



City of Castle Pines, Colorado

**Planning
Commission/
Board of
Adjustment**

Member/Term

David Goode – Chair
1/2022

Andrew Hendel –
Chair Pro Tem
1/2021

Lisa Glynn
1/2020

Seth Katz
1/2022

David Necker
1/2020

Don Tosby
1/2021

Michelle Wiley
1/2021

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Douglas County Library, Castle Pines Branch,
360 Village Square Lane, Castle Pines, CO 80108
Thursday, October 24, 2019 - 6:00 PM

1. **CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF AGENDA**
3. **DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA**
4. **PLANNING COMMISSION – Action Items**
 - a. Approval of the September 26, 2019 Planning Commission Meeting Minutes
 - b. PUBLIC HEARING: Resolution No. 2019-PZ-R-01, Amending the Future Land Use Plan of the City of Castle Pines Comprehensive Plan
 - c. PUBLIC HEARING: The Canyons Planned Development, 2nd Amendment, Case No. PDM19-001
5. **PLANNING COMMISSION – Discussion Items**
 - a. December 5, 2019 Planning Commission Meeting Reminder
6. **ADJOURNMENT**

*FUTURE AGENDA ITEMS SUBJECT TO CHANGE



City of Castle Pines, Colorado Minutes

REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108 Thursday, May 23, 2019 - 6:00 PM

Planning Commission/ Board of Adjustment

- David Goode – Chair
- Andrew Hendel – Chair
Pro Tem
- Lisa Glynn
- Seth Katz
- David Necker
- Michelle Wiley
- Don Tosby

1. ROLL CALL

The regular meeting of the Planning Commission of the City of Castle Pines, Colorado, was called to order by Commissioner Hendel at 6:00 p.m.

Those present were: Commissioner David Goode
Commissioner Andrew Hendel
Commissioner Lisa Glynn
Commissioner Seth Katz
Commissioner Don Tosby
Commissioner Michelle Wiley

Those absent were: Commissioner David Necker

Also present with the Commission:

Sam Bishop, Community Development Director
Lori Strand, Assistant City Attorney
Tobi Basile, City Clerk
Emily Prueitt, Administrative Assistant

2. PLEDGE OF ALLEGIANCE

- Commissioner David Goode led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Glynn to approve the September 26, 2019 Planning Commission Agenda as presented. Commissioner Hendel seconded. Motion approved by unanimous consent.

4. DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA

- There were no disclosures of conflicts submitted.

5. PLANNING COMMISSION – ACTION ITEMS

a. Approval of the March 28, 2019 Planning Commission Minutes

Motion: A motion was made by Commissioner Wiley to approve the May 23, 2019 Planning Commission Minutes as presented. Commissioner Glynn seconded. Motion approved; 4 in favor, 2 abstained.

b. PUBLIC HEARING: Lagae Ranch Planned Development, 2nd Amendment, Case No. ZR 18-002

- Chairperson Goode opened the Public Hearing at 6:03 p.m.
- Sam Bishop, Community Development Director, presented a brief overview of the Lagae Ranch Planned Development, 2nd Amendment. The Planning Area 7 (PA7) of the Lagae Ranch Planned Development, legally described as Lot 236 of the Lagae Ranch Filing No. 1. The subject property is 18.75 acres and is located approximately

1300 feet south of the Castle Pines Parkway and Lagae Road intersection; east of Lagae Road and west of Interstate 25.

- Mr. Bishop introduced the applicant, Tom Clark of Ventana Capital, Inc. Mr. Clark spoke briefly and introduced Rob Fitch of Rick Engineering.
- Mr. Fitch gave a presentation regarding the specific details of the amendment.
- Mr. Fitch answered questions regarding traffic lights and maximum building heights.
- Commissioner Goode opened Public Comment at 6:42 p.m.
- No Public Comment was presented.
- Commissioner Goode closed Public Comment at 6:42 p.m.
- Commissioner Goode closed the Public Hearing at 6:42 p.m.

Motion: Commissioner Katz moved to recommend approval of the 2nd Major Amendment to the Lagae Ranch Development, Case No. ZR 18-002, subject to the following conditions of approval:

1. The applicant shall pay all fees and costs incurred by the City and its consultants in review and processing of the application prior to recordation of the 2nd Major Amendment; and
2. The applicant shall resolve and or correct any minor technical issues as directed by staff prior to recordation of the 2nd Major Amendment; and
3. The Planning Commission approves, and the City Council ratifies, an amendment to the City of Castle Pines Comprehensive Plan Future Land Use Map re-designating Planning Area 7 from Mixed-Use Neighborhood to Neighborhood Village; and
4. The applicant obtains approval of an Administrative Replat of Lagae Ranch Filing No. 1, Lot 236-A and Tract-1, enlarging the boundaries of Planning Area 7 to ensure the proposed residential density for Planning Area 7 is at or below 10 dwelling units per acre; and
5. The applicant shall be restricted to a maximum of 3 stories not to exceed 50 feet maximum residential height.

Commissioner Tosby seconded. The motion was approved unanimously.

6. PLANNING COMMISSION – Discussion Items

a. Planning Commissioner Terms Update

- Terms for Commissioner Glynn and Commissioner Necker expire January 2020
- Applicants must complete and submit an application by October 18, 2019

b. Community Development Update

- Shea Homes are planning a soft opening for The Canyons on September 28, 2019
- Planning Commission will have a meeting in October, but the November meeting will be a combined November/December meeting
- The Canyons PD Amendment before end of year although the plat will likely not be before end of 2019



6. ADJOURNMENT OF REGULAR MEETING

Motion: A motion was made by Commissioner Tosby to adjourn the meeting at 7:01 p.m. Commissioner Glynn seconded. Motion approved by unanimous consent.

RESPECTFULLY SUBMITTED:

APPROVED:

Tobi Basile, CMC, City Clerk

David Goode, Chairperson

RESOLUTION NO. 2019-PZ-R-01

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CASTLE PINES, COLORADO APPROVING AMENDMENTS TO
THE CITY OF CASTLE PINES COMPREHENSIVE PLAN**

WHEREAS, the City of Castle Pines (the “City”) Planning and Zoning Commission (the “Commission”) is authorized per Section 3301.03 of the City of Castle Pines Zoning Ordinance and C.R.S. §§ 31-23-201, *et seq.*, to adopt and make amendments to the City of Castle Pines Comprehensive Plan, subject to ratification and approval of the plan and any amendments thereto by the City Council of Castle Pines (the “City Council”); and

WHEREAS, the current City of Castle Pines Comprehensive Plan (the “2016 Comprehensive Plan”) was adopted by Planning and Zoning Commission Resolution PZ No. 2016-PZ-R-01 and ratified and approved by City Council Resolution No. 16-10 on April 12, 2016; and

WHEREAS, since the 2016 Comprehensive Plan’s adoption, the City has experienced changing physical, social and economic conditions; and

WHEREAS, in consideration of and response to these changes, the City’s Department of Community Development (the “Department”) proposes for the Commission to amend the Future Land Use Plan of the 2016 Comprehensive Plan by re-designating the Land Use Category of land: (1) in the far northeast area of the City from Neighborhood Conservation/Open Space to Park, (2) along the west side of the Interstate 25 corridor from Mixed-Use Neighborhood to Neighborhood Village, and (3) along the west side of Interstate 25 from Park to Mixed-Use Community (collectively, the “Future Land Use Plan Amendments”), all as shown on page [67] of the City of Castle Pines Comprehensive Plan attached hereto as **Exhibit A** and incorporated herein by reference (the “2019 Comprehensive Plan”); and

WHEREAS, the Department proposes additional amendments to the Parks, Recreation + Amenities Framework map, the Economic Development Framework map, the Housing Framework map, and the Existing Land Use + Growth Areas map (together with the Future Land Use Plan Amendments, the “Amendments”), all as shown on pages [28, 36, 44, and 54, respectively] of the attached 2019 Comprehensive Plan, in order to maintain consistency between such maps and the Future Land Use Plan Amendments; and

WHEREAS, in accordance with C.R.S. § 31-23-208, the Commission conducted a public hearing on the proposed Amendments after publishing sufficient notice of the time, place, and nature of the public hearing in the Douglas County News-Press and on the “Recent News” page of the City website; and

WHEREAS, the Commission, having conducted a public hearing and considered public input, if any, desires to approve and adopt the 2019 Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTLE PINES, COLORADO, THAT:

Section 1. The Commission has considered the 2019 Comprehensive Plan, consisting of the text, maps, and descriptive matter included in the document attached hereto and incorporated herein as **Exhibit A**, and finds that the 2019 Comprehensive Plan serves the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City as contemplated by C.R.S. § 31-23-207.

Section 2. The Commission hereby approves and adopts the 2019 Comprehensive Plan and, in accordance with C.R.S. § 31-23-208, this Resolution, when attached to the 2019 Comprehensive Plan, shall serve to document the approval by the Commission.

Section 3. The 2019 Comprehensive Plan shall become effective upon ratification and approval of the plan by the City Council.

Section 4. The City's Three Mile Plan, previously updated by Planning and Zoning Commission Resolution 2014-PZ-R-01, is hereby incorporated in and updated by the 2019 Comprehensive Plan.

Section 5. Following ratification and approval of the 2019 Comprehensive Plan by the City Council, the City Clerk shall send a certified and attested copy of the 2019 Comprehensive Plan to the Board of County Commissioners of Douglas County. Attachment by the City Clerk of a certified copy of this Resolution to a copy of the 2019 Comprehensive Plan shall constitute certification and attestation of such plan.

Section 6. Copies of the 2019 Comprehensive Plan have been and will be made available for public inspection during regular business hours at the City offices, 360 Village Square Land, Suite B, Castle Pines, Colorado 80108.

APPROVED AND ADOPTED BY A CONCURRING VOTE OF NO LESS THAN FIVE (5) MEMBERS FO THE COMMISSION ON THIS 24th DAY OF OCTOBER 2019.

**CITY OF CASTLE PINES PLANNING
COMMISSION**

By: _____
David Goode, Chair

ATTEST:

Tobi Basile, City Clerk

APPROVED AS TO FORM:

Linda Michow, City Attorney

EXHIBIT A

CITY OF CASTLE PINES COMPREHENSIVE PLAN



CASTLE PINES
COMPREHENSIVE
PLAN

Adopted April 12, 2016

WWW.CASTLEPINESGOV.COM/COMP-PLAN

ACKNOWLEDGMENTS

CITY COUNCIL

Jeffrey Huff, *Mayor*
Tera Radloff, *Ward 1*
Rex Lucas, *Ward 1*
Geoff Blue, *Ward 2*
Resa Labossiere, *Ward 2*
Edward “Ned” Wilt, *Ward 3*
Roger Addlesperger, *Ward 3*
Gregg Fisher, *Treasurer*

PLANNING/ZONING COMMISSION

Seth Katz, *Chairman*
Katherine Binning (Former)
Lisa Glynn
David Goode
Rob Hanna (Former)
David Necker
Mike Noakes
Don Tosby

CITY STAFF

Don Van Wormer, *City Manager*
Sam Bishop, AICP, *Community Development Director*
Jan Ferrell, *Deputy Treasurer*
Brad Meyering, *Public Works Program Manager*
Sharon Washington, *City Clerk*

CONSULTANT TEAM

Bruce Meighen, AICP, *Logan Simpson*
Miriam McGilvray, AICP, *Logan Simpson*
Megan Moore, *Logan Simpson*
Kristy Bruce, GISP, *Logan Simpson*
Felicity Selvoski, *Logan Simpson*
Brooke Seaman, *Logan Simpson*
Kim Newcomer, *Slate*
Elizabeth Cassi, *Slate*

SPECIAL THANKS TO THE CITIZENS OF CASTLE PINES

Thanks to the community members, residents, business owners, and boards and commissions who helped shape the vision for the future of Castle Pines.

TABLE OF CONTENTS

CHAPTER 1	INTRODUCTION	Executive Summary..... 6 Plan Development..... 8 Relationship to Other Plans..... 10
CHAPTER 2	COMMUNITY VISION	Creating a Community Vision..... 14 Our Community Vision..... 18
CHAPTER 3	FRAMEWORK	Introduction..... 20 Parks, Recreation + Amenities..... 21 Economic Development..... 29 Housing..... 37 Transportation..... 45 Land Use + Growth Management..... 53 Land Use Plan 61
CHAPTER 4	IMPLEMENTATION	Implementation Strategies..... 70 Adaptive Management Program..... 73
	APPENDICES	Annual Work Plan..... A-1 Public Comment Summaries..... B-1 Glossary of Terms..... C-1

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CHAPTER ONE

Introduction



EXECUTIVE SUMMARY

CHAPTER 1: INTRODUCTION

This chapter discusses the purpose and use of the Plan, how it is organized, and the process it took to develop it.

CHAPTER 2: VISION

This chapter highlights the overall vision and direction for how the community grows into the future.

CHAPTER 3: FRAMEWORK

This chapter delves into the specific goals and objectives that support the community vision. Each subsection, or plan framework, is prefaced with a description of the existing trends and conditions that influence the direction for goals and objectives.

CHAPTER 4: IMPLEMENTATION

This chapter sets the Plan up for success by outlining the steps needed to embody and translate the contents of this Plan into action.

APPENDIX:

The appendices include reference and supporting documents for the Plan.

The City of Castle Pines (City) Comprehensive Plan (Plan) represents another step in the City's on-going efforts to build and maintain a balanced, unified, and sustainable community. The Comprehensive Plan is designed as a living and evolving document that articulates the community's shared values and can adapt to reflect changing City Council priorities, new technologies, emerging trends, and regional opportunities. The planning horizon for the Plan is a focus of 20 years in the future and is a resource for community leaders to use as a guide in formulating future policies for the City and guide growth and development. It sets forth the vision for the future of the community, identifies goals and objectives to help guide development decisions, and proposes implementation strategies to bridge the gap.

The Plan includes all land located within the City boundaries, which encompasses 9.5 square miles, of which 6 are largely undeveloped. The Plan covers issues associated with land development within the community, including economic development, housing, transportation, parks and recreation, land use and growth management.

WHAT'S NEW IN THIS PLAN?

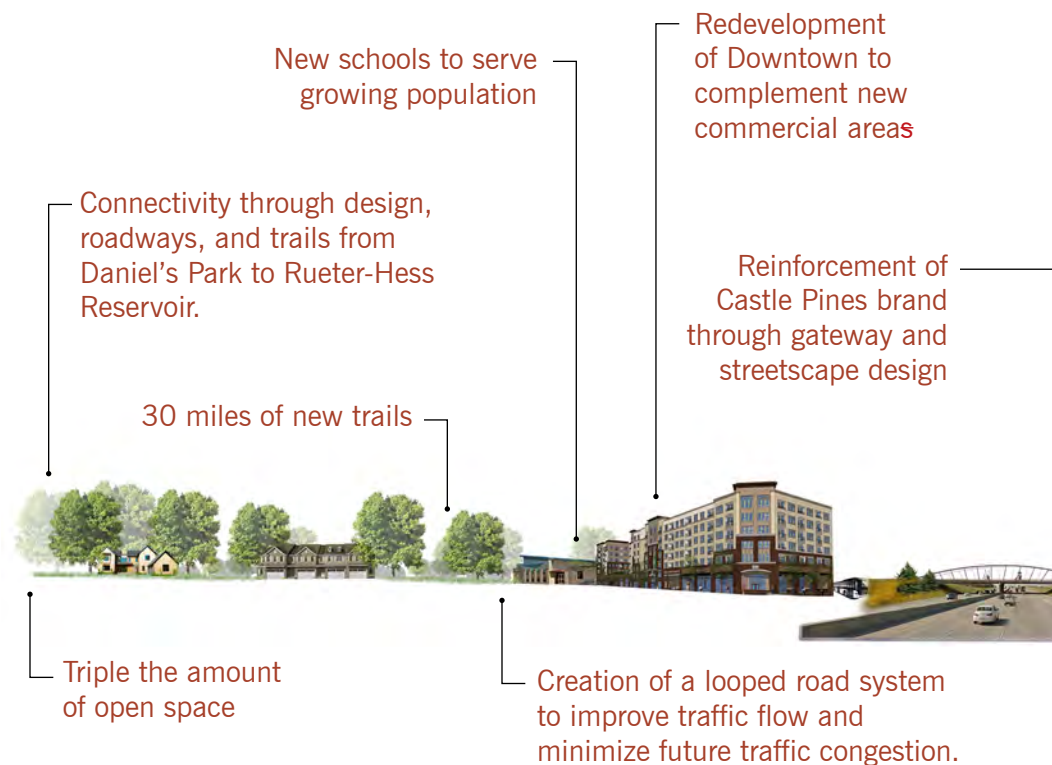


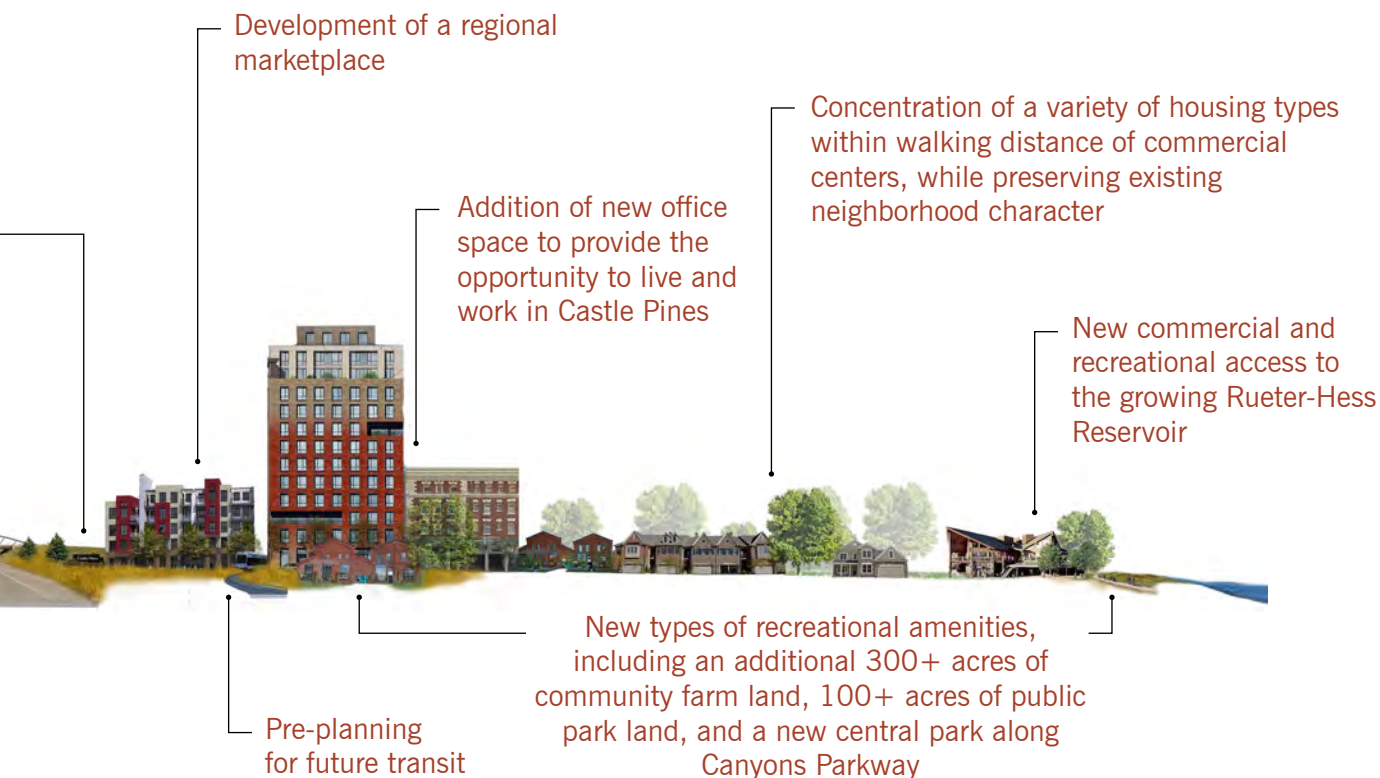
Figure 1. Transect of Plan Highlights. Intended only to show major concepts. Diagram not to scale.

