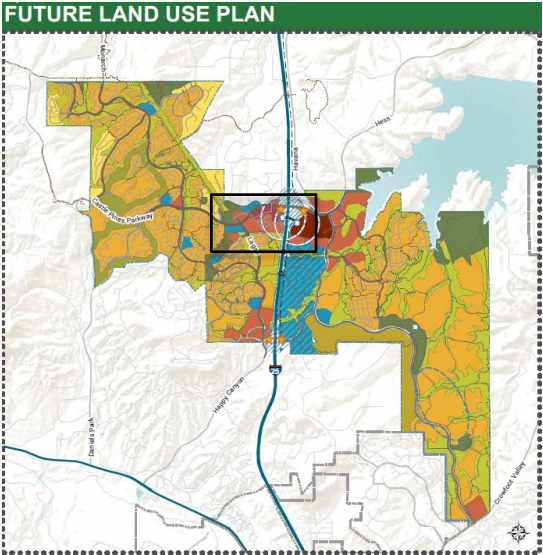
FUTURE LAND USE PLAN






Land Use Categories

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

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

- 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"> • 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 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 Minimum Setback to CPP by Zoning	
Zoning	Setback to CPP
Canyons PD	0'
Mixed-Use	20'
Business	40'
Parkway Plaza PD	20'

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

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

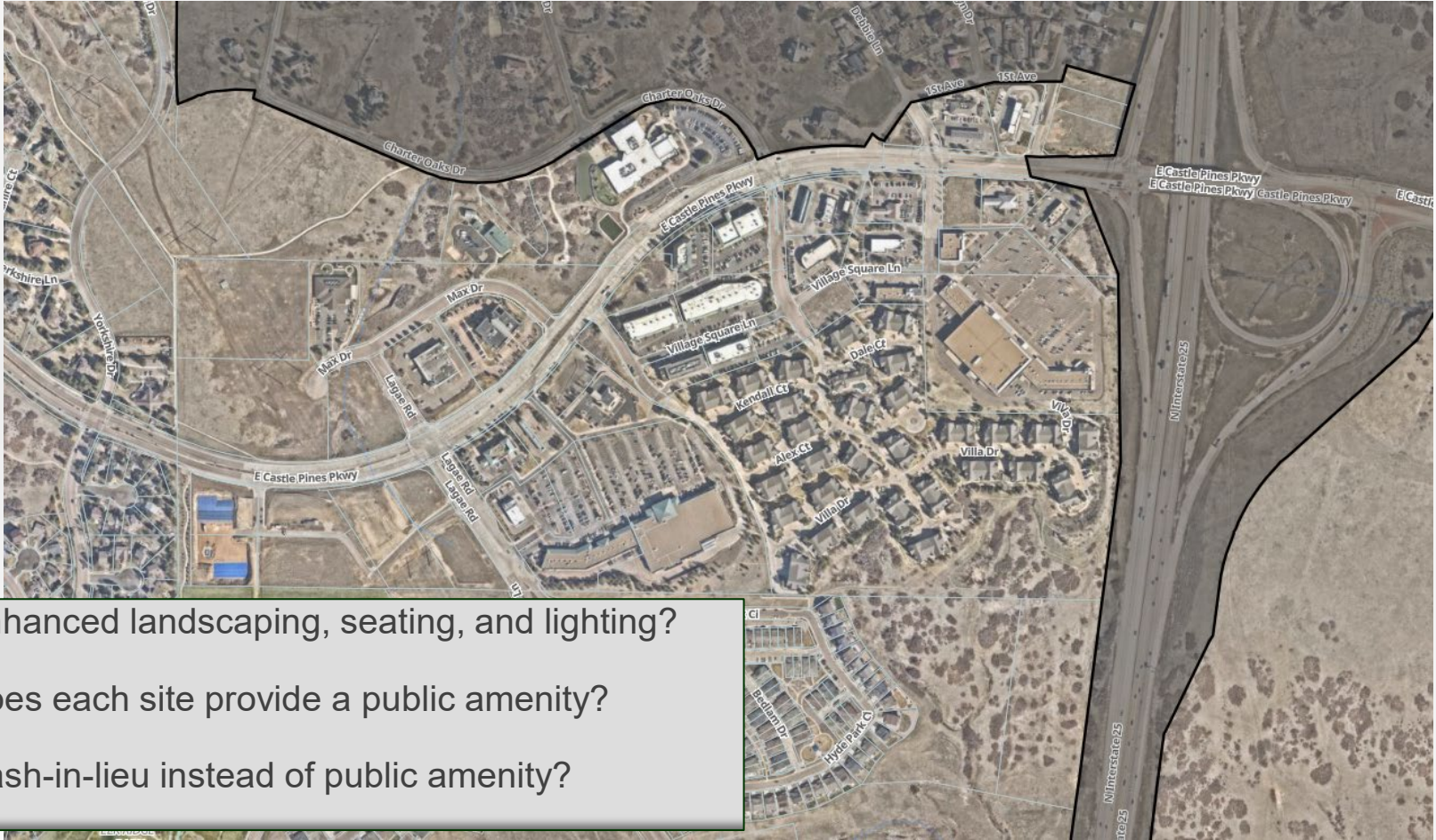
Vacant
0.50 acres

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