

DISCUSSION/DIRECTION PLANNING COMMISSION AND THE COMPREHENSIVE MASTER PLAN (CHAPTER 2.16)

TOWN COUNCIL
JANUARY 20, 2026



BACKGROUND

- Both Town Code and State Law reference the roles and responsibility of the Planning Commission related to the Comprehensive Master Plan
- Chapter 2.16 lays out the Planning Commissions role in the Comprehensive Master Plan and what should be included within the Comprehensive Master Plan.



PROPOSED CHANGES

Chapter 2.16 Planning Commission

- Clarify that Town Code supersedes State regulations related to the powers and duties of the Planning Commission
- Clarify Planning Commission's advisory role in the Comprehensive Master Plan process;
- Reinforce that the Comprehensive Master Plan is an advisory policy document and does not adopt or amend zoning or subdivision regulations, but instead provides guidance for future regulatory actions;
- Improve overall readability and organization of the code language.

PROPOSED CHANGES

2.16.010 - Authorization.

A. There is authorized by this Chapter ~~in accordance with Section 31-23-202, C.R.S.,~~ the Castle Rock Planning Commission. ~~Except as modified or superseded by~~ IT IS THE INTENT OF THE TOWN COUNCIL THAT THE PROVISIONS OF this Chapter SHALL, IN ALL RESPECTS, SUPERSEDE the provisions of Parts 2 and 3, Article 23, Title 31, C.R.S., ~~shall be applicable to~~ WITH REGARD TO THE PURPOSES, POWERS, AND DUTIES OF the Planning Commission.

B. The Planning Commission is empowered to REVIEW AND make ~~and submit~~ RECOMMENDATIONS to the Town Council ~~for the Council's approval~~ REGARDING a COMPREHENSIVE master plan for the physical development of the municipality. The master plan ~~for the community of Castle Rock~~ IS INTENDED TO BE AN ADVISORY DOCUMENT TO GUIDE LAND DEVELOPMENT DECISIONS AND shall contain ~~the Planning Commission's recommendations with respect to~~ the following matters:

PROPOSED CHANGES

2.16.010. B.

1. ~~A comprehensive~~ POLICY GUIDANCE RELATED TO zoning and subdivision ordinance together with a zoning plan REGULATIONS;
2. Appropriate plans showing the general location, character and extent of streets, bridges, boulevards, parkways and other types of transportation corridors ~~within and without the community of Castle Rock;~~
3. A plan for the location and extent of public utilities, including, but not limited to, water and sewer development, public communications, gas and electrical extensions, together with the location and extent of other public improvements ~~to be created within the Town,~~ such as parks, fire departments, police stations, schools and other public buildings; AND
4. Any ~~and all~~ plans for the eventual redesignation of specific areas within the community, ~~condemnation plans,~~ change of use plans or other alterations regarding the existing community structure.

~~C. ——— The Planning Commission is empowered with any and all further powers delineated within Parts 2 and 3, Article 23, Title 31, C.R.S.~~

PROPOSED CHANGES

~~2.16.110 – Scope of Chapter.~~

~~This Chapter designates the purposes, powers and duties of the Planning Commission. The provisions of the statutory authority shall be applicable only in the instance of silence of this Chapter, or where the general intent of the Legislature as to scope and authority deemed proper for a Planning Commission can lend meaningful direction for the assistance and interpretation of this Chapter.~~

PROPOSED MOTION

“I move to direct staff to bring back an Ordinance with updates to Chapter 2.16 regarding the Planning Commission and the Comprehensive Master Plan as discussed tonight.”

DISCUSSION/QUESTIONS?