PURPOSE OF THE PLAN

As the City matures and continues to grow, it will attract new residents, services, and businesses to the area. The City will have an immediate need for land, housing, economic development, and infrastructure to support a growing population. The Plan will act as an advisory document, to guide policy and land use development decisions in the City and to manage growth and the provision of services. Each section within Chapter 3 contains specific goals and objectives that pertain to land uses, and Chapter 4 details implementation strategies, as well as how to use and amend the Plan.

Additionally, the overall goals of the Plan are as follows:

- The Plan serves as an advisory document for guidance for zoning actions, subdivision regulations, land use map and annexation decisions.
- The Plan will serve as basis for community programs and decision-making for capital budget recommendations, community development, school siting, recreation or open space land acquisition and housing.
- The Plan will serve as a standard for review at the County and State levels. Master Plans are key documents used to aid in the development of regional plans, or specific plans such as transportation plans and economic development plans.
- The Plan will serve as a long-term guide for review of public and private proposed plans that may affect the physical, social, and economic settings of the Castle Pines community.
- The Plan serves as a guide to preserve public health, safety, and welfare of the community. By having an effective Comprehensive Plan in place, orderly development of land within the City's jurisdiction will take place.



PLAN DEVELOPMENT

The development of the Plan relied on broad community input at every stage in the process. This engagement ensured a truly community-based vision with goals and objectives that are representative of public interests and desires. The planning process was divided into three phases and seven stages as shown below.



Figure 2. Planning Process

PHASE 1: PLAN FOR A PLAN

This initial phase launched the community engagement efforts and began a promotional campaign for the Plan. This phase introduced the comprehensive plan, generated interest and buy-in from residents, and identified values and big ideas for the community through stakeholder and small group interviews.

PHASE 2: VISIONING AND OPPORTUNITIES

Multiple public workshops were held throughout the community to establish community values, priorities, and opportunities. All workshop activities were paired with an online component to extend participation opportunities.

PHASE 3: THE PLAN

The public had the opportunity to review and provide feedback on the draft Comprehensive Plan during a month-long review period. Key policies and plan features were highlighted and explained at an open house event, where attendees had the opportunity to discuss questions and concerns one-on-one with the planning team. Comments on the plan were incorporated into the final revisions to the Plan, and presented to Planning Commission and City Council for adoption.

PUBLIC ENGAGEMENT

In order to ensure maximum public participation, the public engagement process in Castle Pines utilized a multi-pronged approach designed to include and engage as many stakeholders as possible. Through active engagement, the Castle Pines community helped to focus the Plan on key issues and topics that are important to them.

NOTIFICATION

Residents were notified of project information, events, and the release of Plan documents through several channels:

- Three city-wide postcard mailers
- E-mail updates to the City’s contact list
- News and Notes Online Newsletter
- Notifications on City website
- Social Media updates (Facebook and NextDoor)
- Posters and banners



FACE-TO-FACE PARTICIPATION

Community members were engaged face-to-face at every phase of the process, starting off with small group and individual interviews and a Kick-Off event as part of the summer Food Truck Frenzy. City staff, Mayor Huff, and City Council members hosted a Visioning Barbecue to articulate elements of the overall community vision and identify priorities to address during the Plan update.

To build on and refine the community feedback, a Wine, Cheese, and Planning event was held at The Ridge at Castle Pines North. Residents were invited to discuss key opportunities that would guide future investment, City regulations, infrastructure improvements and the mix of land uses within the City.

Regular updates and work sessions were held with the Planning/Zoning Commission and City Council to solicit feedback, stimulate additional discussion, and confirm direction and guidance for the Plan. Full public comment summaries can be found in Appendix B.

WEB-BASED AND REMOTE ENGAGEMENT

The project website was the central location for project information, event notification, and plan documents. Social media platforms and regular email newsletter updates provided consistent and continuous information, providing notifications about meetings, surveys, comment deadlines, and the release of new documents. “Virtual Workshops” were paired with each community event as interactive online questionnaires that extended participation to residents that could not attend the events.

RELATIONSHIP TO OTHER PLANS

The City of Castle Pines Comprehensive Plan is supported by independent advisory documents. These elements provide further guidance on annexation issues, transportation planning, and economic development for the City of Castle Pines and integrate and support land-use policies as established by this Plan. Each supporting element is described in further detail below.

2014 THREE-MILE PLAN UPDATE

The City's Three Mile Plan for annexation establishes a broader approach to annexation and development of land outside the current City limits. The plan specifies the direction for providing infrastructure, land use/zoning, and municipal services for lands located within three-miles of City limits. The plan also identifies land that may be considered for annexation into the City and addresses land use issues associated with the annexation. The City of Castle Pines will consider annexation of lands within the three-mile boundary, subject to negotiations with individual land owners.

DOUGLAS COUNTY 2030 TRANSPORTATION PLAN

The Douglas County 2030 Transportation Plan includes transportation planning elements for the Castle Pines area and contains relevant planning efforts for future roadway networks for the City. The 2030 Transportation Plan is an updated version of the 2020 Transportation Plan. Primary elements include socioeconomic forecasts of households and employment for the county; travel demand forecasts based upon the socioeconomic projections; a multi-modal transit element supportive of commuter rail, light rail, express bus, and circulator technologies; and a functional hierarchy of roadways to enhance travel efficiency and safety.

DOUGLAS COUNTY 2035 COMPREHENSIVE MASTER PLAN

The City of Castle Pines Comprehensive Plan incorporates certain goals and objectives from the Douglas County 2035 Comprehensive Plan related to rural development in surrounding areas, regional issues of wildlife preservation, water supply, transportation, and community services. The Douglas County Comprehensive Plan plans for how the County will look and feel over the next 20 to 30 years.

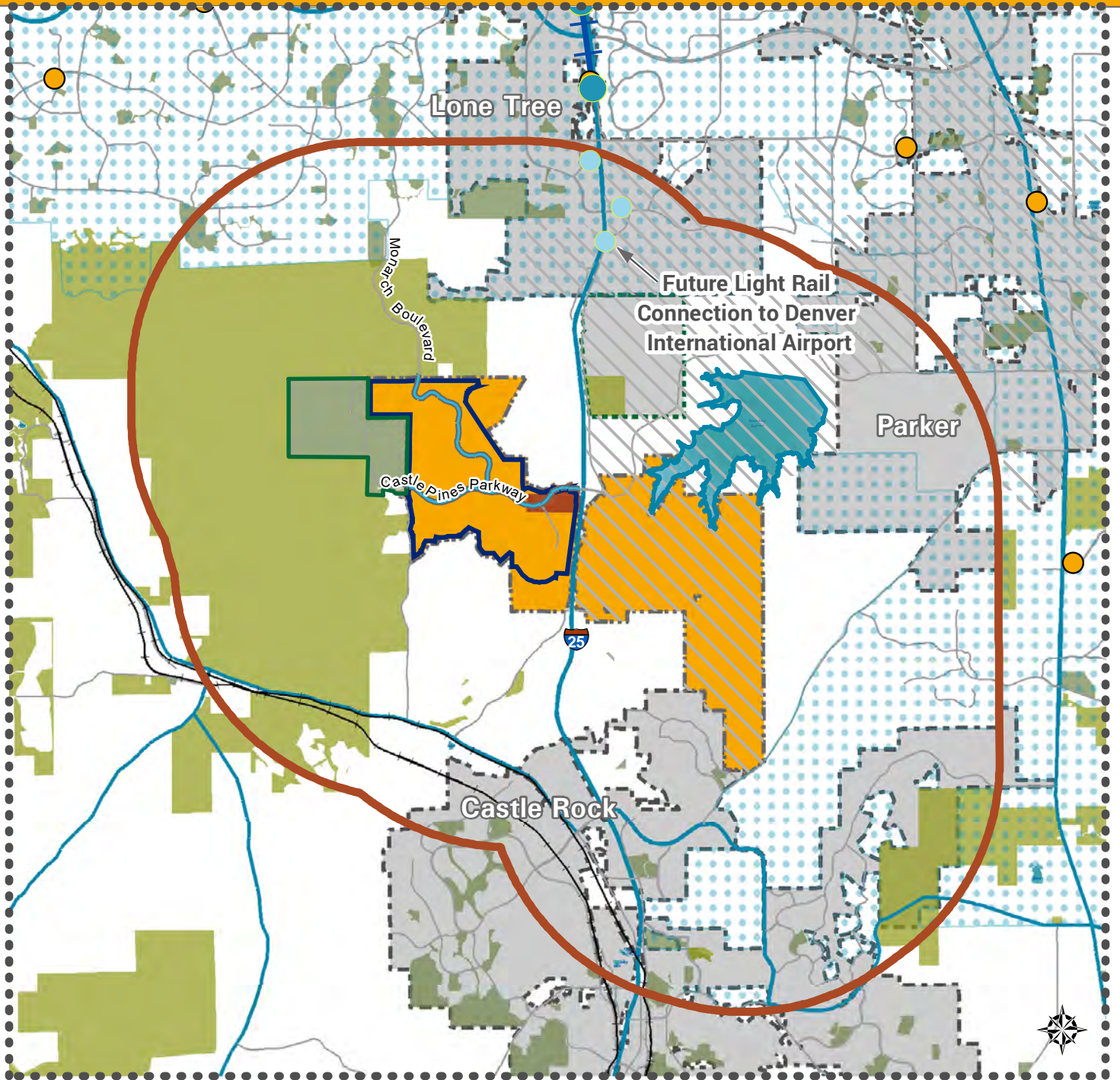
2011 MULTI-MODAL ENHANCEMENT PLAN

The City's 2011 Multi-Modal Enhancement Plan addresses the function, safety, and infrastructure of two prominent arterials within the City, Castle Pines Parkway and Monarch Boulevard. This plan identifies improvements to manage vehicular speeds and safely and efficiently accommodate multiple types of users. The Comprehensive Plan highlights the importance of further implementing this plan.

2012 CASTLE PINES COMMERCIAL DISTRICT ASSESSMENT

The Commercial District Assessment was created by a technical assistance team organized by Downtown Colorado, Inc. (DCI), to evaluate opportunities for revitalization of the City's commercial district. Recommendations focus on how to establish a downtown identity, leverage resources, and stimulate re-investment.

REGIONAL CONTEXT



Transportation

- Railroad
- Interstate
- Major Road

Boundaries

- Castle Pines
- Other Municipalities
- RTD Service Boundary
- CPN Metro District
- Parker Water and Sanitation District

Natural Features

- Streams
- Lakes
- Open Space
- Parks

Regional Features and Plans

- RTD Park -n- Rides
- RTD Light Rail Stations
- RTD Future Light Rail Stations
- RTD Light Rail Line
- Multi-Modal Enhancement Plan
- Three-Mile Plan Area
- Commercial District Assessment Plan
- Daniels Park Master Plan
- Rueter-Hess Reservoir IGA
- City of Lone Tree Buffer Area

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CHAPTER TWO

Community Vision



CREATING A COMMUNITY VISION



The Comprehensive Plan relies on broad community input, and visioning is a critical step to articulate the shared values of Castle Pines' citizens. The visioning process uses a varied approach to effectively reach and collect responses from a broad spectrum of the Castle Pines community. This Vision builds off the City's 2009 Comprehensive Plan and the 2014 City Council Vision Statement, and has been refined through personal interviews with the public, conversations with community leaders, a public kickoff event, a public Visioning Barbecue, and online Vision Survey. The future vision tiers from the 2009 Comprehensive Plan vision by recognizing the changing trends in the community while preserving what is valued. The future vision is founded on the preservation of our community's values with a focus on growth that enhances the quality of life for citizens.

Visions are community based. They represent the ideal future of a community. They represent the value of those who are here now as well as those who will live here in the future. Most importantly, they are forward looking, seeking to be thoughtful and intentional about what to preserve while planning for an ever-changing future. They must also be community-based; we heard from over 500 participants during the visioning phase alone, with another 300 solidifying and confirming the vision throughout the rest of the process.

VISIONING OUTREACH

KICK-OFF

- Held on June 6, 2015
- Elk Ridge Park
- 300+ participants

THE VISION KICKOFF

The update process kicked off in the summer of 2015 with a Vision Food Truck Frenzy, with over 300 Castle Pines' residents enjoying good food, music, and socializing, while offering initial ideas on what they love about Castle Pines and the future vision of the community.





CHECKING-IN ON THE VISION

During a joint work session, members of Castle Pines City Council and Planning Commission collaboratively discussed the vision statements in late summer and the priorities for the community.

VISION BBQ

- Held on August 1, 2015
- CPN Community Center
- 150 people attended
- 200 hot dogs eaten
- 280 comments



REFINING THE VISION IN-PERSON

Held in late summer, the Visioning Barbecue attracted over 150 residents and business owners who described what they love about the community, identified needs and improvements, and refined the initial vision.

VISION ONLINE

- Survey open from July 26, 2015 through August 16, 2015
- 73 people responded
- 243 comments

REFINING THE VISION ONLINE

The online Vision Survey allowed additional residents, unable to attend the events, to offer comments on the vision, what they love, and how they would improve Castle Pines. Through the City website, 73 residents participated in the online activity.



WHAT DO YOU LOVE ABOUT OUR COMMUNITY?

Depicted are the values we hold close to our hearts - elements and aspects of our community that should remain, be preserved and enhanced in the future. These are often the first things mentioned when describing the City, and are the great aspects of Castle Pines' life that keeps residents here. These statements speak to the emotional truth about what Castle Pine means to us. *(The larger the word, the more often it was listed as a response.)*



WHAT ARE THE NEEDS FOR THE FUTURE OF OUR COMMUNITY?

A vision must be forward thinking - we all know things are changing, for when we look back, they already have. When we look to the future, at our changing population and trends, we understand that our vision cannot solely be based on our foundational values. We must also address our future residents and businesses that will one day be located in this great community. Our vision allows us to adapt to changing needs - they are forward-thinking while addressing the character that we want to preserve. *(The larger the word, the more often it was listed as a response.)*

OUR COMMUNITY VISION

Enhance our unique character through livable neighborhoods, a strong sense of community, vibrant gathering places, a robust open space and trails system, and ease of mobility, while looking towards the future by ensuring:



Parks, Recreation + Amenities that encompass new recreational facilities, a variety of park types, natural areas, high quality schools, and regional recreational amenities through an integrated city-wide network of open space, greenways, parks, and trails that are accessible to all residents of the City.



Economic Development that reinforces, expands, and develops our unique and connected town centers as vibrant community gathering spaces with a range of distinct businesses and restaurants, event space, entertainment venues, mixed-use development, civic amenities, enhanced walkability, quality design and a supportive mix of housing.



Housing that builds on our friendly, small-town feel and provides high-quality housing for all lifecycles, integrated into great neighborhoods and set in a natural setting while providing opportunity for new types of housing in close proximity to our walkable town centers.



Transportation that facilitates a safe and connected community through off-street and on-street pathways, a highly connected road system, new transportation options, and unique gateway features, streetscape improvements, and signage that represents the community's unique character.



Land Use + Growth Management that provides a quality-of-life community with exceptional design, augmented by extensive access to open space and physical separation from adjacent communities which together support a healthy, aesthetically pleasing, and cohesive community.

CHAPTER THREE

Framework



INTRODUCTION

HIGHLIGHTS

- The City of Castle Pines was incorporated in 2008 and is Colorado's newest municipality.
- Castle Pines' previous Comprehensive Plan was adopted from the Douglas County Comprehensive Plan in 2009.

As the City of Castle Pines looks towards the future, the community must decide how it can capitalize on the coming growth while retaining the community assets it values today. The City has identified the following goals as priorities:

- Revenue and Fiscal Health: Develop an accurate projection of future costs and revenues based on reasonable assumptions.
- Infrastructure: Move from current project/season-based strategy to a long-term planned capital improvement program.
- Economic Development: Pro-actively influence the vitality of the Castle Pines' gateway commercial area.
- Park, Trails & Open Space: Provide a comprehensive parks, trails and open space system throughout the City that also provides regional connectivity.
- Transparency & Accountability: Be transparent and accountable.
- Community: Create opportunities and physical places to foster a sense of belonging and personal investment in Castle Pines.

Enhance our unique character by ensuring excellent infrastructure, safe neighborhoods, a strong sense of community, and conscientious development that balances open space, residential, and commercial uses.

-2014 City Council Vision Statement

A community land use plan that is programmed in a deliberate manner, with an understanding of market, financial, and physical realities, can help foster a healthy balance of land uses and minimize uncertainty for its officials, staff, citizens, and other interested parties. The Comprehensive Plan and future land use map are the primary tools Castle Pines uses to guide community growth. This Plan evaluates the changes needed to ensure that the community grows in the manner it desires.

Each plan framework is prefaced with a snapshot of existing conditions, which provide the background and historic trends that were used to inform the direction of the 2016 Comprehensive Plan. This narrative highlights community issues, needs and values, and illustrates data trends. Following the trends are a series of relevant goals and objectives that work towards accomplishing the community vision, as represented in the Framework Maps.

PARKS, RECREATION + AMENITIES

HIGHLIGHTS

- Abundant recreational opportunities support healthy lifestyles and families and are an important factor in deciding where residents and businesses choose to locate.
- The City of Castle Pines currently contains four public parks and 14 miles of trails.
- The City does not currently have a facility to offer indoor recreation programs.
- Douglas County School District serves four schools within Castle Pines.
- The Castle Pines branch of the Douglas County Library built a new facility, opening in Spring 2016.

Parks, trails, and open space contribute substantially to a community's quality of life and resiliency, and also play an important role in public health, minimizing health problems and subsequent health care costs. As a result, green space and the recreational opportunities they provide have become an increasingly important factor in the choices individuals and businesses make in deciding where to live or locate a business. Communities are increasingly aware of these realities and are responding by considering land use choices that support healthy lifestyles – and meet the community's expectations for parks, open space, and recreation facilities, services, and schools. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

49%
CASTLE PINES RESIDENTS
THINK THE RECREATIONAL
OPPORTUNITIES IN CASTLE
PINES ARE GOOD OR EXCELLENT

Source: 2012 Castle Pines Citizen Survey

OVERVIEW

COMMUNITY PARKS

Castle Pines has four developed local parks covering 70 acres: Elk Ridge Park (the City's newest park); Retreat Park; Coyote Ridge Park; and Daniel's Gate Park. Planned park areas are distributed in undeveloped areas of the City, including in the Town Center and The Canyon's developments. Three of the existing parks are maintained by the Castle Pines North Metro District.

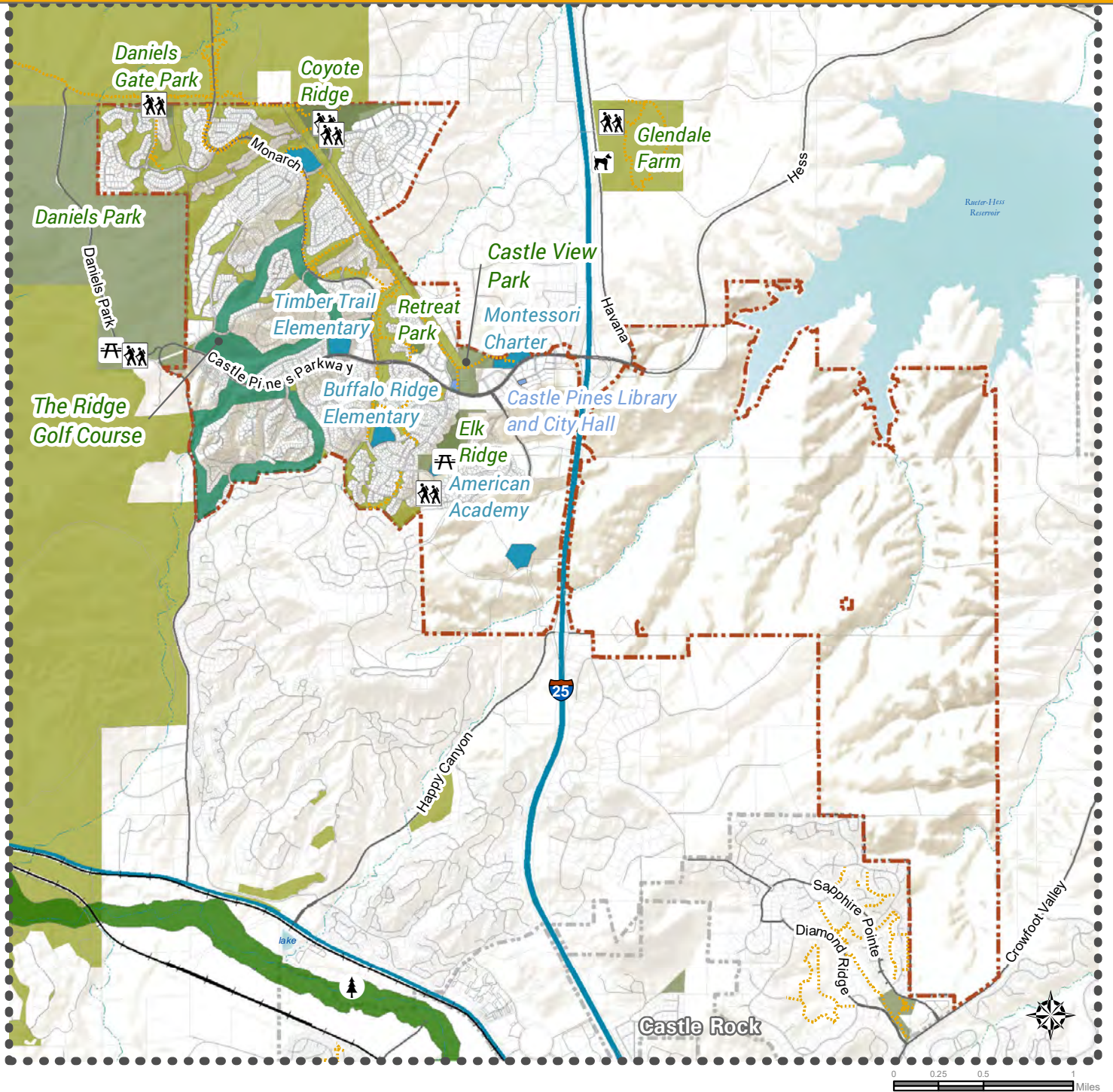
Elk Ridge Park is the only local park owned and maintained by the City. Located off of Lagae Road near Castle Pines Parkway, it encompasses 48 acres and includes a playground, climbing wall, water play area, walking trails, a maze, picnic pavilions, a multi-sport turf field, and art and educational features.

Retreat Park is located in The Retreat neighborhood on Tangleoak Drive. Facilities here include a large playground area with picnic areas and a covered pavilion, grills, a multi-purpose athletic field, baseball field, and walking trail that spans five acres.



Art installation at Elk Ridge Park

EXISTING RECREATION + AMENITIES



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

- Parcels
- Castle Pines
- Other Municipalities

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Recreation

- Dog Park
- Tree Nursery
- Picnic Area
- Trailhead
- Existing Trails

Amenities

- Dedicated School Sites
- Library and City Hall



Coyote Ridge Park

Coyote Ridge Park is located northeast of Monarch Boulevard and Hidden Pointe Boulevard. It is spread over 15 acres and includes baseball fields, a multi-purpose athletic field, a skate park with covered pavilions and picnic tables, and a playground with covered picnic pavilions and grills.

Daniel's Gate Park is located on Daniel's Gate Road near the Turquoise Terrace neighborhood and consists of a multi-purpose athletic field on two acres.

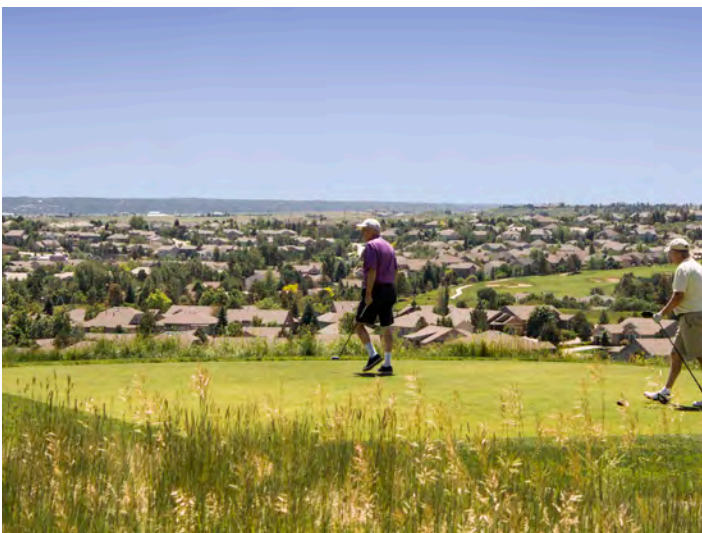
Castle View Park, located off of Yorkshire Drive, north of Castle Pines Parkway, has not yet been developed. It is dedicated parkland, but currently assumes a state of natural open space.

TRAILS & OPEN SPACE

Open space in the Castle Pines community is owned by the Castle Pines North Metro District as well as the individual Homeowner Associations within the community. There are 560 total acres of open space, 351 of which are maintained by the Castle Pines North Metro District. This open space affords residents the opportunity for passive recreation as well as providing a natural habitat for native wildlife. The open space includes 14 miles of 8-foot wide, paved concrete trails for residents to use, allowing for recreational activities including bicycling, jogging, and skating.

Residents also have convenient access to Daniel's Park, a 1,000-acre historic ranch just outside of the western City limits of Castle Pines. This park is owned and managed by Denver Parks and Open Space. There is significant regional coordination to implement roadway and trail improvements outlined in the 2006 Daniels Park Master Plan.

The other major regional natural area bordering Castle Pines is the Rueter-Hess Reservoir. Castle Pines is part of the Rueter-Hess Recreation Authority, an intergovernmental partnership with Parker Water & Sanitation, Town of Parker, Castle Rock, Douglas County, and the City of Lone Tree to manage the reservoir's recreation opportunities. The areas surrounding the reservoir can be expected to include hiking trails, picnic areas, and fishing. This significant natural feature will also provide residents with impressive views and separation between communities. While currently filled only a third of the way, the reservoir will hold 75,000 acre-feet at maximum capacity.



The Ridge at Castle Pines North golf course



Trails through Castle Pines

COMMUNITY AMENITIES

The Douglas County School District (DCSD) currently serves the Castle Pines community with four schools: Timber Trail Elementary, Buffalo Ridge Elementary, American Academy (K-8), and Montessori Charter School (K-8). Through the subdivision and platting process for large undeveloped properties, Planned Developments are required to set aside and dedicate land for future schools. This enables DCSD to adequately provide educational services for the growing population.

A new facility for the Castle Pines branch of the Douglas County Library is under construction and slated to open Spring 2016. Moving from the current library space, this facility will provide collection and reading services, as well as civic uses, municipal offices, a community event space, a drive-up book return, rooftop terrace and outdoor public gathering space.

WATER & CONSERVATION

The Castle Pines North Metro District provides water for much of the developed areas of Castle Pines. The City shares management of stormwater facilities with Castle Pines North Metro District, and provides water erosion control in natural drainage areas throughout the community. Water in Castle Pines originates from three underground aquifers: the Arapahoe, Denver, and Lower Dawson, all of which are located in the Denver Basin. The Castle Pines North Metro District has eleven water wells located throughout the community. The Metro District coordinates with other water providers throughout the region



Example of infill development: Rendering of future Douglas Library facility in Village Square

to pursue renewable water resources for the community. Potential issues regarding water supply were identified in 2003, and the Metro District sought to address the issues by exploring available water rights as a solution.

Land east of I-25 is located within the Parker Water and Sanitation District. The primary water source for this area is groundwater, however the expansion of the Rueter-Hess Reservoir provides additional storage capacity to meet growing demand. Water facilities include wastewater treatment plants, 45 shallow and deep wells throughout the Parker area, and water storage tanks.

With population growth throughout the Front Range putting pressure on water resources, it will be increasingly important to coordinate locally and regionally on water conservation efforts.

WILDLIFE

Open space areas within Castle Pines are undeveloped natural areas. The designated open space areas within and adjacent to the City provides an opportunity for native plant and animal species to grow in their natural environment with minimal human disturbance. The mixed grass prairie and high chaparral environment

provides a home to a variety of wildlife, birds, and native plants. While there are no delineated wildlife corridors within City boundaries, Castle Pines is located within the migratory range of several important species, including:

- Black bear, with a local concentration in the summer months;
- Elk, with a resident population on the west side of I-25 and overall range extending past the eastern City boundary;
- Mountain lion, with a large range but no local conflict points;
- Mule Deer, with a strong present in both the summer and winter months; and
- Pronghorn, with a specific range in the southeast of Castle Pines.

These spaces provide an array of benefits for residents including the creation of community buffers, the protection of scenic views and archaeological resources, and the enhancement of passive recreational opportunities. The location and provision of open space encourages wildlife habitat and movement, and should be preserved and enhanced as the City grows.



View of Rueter-Hess Reservoir (www.pwsd.org)



American Academy and Elk Ridge Park Football Field



City booth at Food Truck Frenzy

WHAT WE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

AMENITIES

The parks, trails, and schools are important community assets appreciated by all residents. Many residents indicated that the high quality of schools was a strong attraction and benefit to moving to Castle Pines. Community members take advantage of biking, hiking, running, and value the parks. While residents associate the parks, trails and open space with a high quality of life, residents are also quick to mention a strong need to increase the variety of amenities offered. First and foremost, this included a recreation center, though new sports fields, training facilities, and public pools were also suggested.

OPEN SPACE

The City's location provides the opportunity for the community to integrate wildlife corridors, open space, farms, parks, and trails, both in existing and new development. Many residents view Daniels Park, and other regional open space facilities as an extension of the trails and open space found within Castle Pines. Ensuring connectivity and continuity of trails and open space is an important value for the community.

VISUAL RESOURCES

Community members value the views and the existing visual separation between developed areas. This includes distinct views of natural vegetation, grasslands, rolling hills, and extensive open space. These areas function as a buffer between adjacent communities, neighborhoods, and serve a beneficial role for recreation and tourism.

GOALS AND POLICIES

Goal PR-1: Provide recreation, community, and educational facilities that serve the City's population and support a healthy and active community.

- PR-1.1 Support the creation of a recreation or community center to connect residents with recreation opportunities, holistic wellness, education, and provide a community gathering place for residents of all ages.
- PR-1.2 Locate any future recreation or community centers in a central and prominent areas to provide equitable access and connectivity for all residents.
- PR-1.3 Maintain a cooperative approach to planning for educational facilities.
- PR-1.4 Ensure safe, accessible, and prominent schools in the community.

Goal PR-2: Provide areas for open space, parks, trails, and wildlife corridors in all new developments that are accessible to all residents.

- PR-2.1 Expand the range of recreational facilities, programs, parks, paths, and open space accessible to residents of all ages, incomes and abilities.
- PR-2.2 Demonstrate adequate provision of neighborhood and community parks, trails, and recreational facilities in all new residential developments.
- PR-2.3 Coordinate with Denver Parks and Douglas County to connect and enhance accessibility to the regional trail and open space networks.
- PR-2.4 Conserve wildlife habitats, wildlife movement corridors, and habitat linkages through the provision of significant open space.

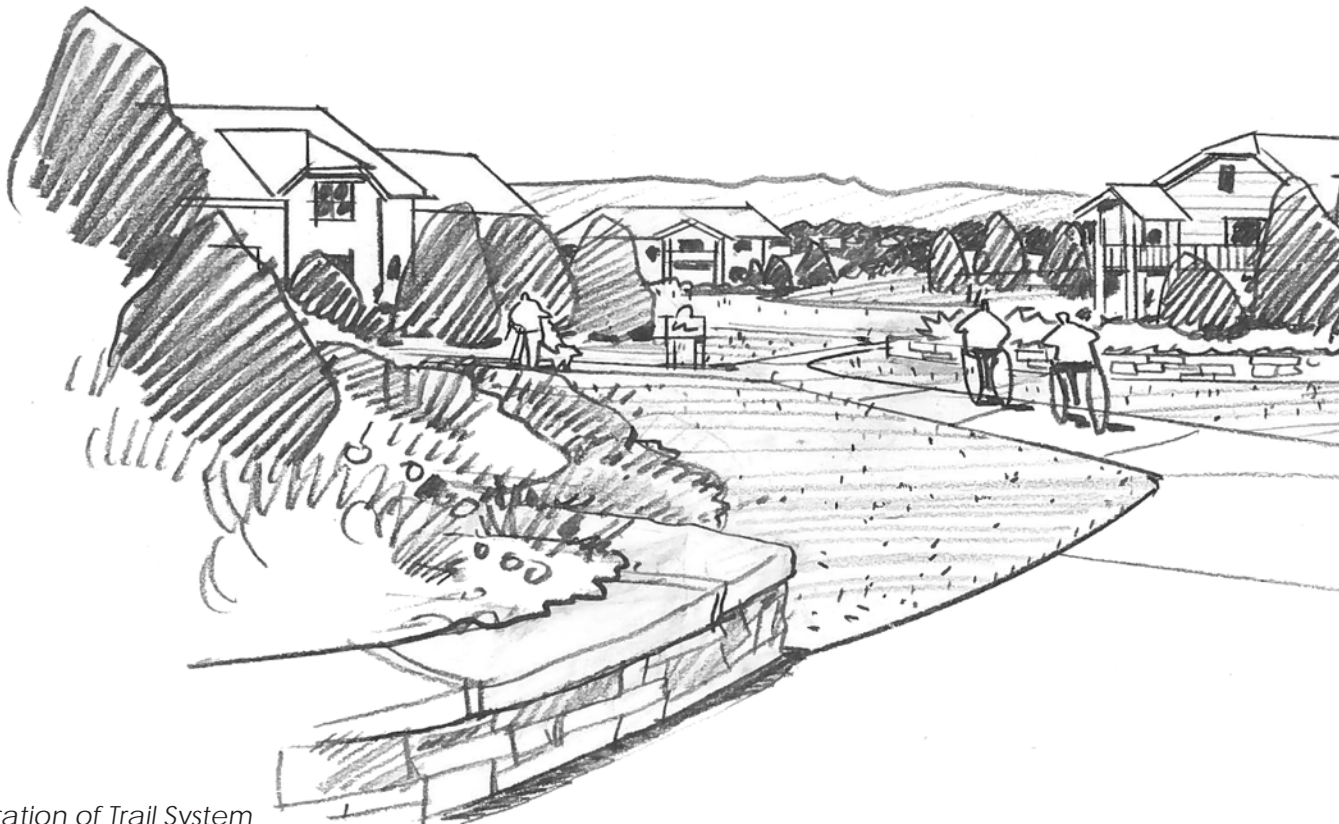


Figure 3. Illustration of Trail System

Goal PR-3: Conserve and maintain quality of resources and natural assets.

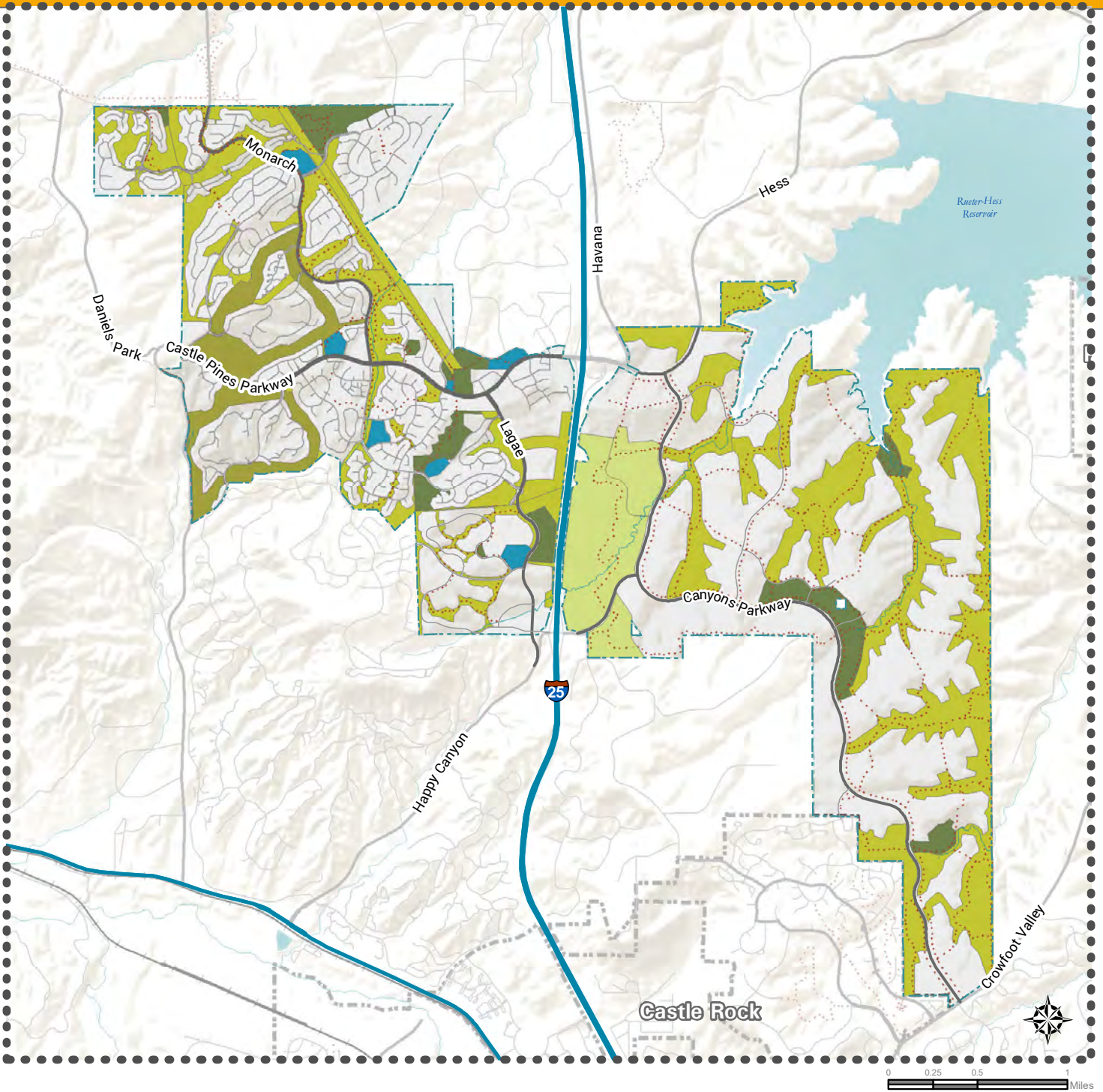
- PR-3.1 Coordinate regionally and locally on initiatives to improve air quality and protect water quality.
- PR-3.2 Minimize use of energy and resources in residential and non-residential construction, operation, and landscaping.
- PR-3.3 Ensure that new development maintains and improves water quality in accordance with all adopted clean water regulations.
- PR-3.4 Use “best management practices” (BMP) to control soil-erosion sediments.
- PR-3.5 Support opportunities for alternative and renewable energy utilization.

Goal PR-4: Consistently manage high quality of facilities and efficient delivery of recreation and water services.

- PR-4.1 Establish inter-agency coordination to ensure efficiency and reduce redundancy.
- PR-4.2 Create consistent set of high standards for parks and open space.



PARKS, RECREATION + AMENITIES FRAMEWORK



Legend

- | | | | |
|----------------------|------------|------------------|---------------------|
| Castle Pines | Railroad | Multi-Use Trails | Civic Amenities |
| Other Municipalities | Interstate | Park | Public/Quasi Public |
| Streams | Major Road | Golf Course | |
| Lakes | Local Road | Open Space | |
| | | Farm | |

ECONOMIC DEVELOPMENT

HIGHLIGHTS

- A high percentage (66.8%) of Castle Pines residents hold college or graduate degrees, making Castle Pines an attractive location for potential employers.
- Castle Pines' higher household income is indicative of a higher disposable income and capacity for increased spending on local goods and services.
- The majority of Castle Pines residents are employed outside of Castle Pines, which exacerbates retail leakage during the day.
- Over 12% of employed residents work from their home.

The population growth that Castle Pines anticipates in the future, requires a focus on job growth, as well as attracting and retaining business. Comprehensive plans can encourage economic growth using land use policies to retain and expand business in locations that provide optimal benefits to the community. This Plan establishes the blueprint for directing new growth and redevelopment into key areas where job centers and retail development will be most successful, and where the community can realize its full potential. Currently, very few residents stay in Castle Pines for meals and entertainment, even though the vast majority of residents shop for groceries in Castle Pines. This is due in large part to lack of business variety and local destinations, which opens up an opportunity for new economic development goals and strategies. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

95%
CASTLE PINES RESIDENTS
FREQUENTLY OR ALWAYS
SHOP FOR GROCERIES IN
CASTLE PINES

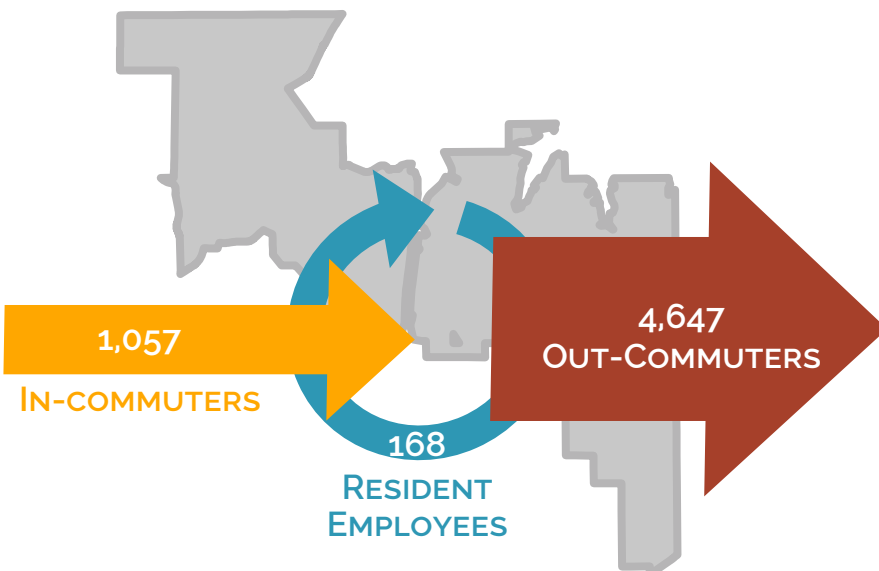
Source: 2012 Castle Pines Citizen Survey

OVERVIEW

EMPLOYMENT

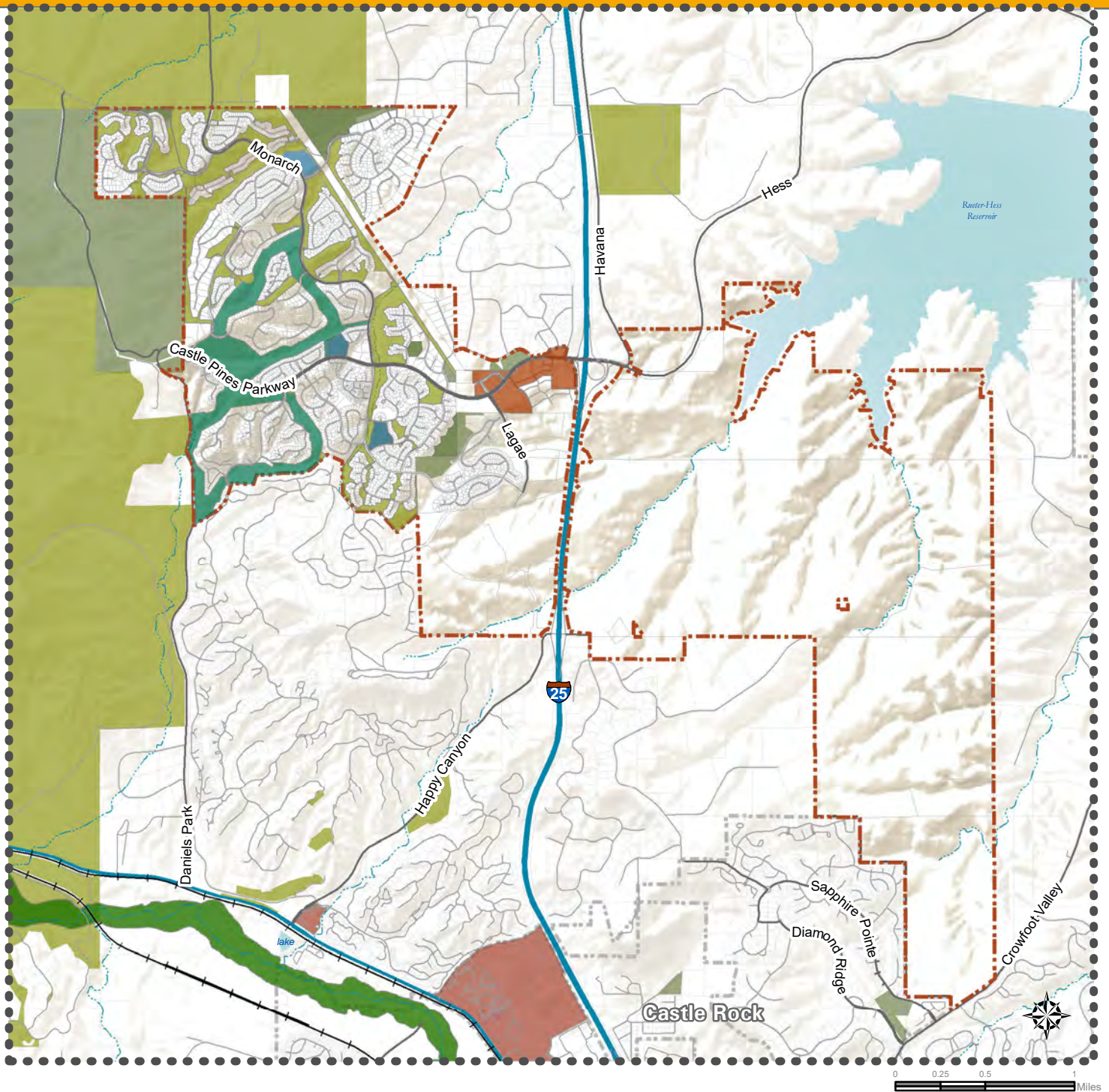
Of the Castle Pines residents in the workforce, an estimated 79.5% were employed outside the City of Castle Pines, according to the 2014 American Community Survey. The most common destinations for those commuters leaving the City include the City of Denver (22.9%), Centennial (8.8%), Greenwood Village (7.5%), and Castle Rock (6.7%).

While Castle Pines grew initially as a bedroom community, the challenge to retain retail, services, and entertainment indicates that the City can no longer depend upon the demand generated by a commuter economy alone. Castle Pines must become an attractive place to both live and do business in order for its commercial centers to set itself apart and compete regionally. According to the U.S. Census, the percentage of out-commuters has started to slowly decrease over the past decade, with more residents choosing to work within Castle Pines or out of their homes. Support for additional attractive and local employment opportunities would strengthen the local economy.



Source: 2014 American Community Survey

EXISTING COMMERCIAL AREAS



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

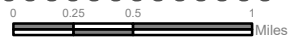
- Parcels
- Castle Pines
- Other Municipalities

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Commercial Area

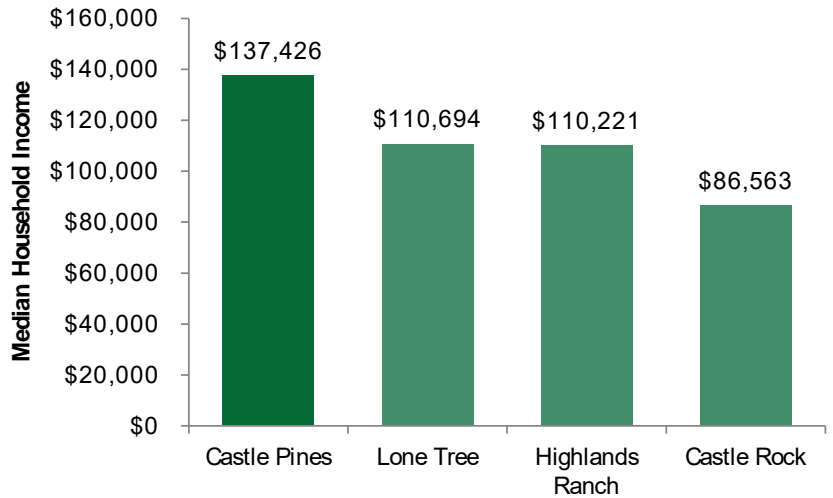
- Existing Commercial Area



HOUSEHOLD INCOME

The 2014 median household income in Castle Pines was estimated at \$137,426, with the median family income at \$158,398. The average Castle Pines household earns almost \$78,000 more than Colorado's median household income and \$84,000 more than the US median household income. Looking at peer communities of Lone Tree, Highlands Ranch, and Castle Rock, median household incomes are all significantly less, as shown in the graph to the right. A higher household income is indicative of a higher disposable income and capacity for increased spending on local goods and services. With goals that support and guide commercial growth, Castle Pines could capitalize on the subsequent sales tax revenue to help fund priority infrastructure projects and reinvest in community facilities.

2014 MEDIAN HOUSEHOLD INCOME



Source: 2014 American Community Survey

There is a strong correlation between higher education and increased earning potential, which may help explain why Castle Pines has a higher median household income compared to other area cities. With 66% of residents older than 25 holding a bachelor's degree or higher, the Castle Pines population has a higher educated population than its peer cities, too. Lone Tree is close behind at 65.2%, followed closely by Highlands Ranch at 62.1% and Castle Rock at 46.6%. With such a highly educated population, there is an opportunity to attract high-paying jobs to the area, or for residents to relocate their businesses to Castle Pines.

RESIDENTS HOLDING BACHELOR'S DEGREE OR HIGHER



Source: 2014 American Community Survey

REVITALIZATION AND DEVELOPMENT OPPORTUNITIES

The City is focused on providing retail and commercial opportunities for community residents. In a 2012 Citizen Survey, the majority of respondents indicated they make most of their purchases and personal services outside the City. There is an opportunity to revitalize existing commercial centers and create new destinations through development for local retail options.

Building on the new construction of the Castle Pines branch of Douglas County Libraries, the Village Square Revitalization seeks to encourage investment in the Village Square area, including land and streetscape improvements, as well as potential wayfinding and



Village Square Revitalization

traffic pattern improvements. Additionally, proposed developments at Lagae Ranch, Castle Pines Town Center, and The Canyons will add a total of 3 million square feet of mixed use, non-residential space to the existing Castle Pines commercial stock.

To support economic revitalization efforts the City should focus on the diversity of businesses and land uses, reinvestment in vacant properties, designing attractive and comfortable public spaces, and enhancing connectivity and accessibility to activity centers.

WHAT WE'VE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comments focused on the following:

RETAIL AND RESTAURANT OPPORTUNITIES

Many community members mentioned the need for more retail, service, and restaurant options. Some went further, asking for more unique or higher-end businesses. It is convenient to shop and eat in town, but retail has historically struggled in Castle Pines. A focus could be on local and neighborhood services, as well as bringing in diversified housing to support what the City already has. The Village Square area is not adequately filling the role as a downtown, and is generally considered a prime redevelopment opportunity.

COMMERCIAL OPPORTUNITIES

Participants agreed that it is important to have successful businesses on both sides of I-25 in order to have a successful commercial base in Castle Pines. The scale and type of this business tended to center around low-rise office and tech development. Additional campus-style employment, office space, and mixed-use residential buildings would help drive retail, as it would activate the commercial areas during the day and evening.



Local business: Dukes Restaurant



Interviews with local businesses: Daz Bog Coffee

GOALS AND OBJECTIVES

Goal ED-1: Foster a robust and resilient economy.

- ED-1.1 Support economic development programs and resources that support businesses of all sizes.
- ED-1.2 Balance neighborhood-serving businesses and low-rise urban office space.
- ED-1.3 Support additional business opportunities, such as incubator spaces, and attract successful entrepreneurs and small businesses looking to expand to new locations.
- ED-1.4 Continue consistent, high-quality development that visually bridges the existing and future areas of the City.
- ED-1.5 Create complementary activity centers that allow people to shop between them and not in isolation.
- ED-1.6 Encourage diverse forms of office, employment, and commercial land uses.

Goal ED-2: Establish vibrant and pedestrian-friendly community activity centers to encourage socialization, entertainment, and local events.

- ED-2.1 Encourage economic development activity by promoting higher densities and a mix of use within commercial centers.
- ED-2.2 Promote a multimodal transportation network that provides access to major collectors and arterial highways, transit stations, sidewalks, and trails, and links activity centers.
- ED-2.3 Design commercial centers to emphasize human scale and create pedestrian-oriented areas.
- ED-2.3 Enhance internal pedestrian circulation that links activity centers to residential development through a system of trails and sidewalks.
- ED-2.4 Design activity centers to reflect high-quality design that considers compatible scale, form, color, materials, and other architectural characteristics. Also see Goal LU-5 and Figure 1: Materials Palette.
- ED-2.5 Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.



Figure 4. Illustration of Downtown Farmers Market

Goal ED-3: Retrofit Village Square to create a stronger mixed-use downtown feel with unique sit-down restaurants, office, retail, and housing.

- ED-3.1 Encourage redevelopment at a higher intensity with clustered commercial areas to facilitate walkability.
- ED-3.2 Encourage retrofitting traditional auto-oriented retail centers to comfortably and safely accommodate pedestrian and bicycle connections.
- ED-3.3 Advocate for public outdoor gathering spaces as part of redevelopment efforts, providing places for community events and socializing.
- ED-3.4 Support and cultivate local and existing businesses to increase business retention.
- ED-3.5 Promote reinvestment, redevelopment, and adaptive reuse of under-performing or vacant commercial properties.
- ED-3.6 Foster a pro-business environment conducive to attracting a variety of retail, restaurant, service, and grocery options.
- ED-3.7 Improve shared parking access to serve largely simultaneous use of retail, office, and civic uses.

Goal ED-4: Promote fresh food production for health, food security, and economic opportunities.

- ED-4.1 Promote farmers markets and produce stands where appropriate.
- ED-4.2 Support local food production in appropriate residential locations for community gardens or small urban farms.

Parking Garage

Sunken Plaza

Connect to Open Space and Trails

Library and City Hall

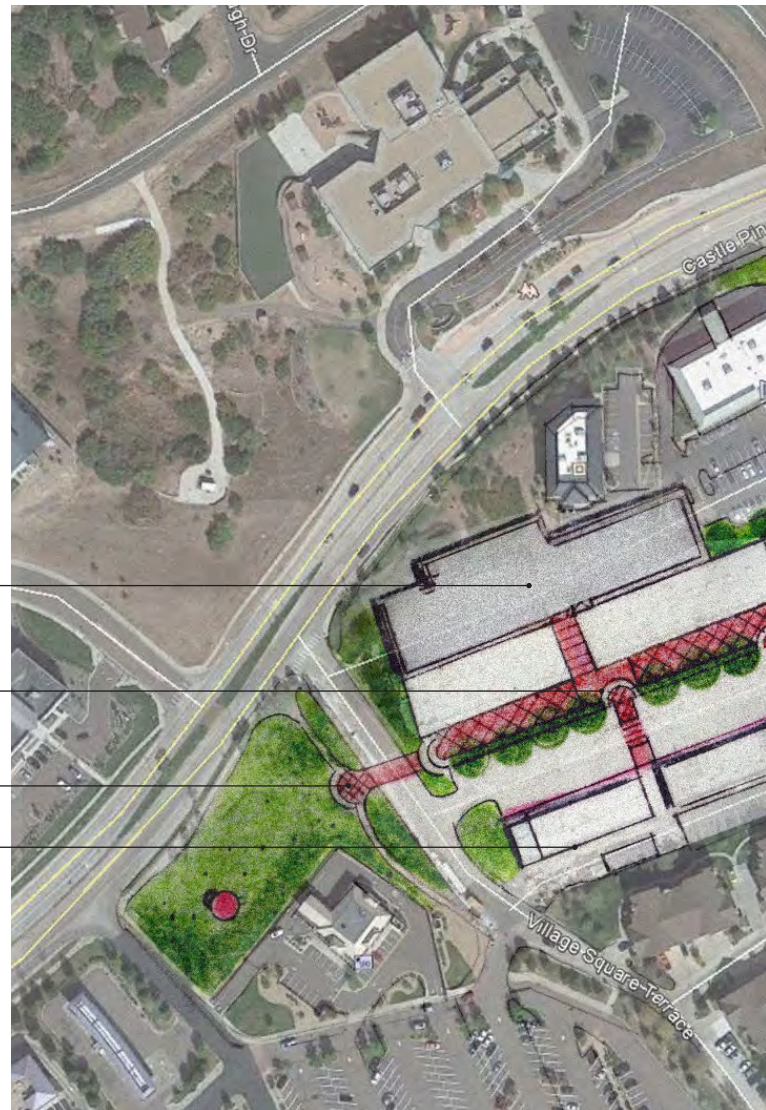
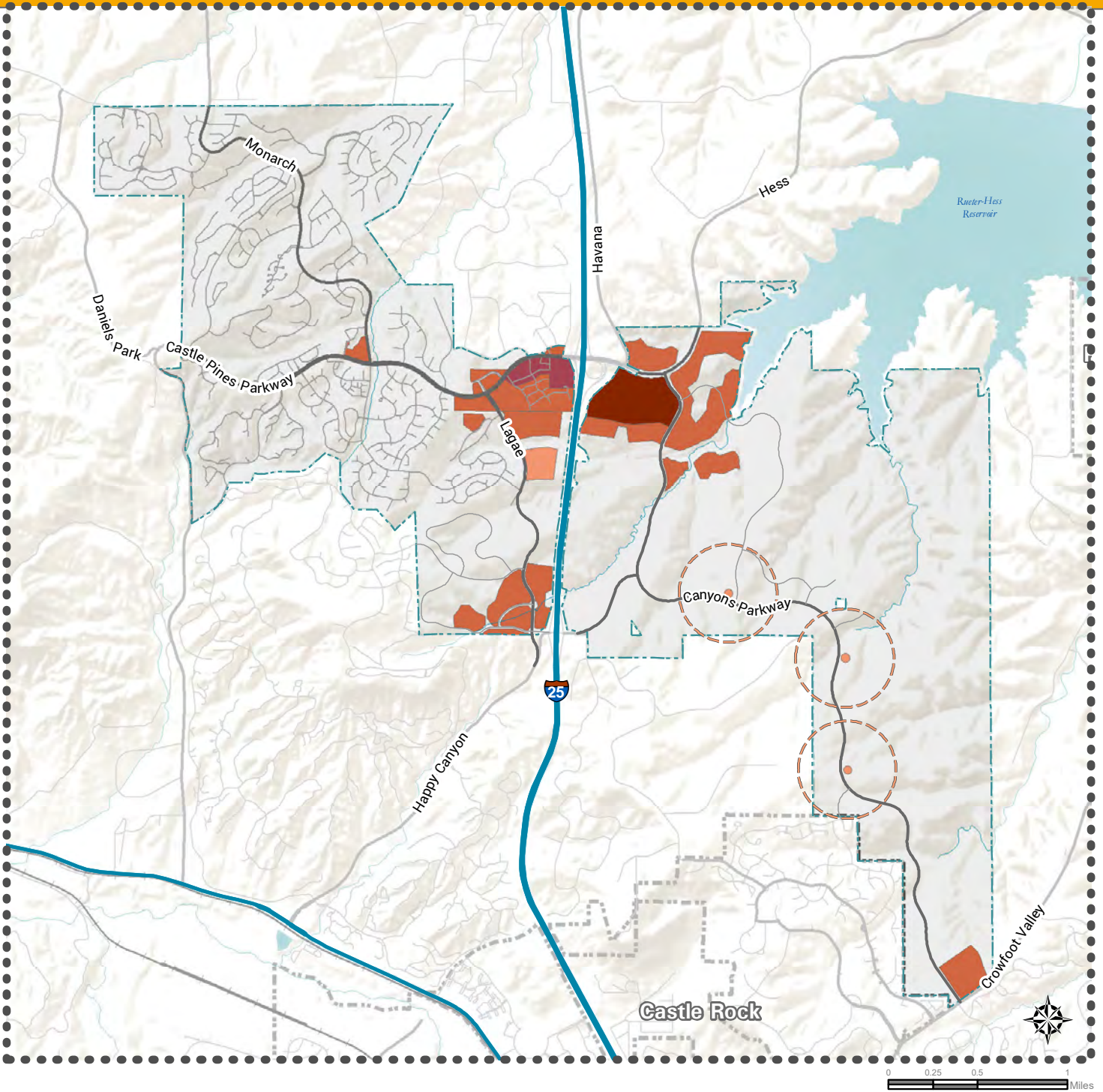


Figure 5. Downtown Retrofit. Intended only to show major concepts.



ECONOMIC DEVELOPMENT FRAMEWORK



Legend

- | | | |
|----------------------|------------|---------------------------------------|
| Castle Pines | Railroad | Mixed-Use Marketplace |
| Other Municipalities | Interstate | Mixed-Use Downtown |
| Streams | Major Road | Mixed-Use Community |
| Lakes | Local Road | Mixed-Use Neighborhood |
| | | 0.25 mile Mixed-Use Neighborhood Area |

HOUSING

HIGHLIGHTS

- Approximately 89% of Castle Pines housing stock has been built since 1990. Regionally, Castle Pines is younger than its peer cities of Lone Tree, Highlands Ranch, and Castle Rock.
- 85% of Castle Pines housing units are single family homes, and 83% of residents own their homes as opposed to renting. Both of these numbers are higher than those found in its peer communities.
- The average home price in Castle Pines is \$454,300 making Castle Pines more affordable than Lone Tree (\$471,400) but less affordable than Highlands Ranch (\$342,400) or Castle Rock (\$283,700).
- Future housing will need to take the aging population into account and provide appropriate options to them.
- Less than a third of Castle Pines households pay more than 30% of their household income, which is the national benchmark for affordability.

Housing diversity and affordability creates a stable and resilient community. Understanding development patterns and identifying the expected date of buildout helps forecast housing needs and affordability. The average number of people per household also helps project infrastructure and community services needs, such as schools and recreation programs. The following trend data provides insight about the future of Castle Pines and supports the Plan’s direction through goals and objectives detailed below.

95%
CASTLE PINES RESIDENTS

THINK CASTLE PINES IS A
GOOD OR EXCELLENT PLACE
TO LIVE

Source: 2012 Castle Pines Citizen Survey

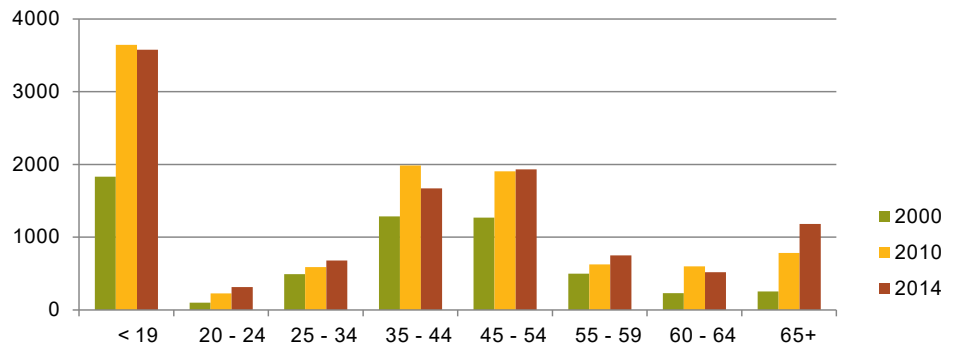
OVERVIEW

DEMOGRAPHICS

With a current population of over 10,600, the population in Castle Pines has leveled out in the past few years. Even with minimal growth since 2010, trends emerged in two age brackets: residents aged 35-44 and over 65 years old. As shown in the chart below, senior residents and retirees have proportionally grown the most of any other age group. There was also a decrease in residents between 35-44 years old, which could reflect the market changes following the Great Recession in 2008. These trends, overall, are indicative of a community that is still attractive to families and residents that are more inclined to stay in the area as they age.

Looking forward, the population of Castle Pines can expect to see an increase in its 65-and-older population. Douglas County and Castle Pines both saw an increase of over 50% in that age group between 2010 and 2014. This trend will impact housing demand as aging residents will start to downsize from large single family homes and move towards housing options such as accessory dwelling units (often called granny flats), higher-density rental developments, and supportive or assisted living opportunities. With 95% of residents thinking that Castle Pines is a good or excellent place to live, it will

POPULATION BY AGE (2000-2014)



Source: 2000 US Census; 2010 US Census; 2014 American Community Survey

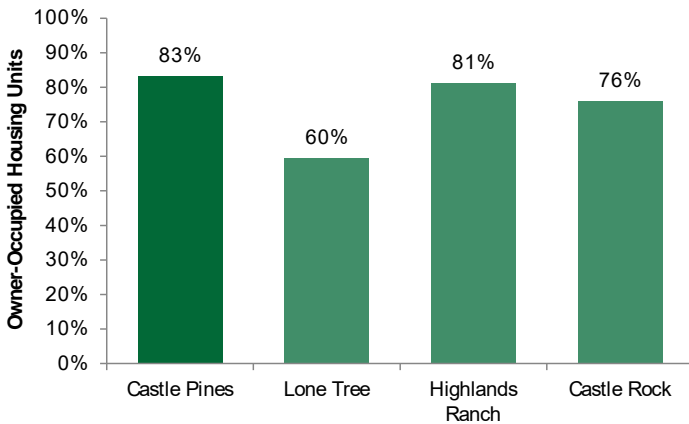
be increasingly important to provide options to this aging population, in terms of type, size, price, and location, so residents can continue to live in the community.



Nine in ten houses were built since 1990.

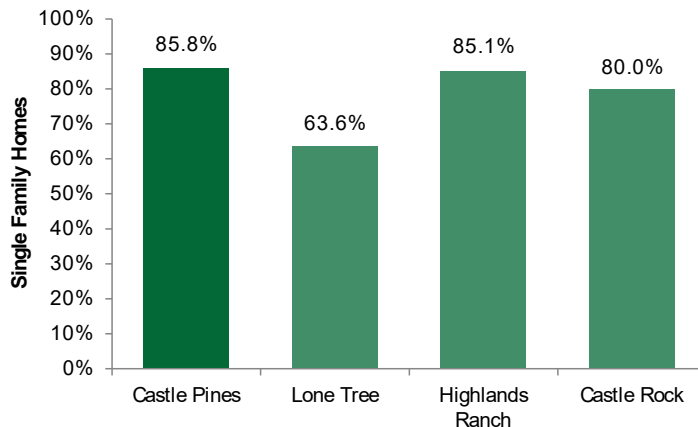
Source: 2015 Douglas County Assessor

OWNER OCCUPIED HOUSING UNITS



Source: 2014 American Community Survey

SINGLE FAMILY HOMES



Source: 2014 American Community Survey

HOUSING AGE

Housing age is the best proxy for measuring housing conditions. As illustrated in the graphic to the left, 89% of the housing in Castle Pines was built between 1990 and 2015. Compared to the neighboring municipalities of Lone Tree, Highlands Ranch, and Castle Rock, Castle Pines has the newest housing stock overall. This indicates that the housing stock does not need significant reinvestment at this time.

HOMEOWNERSHIP

In addition to housing age, homeownership is an important metric that can reveal certain demographic trends such as life stage, income level, and duration of residence. Affluent suburban communities such as Castle Pines tend to have relatively high homeownership rates. The chart to the left shows homeownership rates in Castle Pines compared to its three peer communities. With the current high ratio of owner occupied housing, the City's neighborhoods are seen as stable with minimal occupant turn-over. Rental housing can also be an attractive option to a variety of residents, whether it be a young family still looking for their first home or senior residents that prefer minimal maintenance demands. Supporting a diversity of ownership options provides flexibility for residents to stay in the community as their lifestyles evolve.

HOUSING TYPE

Within a suburban context, homeownership is often correlated with housing type as the majority of owner-occupied units are single family houses rather than multifamily buildings. The chart to the left shows the percentage of Castle Pines housing units that are single-family homes compared to its peer communities. Castle Pines has the highest percentages of single-family homes, nearly all of which are owner occupied.

As the Denver metro region continues to grow, the number of multifamily units is expected to increase, especially in areas close to regional transit, services, and employment opportunities. Preparing for the regional demand for multifamily housing is important for Castle Pines, while maintaining the character of existing single family neighborhoods. The City's goal is to focus higher density residential development within commercial activity centers, and near transportation and services.

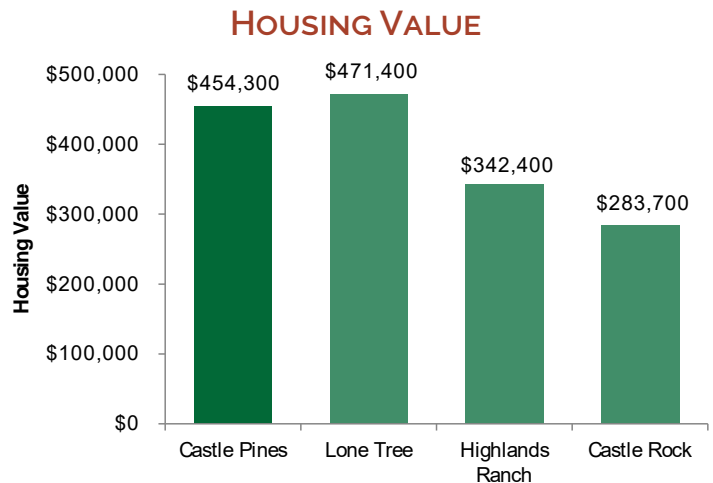
HOUSING VALUE AND AFFORDABILITY

Median home value is another useful metric for evaluating current housing conditions within a community. While a range of values exists within any community, the median value provides a useful way of comparing the affordability of different locations.

The Housing Value chart shows the median home values for Castle Pines and its neighboring communities. As of 2014, the median home value in Castle Pines was estimated at \$454,300 which is lower than the median home value in Lone Tree but significantly higher than the median value in both Highlands Ranch and Castle Rock.

Affordable –or attainable– housing is defined by the Federal Government as housing that costs no more than 30-35% of a household’s gross income. Based on estimates from the 2014 American Community Survey, the housing market is relatively affordable for current Castle Pines residents; less than a third of Castle Pines households spend more than 30% of their household income on housing costs, and over half of households pay less than 20% of their household income. The estimated median monthly housing costs for Castle Pines households is \$2,288, which is almost a \$1,000 less than households in Castle Pines Village, but \$500 more than Highlands Ranch households.

Continuing the diversity of price-points, housing types and ownership options will support the continued affordability for residents.



Source: 2014 American Community Survey

WHAT WE’VE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

HOUSING DIVERSITY

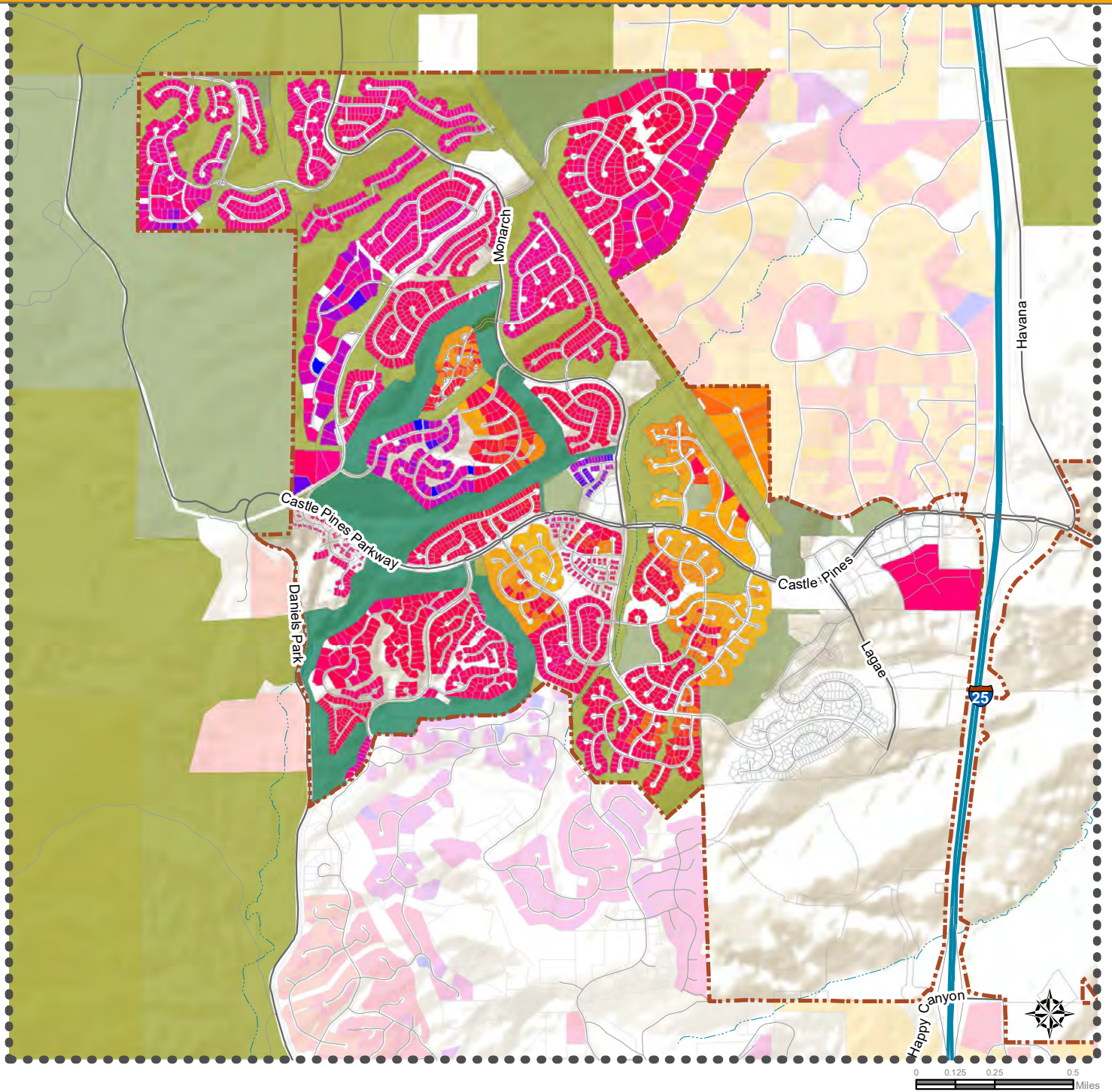
Castle Pines currently identifies as a stable single-family area with invested homeowners. While consistent quality of development is expected, new housing could introduce diversity of density and style to create unique neighborhoods. New housing opportunities could include semi-retirement and high-end multifamily homes. To many community members, neighborhoods composed primarily of single-family homes support the character of the community.

HOUSING OPPORTUNITIES

The trends toward an aging and attractive retirement community indicate a wider range for mixed housing types, density, and price range. Castle Pines should be a place for all life cycles, including housing for new families as well as aging seniors.



YEAR BUILT FOR EXISTING HOUSING



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

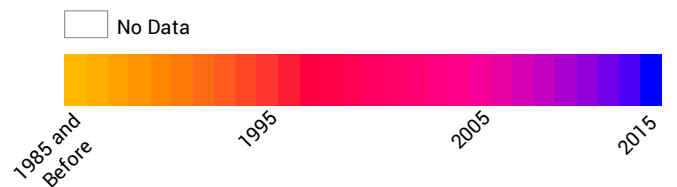
Boundaries

- Parcels
- Castle Pines
- Other Municipalities

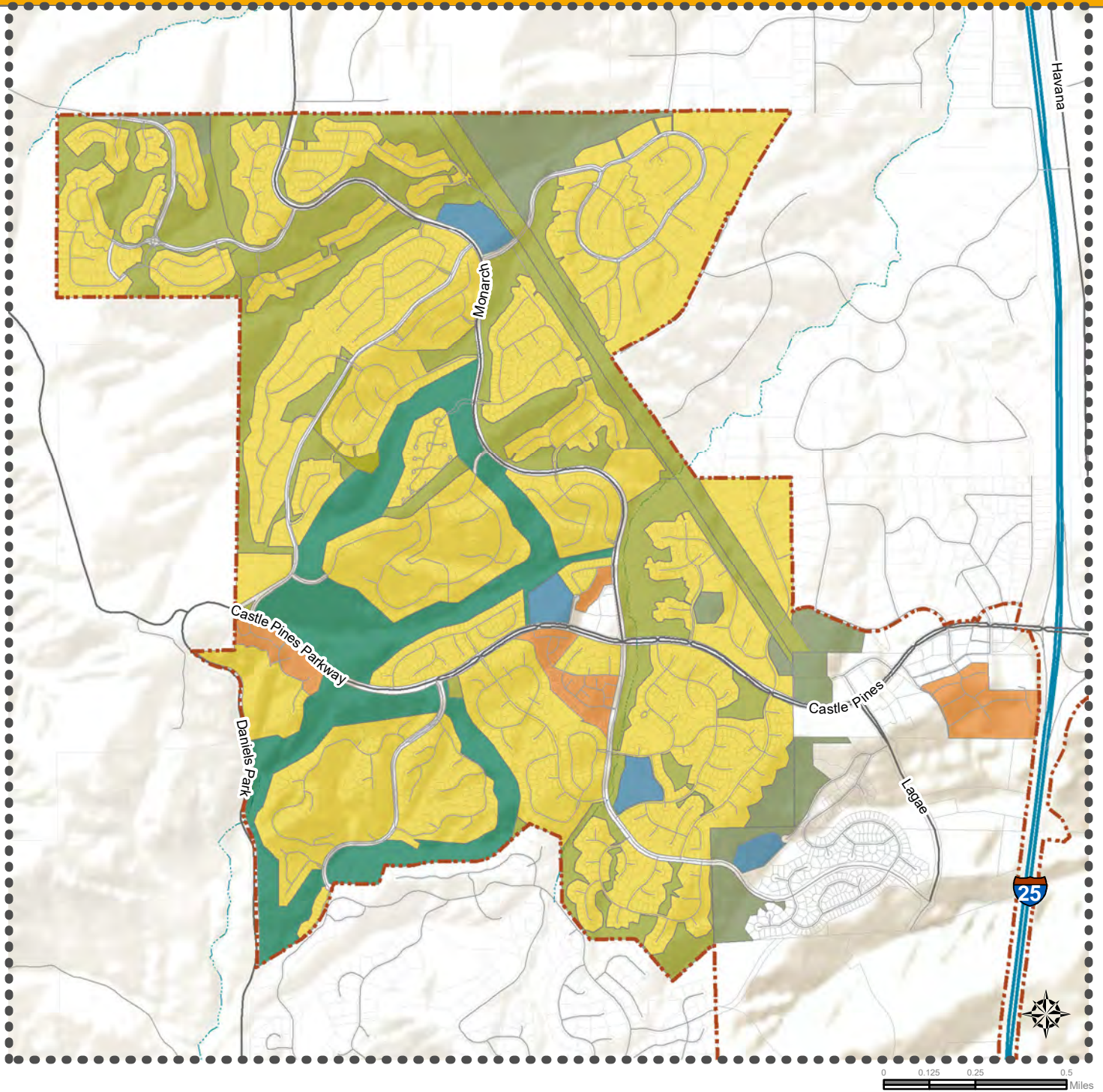
Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Year Built



EXISTING NEIGHBORHOODS



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

- Parcels
- Castle Pines
- Other Municipalities

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course

Housing Type

- Multifamily
- Single Family



GOALS AND OBJECTIVES

Goal H-1: Build on the small town and friendly feel of neighborhoods and align new housing with community values.

- H-1.1 Establish design and connectivity standards that ensure aesthetic and connected neighborhoods.
- H-1.2 Maintain character of single-family and large-lot neighborhoods.
- H-1.3 Preserve environmental and visual resources through clustered development patterns and open space standards.
- H-1.4 Transition the density of housing within Mixed-Use Community areas using the lower density range adjacent to existing residential neighborhoods. See Mixed-Use Category Table 3.1.

Goal H-2: Provide a balance of diverse, high-quality housing that incorporates a range of type, design, and density and appeals to families, singles, and seniors.

- H-2.1 Accommodate upscale, multifamily housing opportunities within and adjacent to commercial areas.
- H-2.2 Support the provision of lifestyle communities for older residents with appropriate housing, green space, and amenities.
- H-2.3 Locate senior housing and assisted or independent living facilities close to community facilities and transportation options.



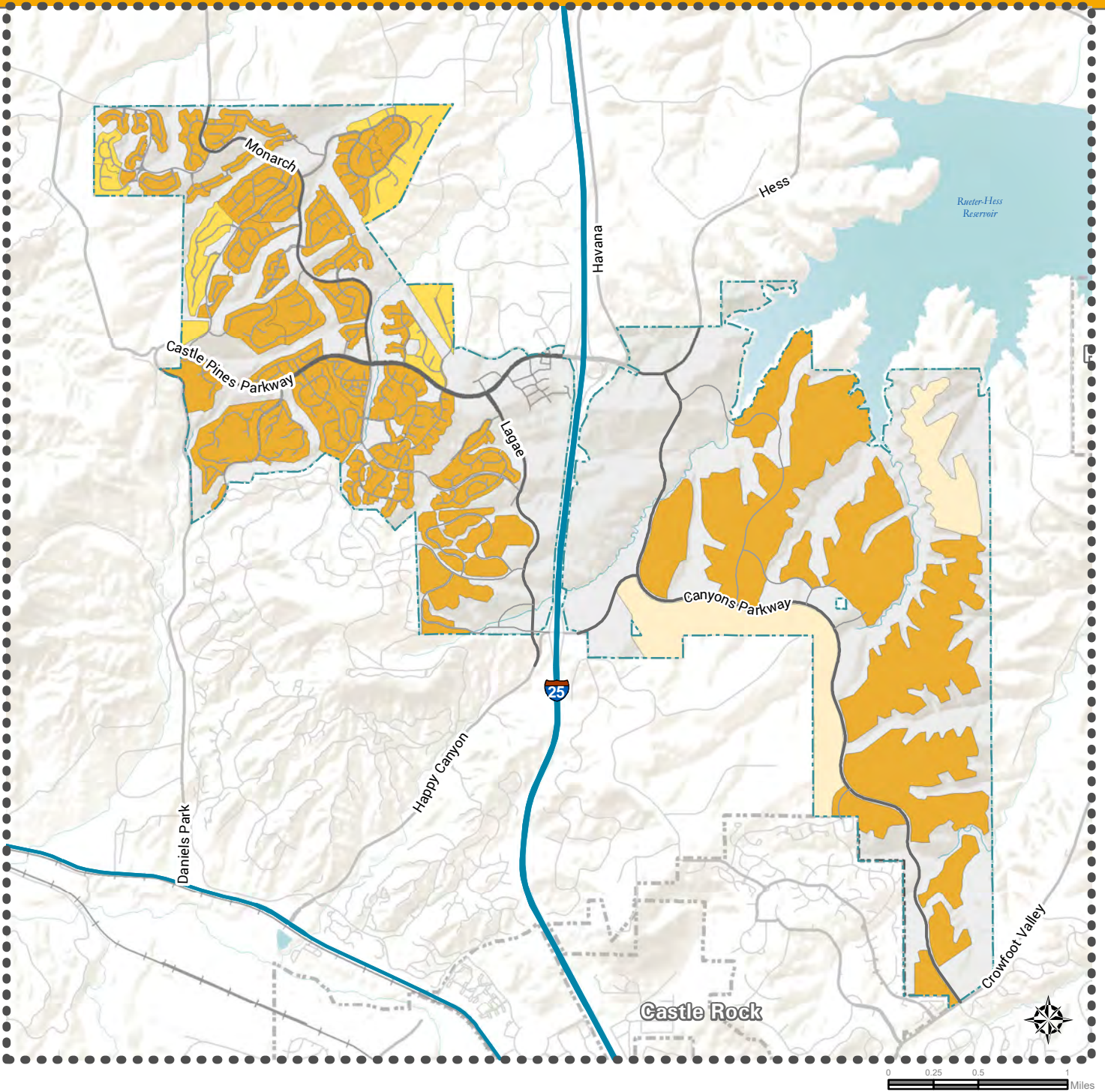
Figure 6. Illustration of Housing Diversity

Goal H-3: Support housing that meets the financial needs of current and future residents.

- H-3.1 Strengthen a mixed housing stock with a range of housing sizes and price points.
- H-3.2 Encourage the provision of primary or accessory housing types that facilitate aging in place.
- H-3.3 Support opportunities for high-quality attainable housing in proximity to activity centers, transportation and services.



HOUSING FRAMEWORK



Legend

- | | | |
|----------------------|------------|---------------------------|
| Castle Pines | Railroad | Neighborhood Village |
| Other Municipalities | Interstate | Neighborhood Estate |
| Streams | Major Road | Neighborhood Conservation |
| Lakes | Local Road | |

TRANSPORTATION

HIGHLIGHTS

- The lack of convenient transit options and distance that residents commute has resulted in more than three quarters of the Castle Pines workforce commuting to work alone in a privately owned vehicle (81.1%).
- The transportation network will need to balance vehicular mobility with an ability to conveniently and safely walk and bike between destinations.
- Population growth will increase traffic volumes, necessitating improvements to existing roads, construction of new roads, and additional travel options.
- Transportation options will be needed to help resident seniors remain mobile and attract younger residents who prefer alternative modes of transportation.

A well-balanced, well-maintained transportation system is critical for sustaining high quality of life. With the anticipated growth of Castle Pines, the high number of residents commuting outside the City, and the limited transit options, challenges can be expected of the existing transportation network. In addition, transportation preferences are shifting. Car ownership rates and vehicle miles traveled in the United States have decreased in recent years, while alternative modes such as bicycle commuting, car sharing, and transit ridership has increased. Investing in alternative transportation modes provides Castle Pines an opportunity to make infrastructure improvements that will appeal to both current and future residents as the community grows. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

85%
CASTLE PINES RESIDENTS

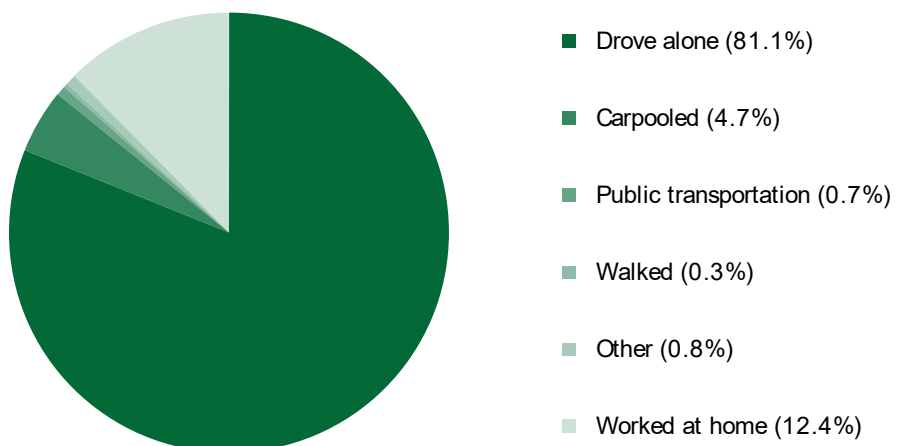
**THINK THE AVAILABILITY
OF PATHS AND WALKING
TRAILS IN CASTLE PINES IS
GOOD OR EXCELLENT**

Source: 2012 Castle Pines Citizen Survey

OVERVIEW

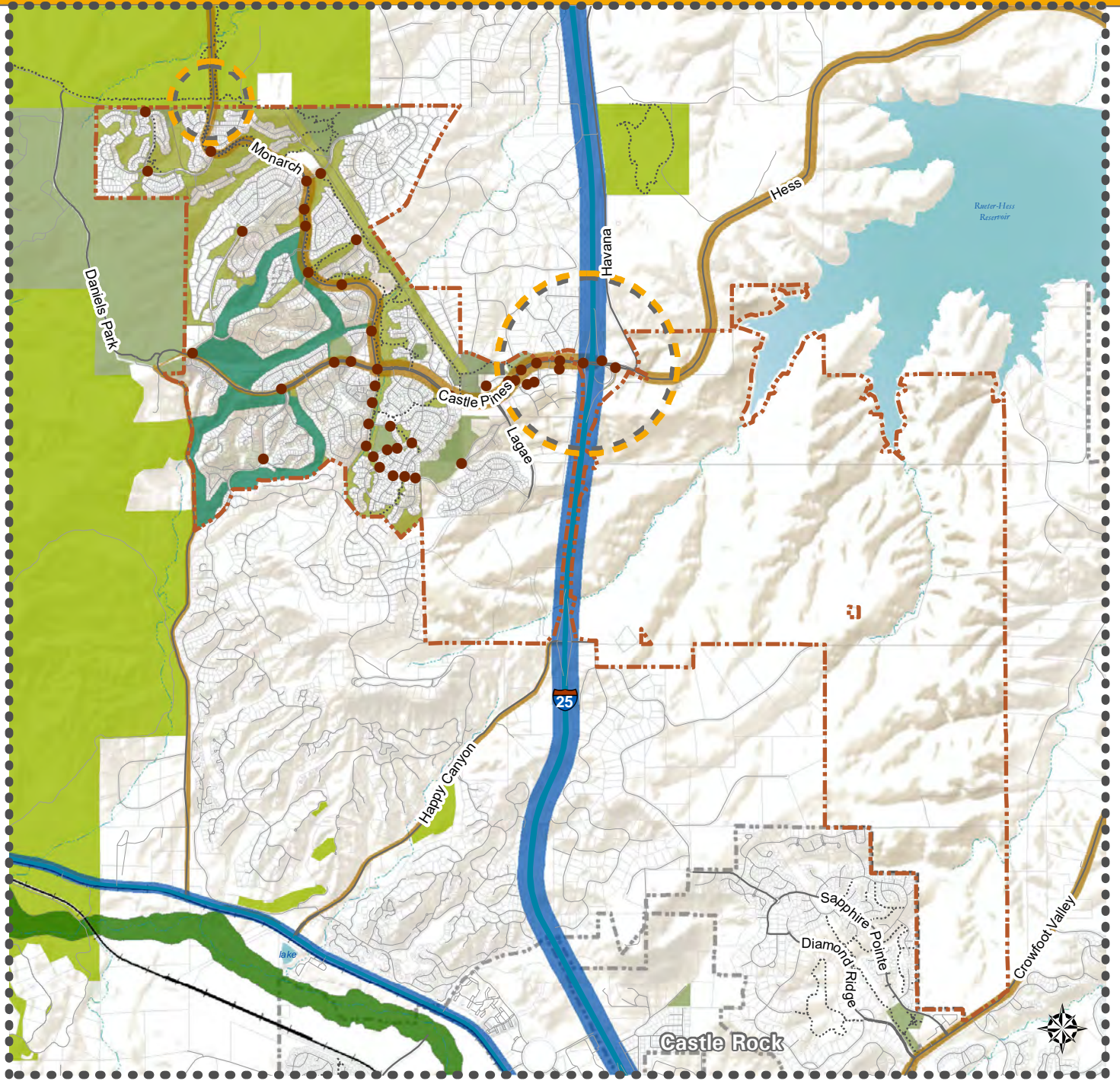
COMMUTING

Four out of five Castle Pines residents commute to work alone in a privately owned vehicle, according to the 2014 American Community Survey. This is, in large part, due to the lack of convenient transit options and distance that residents commute. Close to 6.5% of the workforce commutes to work through carpooling, walking, public transportation, and other means. The remaining 12.4% of Castle Pines workers work from home. With the addition of FasTracks Light Rail Stations in Lone Tree, the number of residents using transit to commute may start to increase in the coming years.



Source: 2014 American Community Survey

EXISTING TRANSPORTATION INFRASTRUCTURE



Transportation

- Railroad
- Interstate
- Major Road
- Local Road
- Gateway

Boundaries

- Parcels
- Castle Pines
- Other
- Municipalities

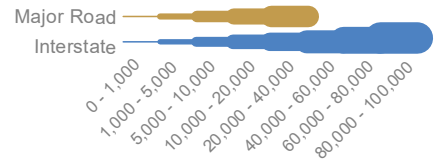
Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Pedestrian

- Cross Walks
- Existing Trails

Average Annual Daily Trips





Interstate 25 interchange at Castle Pines Parkway



Circulation in Village Square



Residents bicycling on paved trail

STREET NETWORK

The City of Castle Pines maintains 36 miles of roads, with additional private roads maintained by other organizations. Snow removal on City roads is a priority for both safety and economic reasons, and the City currently contracts with a private provider for snow removal services. The current contract provides up to 10 trucks, based on community needs.

The interchange at Castle Pines Parkway and Interstate 25 (I-25) is the largest community entryway, serving over 24,000 daily trips. Monarch Boulevard is the other major arterial in and out of Castle Pines, which serves closer to 10,000 daily trips. The anticipated roadways within the Town Center, Lagae Ranch, and The Canyons developments will provide direct access to the Happy Canyon Road interchange at I-25. This is an opportunity to establish and design another community gateway while helping to distribute traffic through a looped road system, as an alternative to Castle Pines Parkway.

TRANSIT ACCESSIBILITY

Denver Regional Mobility and Access Council provides limited free and low-cost transportation options to local citizens with mobility challenges. Neighbor Network organizes community volunteers to act as drivers for senior citizens and people with disabilities within the Douglas County/Denver Metro area.

A carpool lot exists at the I-25 interchange at Castle Pines Parkway, supplying parking for 108 vehicles, although no bus service is currently provided. According to the 2014 American Community Survey, an estimate of 0.7% of Castle Pines residents use public transportation to get to work, a rate that has increased from 0.5% in 2012. Currently, the closest connection to transit is the Lincoln Station in Lone Tree. This station connects the E and F light rail lines as well as the 403 and 410 bus lines, managed by the Regional Transportation District (RTD). The expansion of the FasTracks light rail system south to the future RidgeGate Parkway Station and through the City of Aurora will provide Castle Pines residents an alternative connection to the Denver International Airport. Even though Castle Pines does not currently belong within the RTD boundary, the proximity and trends toward regional transit provide an opportunity for the City to pre-position certain locations for future transit access and park n' rides.

BICYCLE AND PEDESTRIAN CONNECTIVITY

Castle Pines offers 14 miles of trails, and sidewalks on most residential streets. The off-street bicycle trails are not all connected, which prohibits their use for commuting purposes. While Castle Pines has many paved trails and sidewalks for a city its size, most of the crosswalks are limited to areas surrounding schools and major intersections, and there are significant gaps in sidewalk connections, often with sidewalks only on one side of the street. Recommendations to pedestrian facilities found in the *2011 Multi-Modal Enhancement Plan* include new and enhanced pedestrian crossings with raised medians, raised crossings, and sidewalk connections. Many of the recommended projects have been built. To enhance the bicycle network, new bike lane signing and pavement markings on major roads are recommended.

Due in part to the physical separation between residential neighborhoods and commercial destinations, most Castle Pines residents require a car for daily errands. The walkability of a community is generally influenced by the mix and proximity of walkable destinations, as well as pedestrian friendliness, such as block length and intersection density.

walk•a•bil•ity: (noun)

The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying or spending time in an area.

WHAT WE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

TRANSPORTATION INFRASTRUCTURE

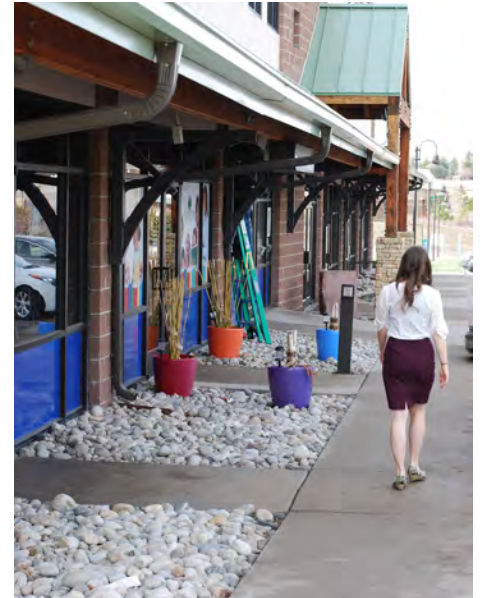
With a plan that sets up the vision for how the community develops over the next 20 years, it is important to plan for future transportation and infrastructure needs beyond what is needed today. Currently, increasing traffic congestion is a big concern, especially as anticipated development increases the demand on infrastructure. The two I-25 interchanges should be reconfigured to include bike lanes and easy pedestrian access between commercial areas in Castle Pines. Certain arterial roadways that pass through residential neighborhoods may need to implement traffic calming measures. There are also any concerns with traffic light timing and congestion issues at school sites.

BICYCLE AND PEDESTRIAN INFRASTRUCTURE

The provision of sidewalks and bike lanes is an important feature of creating a friendly town feel. Specifically, sidewalk and bike connections should be made between shopping areas and neighborhoods, as well as between schools and the neighborhoods that they serve. Many people already ride their bikes and walk around town for recreation, and the trails are becoming very popular. Enhanced regional bike route connectivity would be a community asset.

TRANSIT OPPORTUNITIES

Regional connections to transportation hubs are important considerations in the long-term. The proximity of the new RidgeGate Parkway Station in Lone Tree is exciting for many residents, as it highlights alternative transportation modes that will become increasingly relevant as residents age. Not currently belonging in the Regional Transportation District (RTD) boundary is the first challenge in considering direct bus and light rail connections to Castle Pines. The higher elevation of Castle Pines would pose an additional concern for light rail connections in the future. Shuttle services have been recommended as an interim measure to connect residents to regional transit options.



Sidewalk in front of shops at Village Square

GOALS AND POLICIES

Goal T-1: Visually reinforce the City's sense of community and distinct identity at gateways and along public right-of-ways.

- T-1.1 Integrate aesthetic gateway features at major entrances to Castle Pines and at entrances to neighborhoods with landscaping, design, and entrance signage. See Transportation Framework Map for gateway feature locations, and Figure 11: Materials Palette for recommended materials and colors.
- T-1.2 Create community-defining streetscapes along arterials and collectors using plantings, lighting, public art, or special paving.

Goal T-2: Develop an efficient, multi-functional transportation network designed to ensure safety, promote user access, and facilitate cost-effective operations and maintenance.

- T-2.1 Encourage road connectivity between adjoining neighborhoods and community facilities and services by connecting local and collector streets, where appropriate, and minimizing the development of cul-de-sacs.

- T-2.2 Ensure consistency between the Douglas County 2030 Transportation Plan, Denver Regional Council of Governments (DRCOG) 2040 Regional Transportation Plan, and local transportation plans.
- T-2.3 Coordinate with Douglas County Schools to improve bike, pedestrian and vehicle circulation, traffic facilities, and access issues at peak times around existing and future school sites.
- T-2.4 Support traffic calming and streetscape design on local streets to reduce traffic speeds while increasing the comfort and safety for pedestrians and bicyclists.
- T-2.5 Uphold the quality and maintenance of local and arterial roadways.
- T-2.6 Provide adequate primary, secondary, and emergency road connections for all neighborhoods.
- T-2.7 Strengthen the residential character outside of mixed-use areas through enhanced arterial road design using smaller lane widths, additional landscaping, and pedestrian crossings.
- T-2.8 Enhance vehicular and pedestrian connectivity and mobility within all Mixed-Use land uses by designing smaller blocks with a fine grain street network.

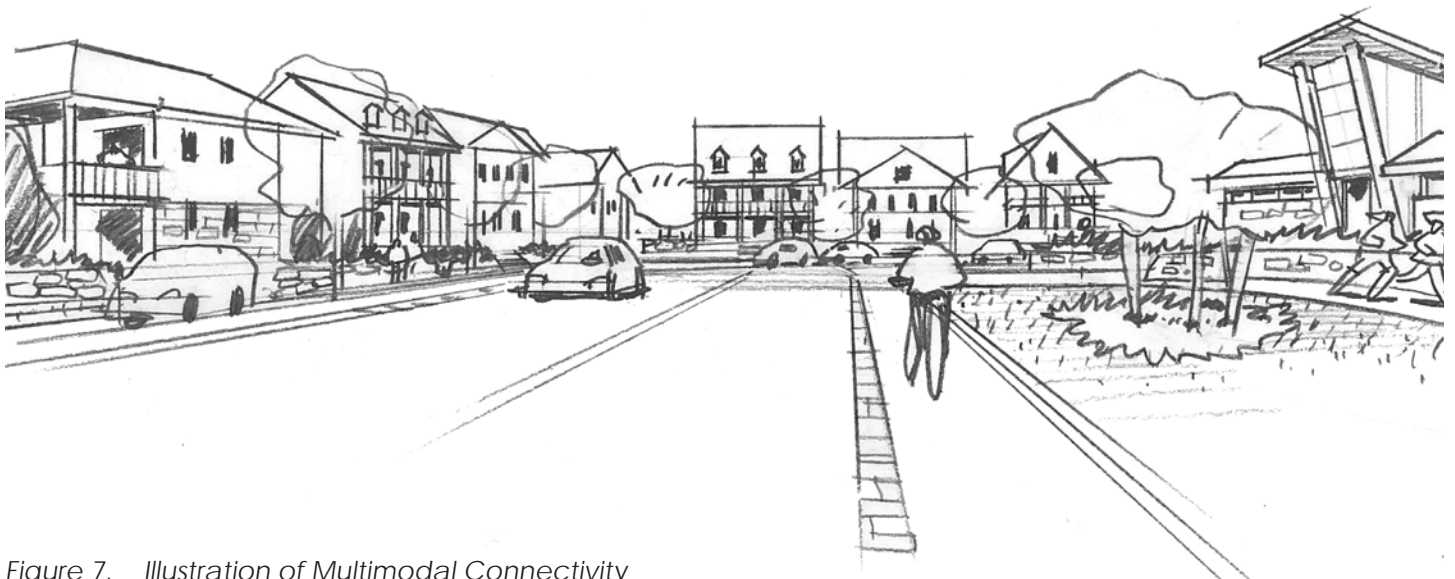


Figure 7. Illustration of Multimodal Connectivity

Goal T-3: Increase pedestrian and bicycle connectivity, accessibility, safety, and comfort.

- T-3.1 Create a continuous paved path system around the City, connecting neighborhoods, parks, schools, and commercial areas, and providing access to regional recreation facilities such as the Rueter-Hess Reservoir and the regional trail system.
- T-3.2 Provide landscaped medians within arterials streets, where possible, to provide safety islands where pedestrians can pause when crossing the streets.
- T-3.3 Complete a system of connected on-street and off-street bicycle facilities along or parallel to major roads.
- T-3.4 Create comfortable and safe pedestrian connections and crossings that encourage walking.
- T-3.5 Establish street standards for the provision of bicycle and pedestrian improvements in all new developments.
- T-3.6 Continue to implement sidewalk, crossings, and bike lane improvements recommended in the *Multi-Modal Enhancement Plan for Castle Pines Parkway and Monarch Boulevard*.

Goal T-4: Position the community for future public transit connections and commuting alternatives that reduce traffic congestion.

- T-4.1 Anticipate potential rail expansion, transit facilities, and park n' rides within Mixed-Use Downtown and Mixed-Use Market areas.
- T-4.2 Encourage transit-supportive densities and mixed-use development near the interchange of I-25 and Castle Pines Parkway.
- T-4.3 Support multimodal transportation solutions to connect residents to the nearby Regional Transportation District (RTD) light-rail stations and bus facilities.

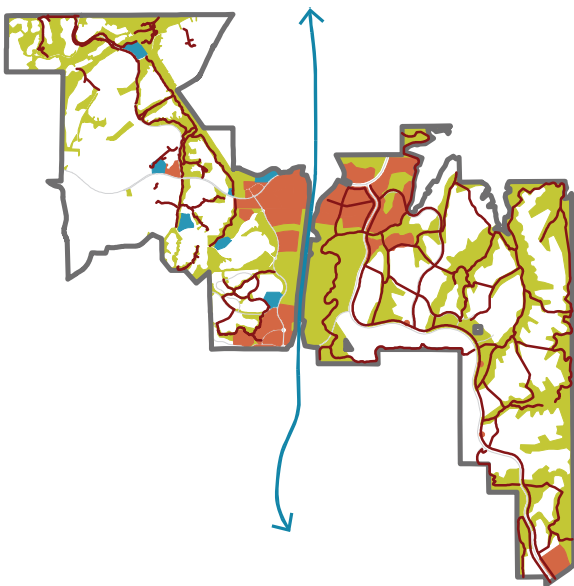
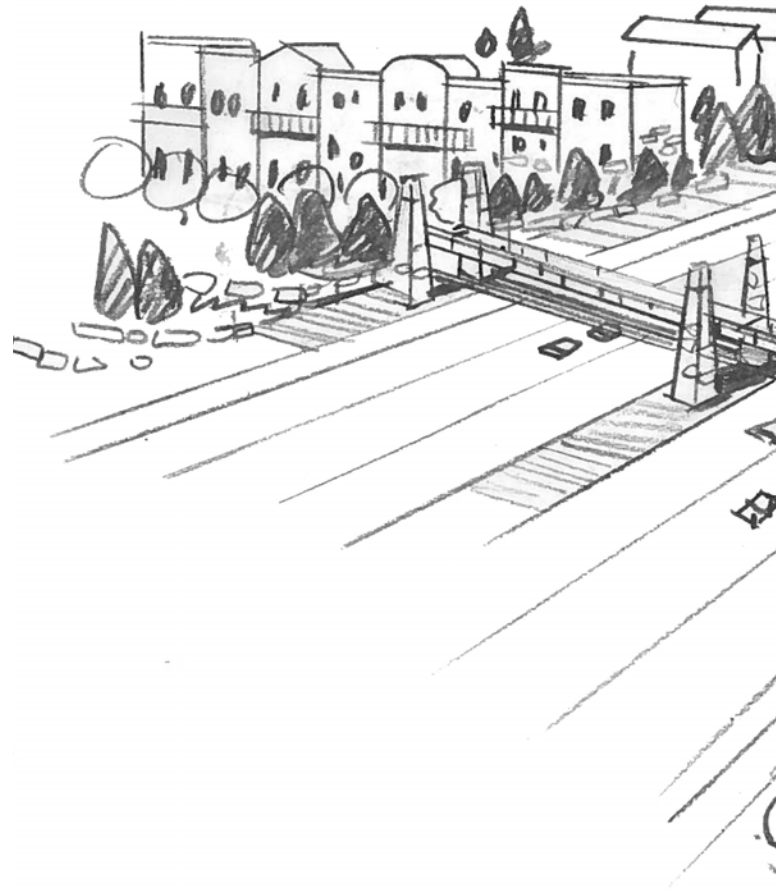


Figure 8. Diagram of Trail Connectivity

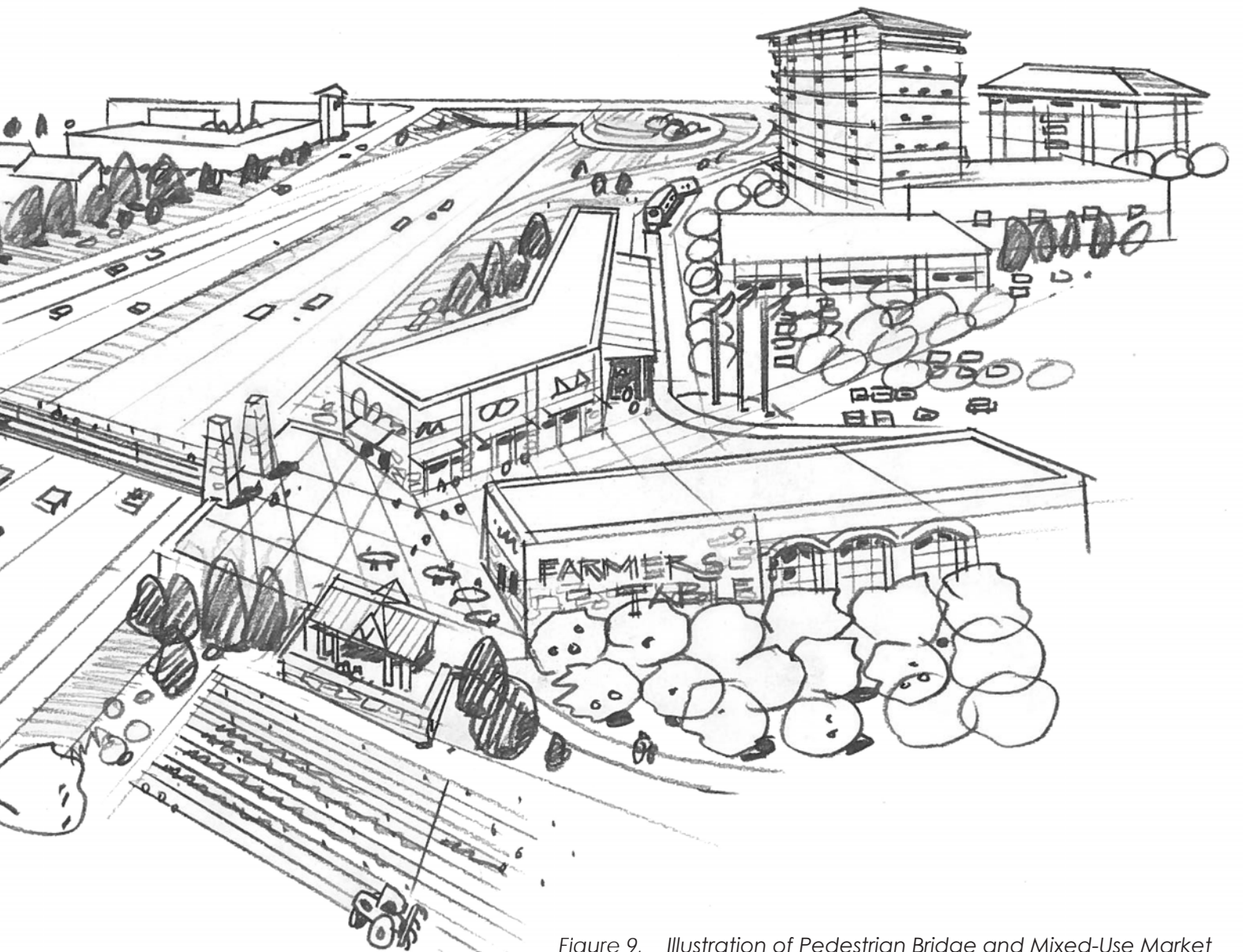
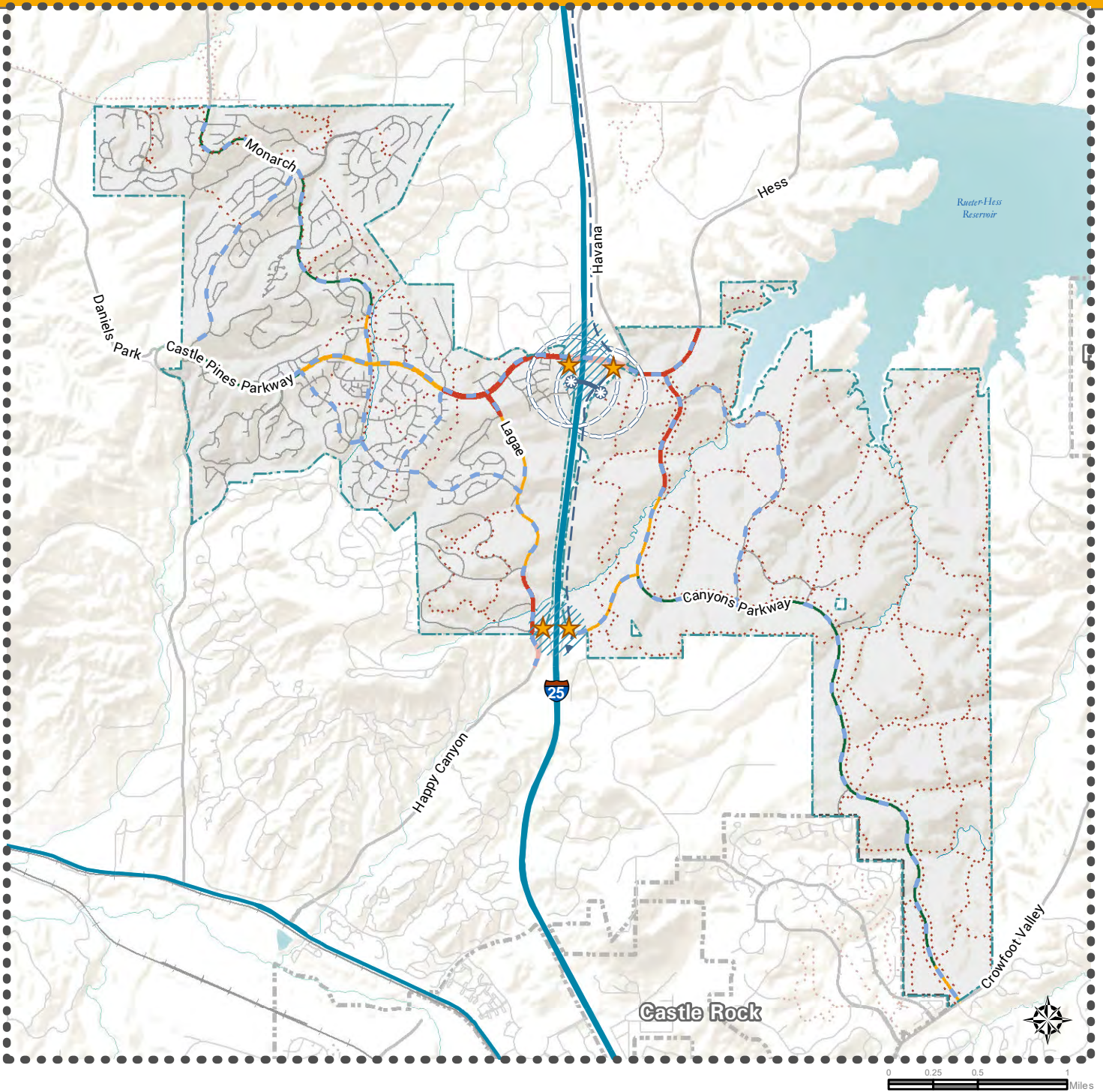


Figure 9. Illustration of Pedestrian Bridge and Mixed-Use Market

TRANSPORTATION FRAMEWORK



Legend

- | | | | | |
|----------------------|---|--------------------|------------------------------|--------------------------|
| Castle Pines | Street Network | Ped/Bike Network | Transit Network | Enhancements |
| Other Municipalities | Interstates | Multi-Use Trails | Transit Station/Park-n-Ride | Gateway Features |
| Streams | Other Major Roads | Pedestrian Bridge | Transit-Oriented Development | Interchange Improvements |
| Lakes | Local Roads | Bicycle Facilities | Transit Line | |
| Railroad | Character Hierarchy of Major Roads | | | |
| | Regional Character | | | |
| | Community Character | | | |
| | Residential Character | | | |

LAND USE + GROWTH MANAGEMENT

HIGHLIGHTS

- Low density residential development is the City's most dominant land use, and will continue to be into the future.
- Castle Pines' planned neighborhoods are key building blocks of its land use pattern, urban design, and transportation system.
- Concentrating growth in specified areas allows the City to increase its population while preserving much of its natural character and buffer between communities.
- New commercial areas provide opportunities for new forms of mixed-use and higher density retail, residential, and office space.

The way we use the land today and in the future is at the heart of the planning process. Land use decisions will affect all other aspects of the City of Castle Pines including traffic; noise and air quality; opportunities for jobs, housing and business development; community character and design; and the need for public facilities and services of all types. As the City of Castle Pines continues to grow, the community must decide how to capitalize on change while recognizing that the community's well-being will be affected by the policies and decisions made today. The majority of the existing housing and infrastructure was built in the last 25 years. and Castle Pines has continued to expand its municipal boundaries since incorporation in February 2008. Replicating the quality of neighborhoods, open space, design, and connectivity into new growth areas will ensure a unified and consistent quality-of-life community. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

95%
CASTLE PINES RESIDENTS

THINK THE OVERALL QUALITY
OF LIFE IN CASTLE PINES IS
GOOD OR EXCELLENT

Source: 2012 Castle Pines Citizen Survey

OVERVIEW

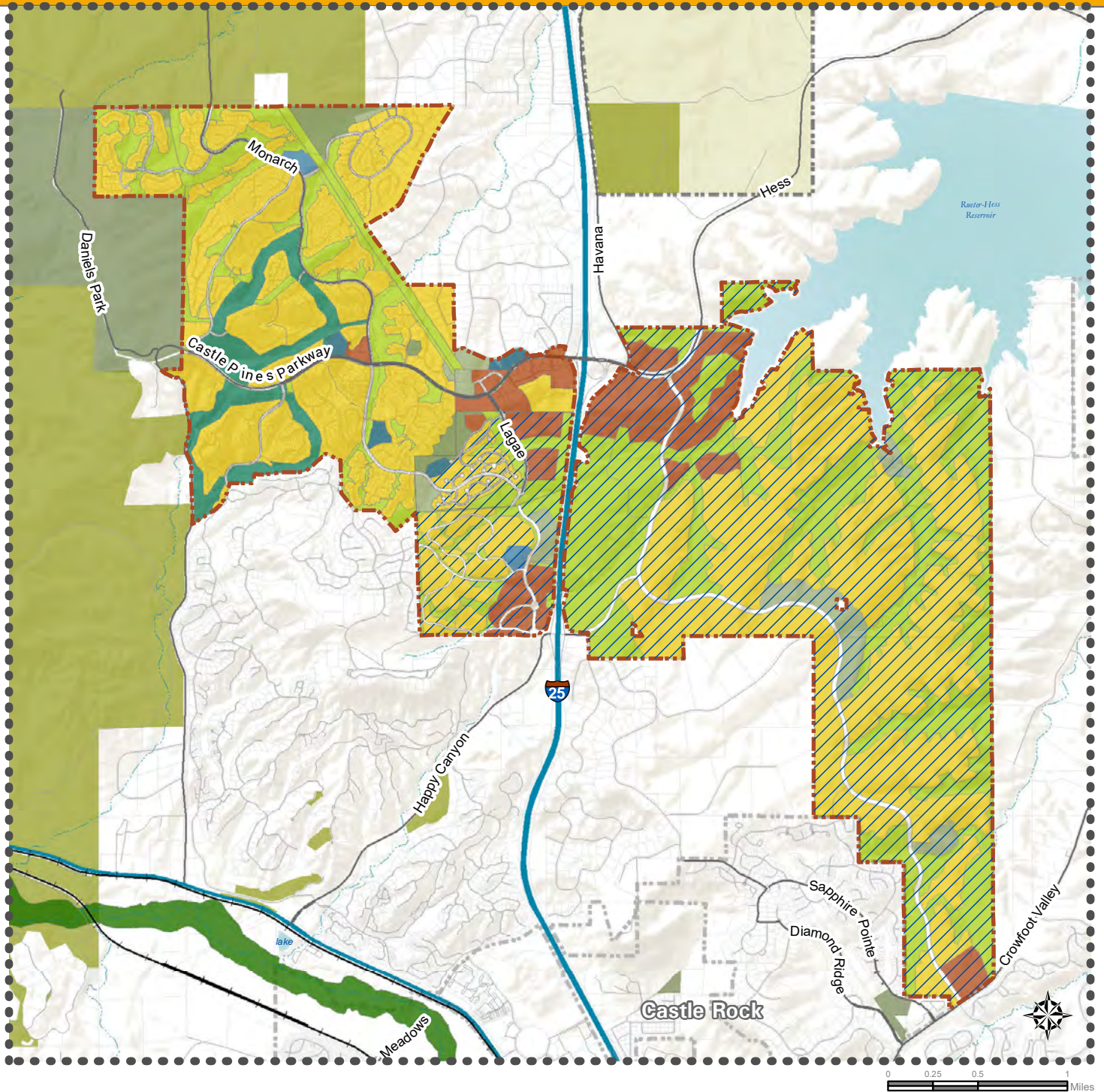
GROWTH MANAGEMENT

With growth comes increased demand for residential and commercial space, parks, schools, services, infrastructure facilities, and roads. There are currently 3,657 housing units in the City of Castle Pines. Of those, 46% were built between 2000 and 2009, while only 30 housing units were built between 2010 and 2015. Proposed developments have the potential to add an additional 3,806 housing units, more than doubling the current number of housing units in the community.



Shops at Village Square

EXISTING LAND USE + GROWTH AREAS



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

- Parcels
- Castle Pines
- Other Municipalities
- City of Lone Tree Buffer Area

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Future Land Use

- Residential
- Mixed Use/Commercial Civic
- Dedicated School Sites
- Open Space
- Golf Course
- Park

Undeveloped Land

- Vacant

The impending development affords the City the opportunity to create and maintain efficient housing patterns. Strategically placed local services, schools, retail, and recreation will have the potential to minimize the lengths of trips and to facilitate walking and bicycling as alternatives to auto use.

FUTURE DEVELOPMENT

The 2009 annexation of The Canyons property east of I-25 doubled the size of Castle Pines, adding 3,343 acres to the community. With a focus on the natural environment and sustainability, The Canyons development proposes a maximum of 2,500 residential units and 225 acres of commercial property.

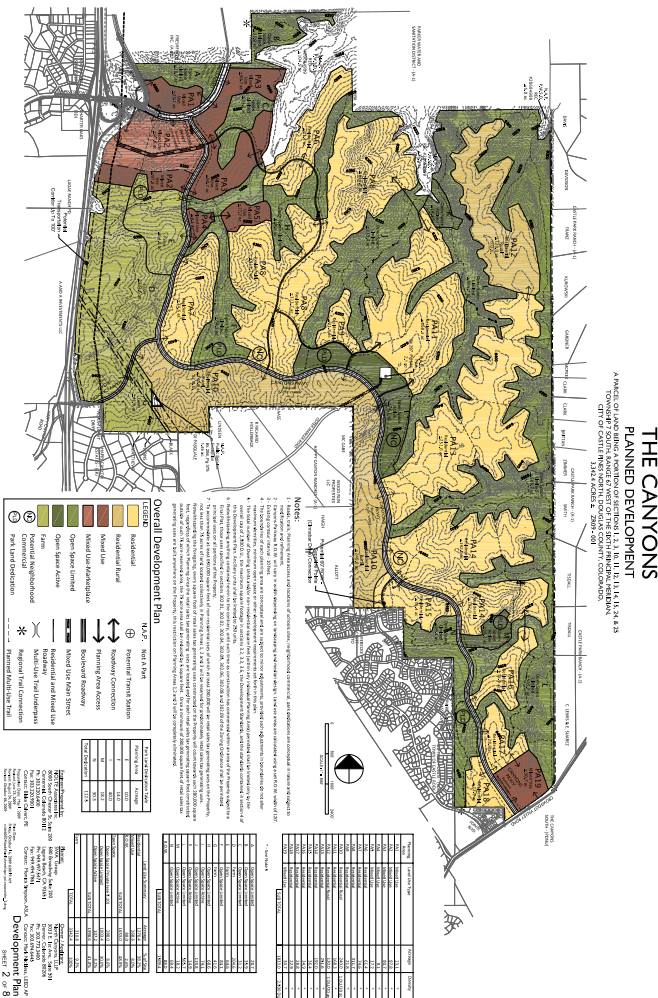
The 249-acre Lagae Ranch development, south of Elk Ridge Park, proposes an additional 231 single family homes, 400 multi-family homes, 9 acres of commercial/non-residential space, 76 acres of open space, and road improvements to mitigate anticipated traffic increases.

The Castle Pines Town Center development proposes an additional 475 single-family homes, 200 multi-family homes, 11.5 acres of mixed-use space, and 92 acres of open space with parks and trails. A school site is already dedicated adjacent to the residential development.

A looped road system will connect mixed-use commercial areas on Castle Pines Parkway, Happy Canyon Road and Canyons Parkway. An extension of Lagae Road will connect from Castle Pines Parkway, through the Lagae Ranch development, south to Happy Canyon Road. This will connect across I-25 to Canyon's Parkway and back up to Castle Pines Parkway, facilitating mobility and mitigating traffic challenges from future growth.



Future Town Center Development



Future Canyons Development



Future Lagae Ranch Development

EMERGENCY SERVICES

In the event of a wildfire, Castle Pines is served by the South Metro Fire Rescue and Castle Rock Fire and Rescue. The community was evaluated as part of the *Wildland-Urban Interface: Community Wildfire Protection Plan* in 2009 and received a risk rating of low. That rating was based on the road connectivity within the community, well-built homes, and the close proximity to fire stations and water hydrants. The amount of vegetation in surrounding open space does present a potential wildfire hazard, and therefore, it is encouraged to have a current mitigation and fire safety policy for the community.

WHAT WE'VE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

DEVELOPMENT

Growth and new development is seen by some as a threat to the small community identity. This is due to concerns that open space will not be valued and preserved, that new residential areas will include incompatible density, and that growth will increase traffic congestion. New development can provide an opportunity to incorporate mixed-use and higher density retail, residential, and office space, clustering development to allow for more open space and public space. Future development may be viewed more positively as residents start to see the benefits and how additional tax revenue can provide for new amenities and infrastructure investment.

IDENTITY

The City should encourage a small town feeling through design guidelines or tighter development regulations. To enhance the first impression of Castle Pines, the City should invest in a gateway that is welcoming, and through better signage and landscaping. The Canyons development will alter the feel of Castle Pines with new densities and new forms of commercial space. It will be important to find an effective way to develop east of I-25 with a community brand that bridges existing and new, while maintaining economic vitality through appropriate development standards.

UNITY

Interstate 25 is seen as a significant barrier that may result in a community that is divided east from west. Development within The Canyons and the redevelopment of existing commercial areas on the west side of the roadway should consider all opportunities to strengthen physical, social, and economic cohesion within the City.



Example of branded gateway feature: Interlocken

GOALS AND OBJECTIVES

Goal LU-1: Design development to complement both the natural and man-made landscape.

- LU-1.1 Encourage compact or clustered development patterns that conserve and minimize the impact of development on natural resources, and ensures a natural buffer between communities.
- LU-1.2 Protect the integrity of urban areas by protecting views to and from significant natural features.
- LU-1.3 Mitigate environmental and visual impacts on the natural terrain.
- LU-1.4 Minimize negative impacts of light and noise pollution, using energy efficient measures and dark sky practices such as energy-efficient lights, minimizing glare, and using shielding techniques to direct light downward.

Goal LU-2: Achieve compatibility and balance between residential and non-residential land uses.

- LU-2.1 Use design techniques and land use elements to provide compatibility between residential and non-residential uses and create a sense of community identity.
- LU-2.2 Ensure non-residential building design, scale, and orientation are compatible with the surrounding natural and built environment.
- LU-2.3 Promote economic development and employment opportunities in proximity to multifamily housing.
- LU-2.4 Promote development patterns and community design that meet the needs of residents as they age.
- LU-2.5 Maintain high-quality standards in planning for utility sites that minimize impacts to the surrounding area.

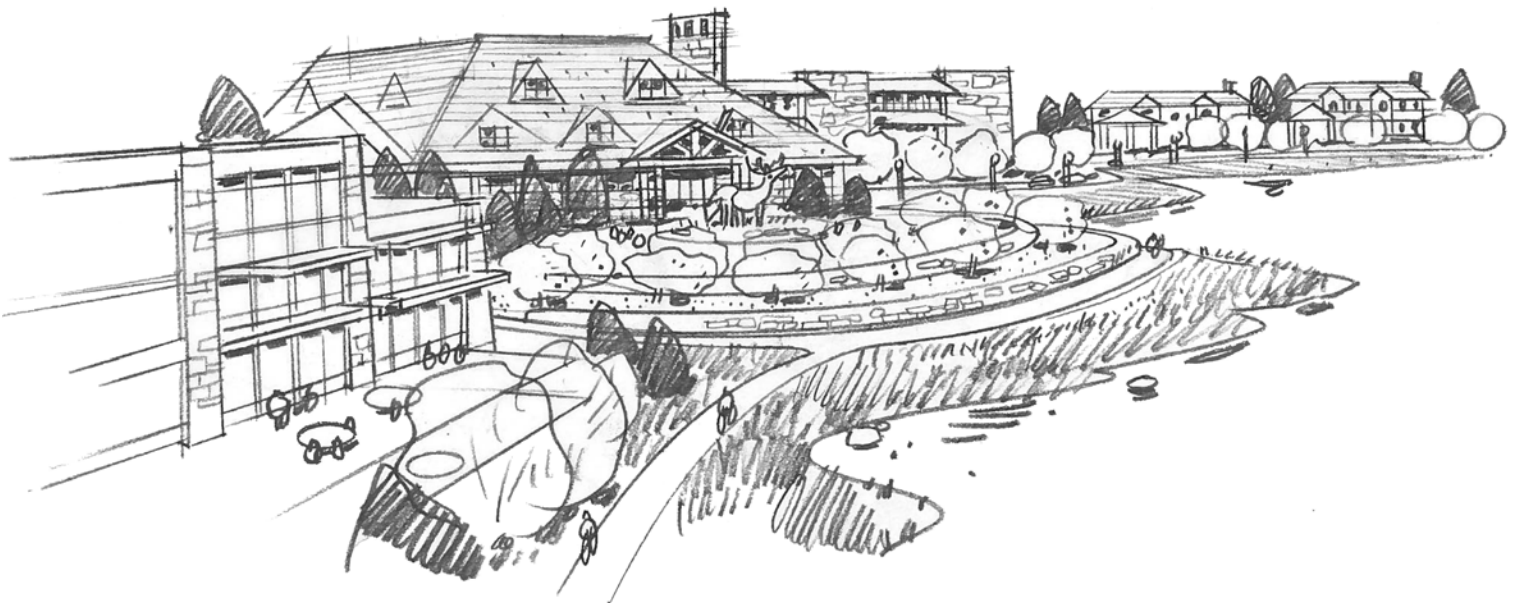


Figure 10. Illustration of Development near Rueter-Hess Reservoir

Goal LU-3: Establish public space or gathering places in new and existing neighborhoods.

- LU-3.1 Locate community gathering places and/or activity centers to serve as the heart of the smaller community, to provide a sense of community identity, to act as a gathering place, and provide a place for community services.
- LU-3.2 Encourage neighborhood gathering space for residents, including schools, parks, small-scale retail, or recreation center or other public facility.
- LU-3.3 Blend the existing character of adjoining developments with the design of new developments to create a seamless and unified community.
- LU-3.4 Re-evaluate form, intensity, and mix of uses for all Planned Developments as plats are submitted, to allow for flexibility and creative high quality design solutions.

Goal LU-4: Foster preservation and conservation of environmental systems and sense of place.

- LU-4.1 Balance development with preservation of environmental and visual resources.
- LU-4.2 Support the establishment and enhancement of community separators by creating open space and landscaped buffers, help screen views and provide wildlife habitat.
- LU-4.3 Minimize impacts to wildlife by ensuring that development and land use are compatible with wildlife.
- LU-4.4 Support the management of wildlife populations to maintain viable populations, species health, and to minimize human/wildlife conflicts.
- LU-4.5 Carefully consider and weigh important wildlife habitat in connection with new development and open space purchases/conservation.

Goal LU-5: Recognize and respect natural geologic conditions and hazard risks.

- LU-5.1 Ensure development is appropriate when weighed against hazards and natural constraints.
- LU-5.2 Discourage and avoid development in areas with high potential for wildfire, where mitigation is impractical or excessive, or other significant constraints and hazards are present.
- LU-5.3 Identify and mitigate wildfire hazards in areas determined appropriate for development.
- LU-5.4 Coordinate with local fire and emergency service providers, as well as county and state level wildlife departments on pertinent wildlife management issues.

Goal LU-6: Ensure consistent high-quality architecture and urban design that is visually attractive and contributes positively to the desired community character.

- LU-6.1 Design appropriate scale and massing of buildings related to neighborhood context with regards to side wall articulation, changes in planes, set backs, step backs, and roof lines.
- LU-6.2 Utilize building and site materials and colors that reflect a natural character in both private and public sector development. See Figure 11: Materials Palette.



Figure 11. Materials Palette



Goal LU-7: Ensure the provision of necessary services and infrastructure concurrently with development in an efficient and cost-effective manner.

- LU-7.1 Review projected development to mitigate negative impacts on existing services and infrastructure.
- LU-7.2 Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.
- LU-7.3 Encourage urban development in areas with existing and planned capacity in services and infrastructure.
- LU-7.4 Ensure new development pays its fair share.
- LU-7.5 Consider the capacity of community services and facilities, environmental resources, education, and transportation to accommodate development when annexing new lands into the City.

Goal LU-8: Provide effective, efficient, and high-quality emergency services to City residents.

- LU-8.1 Coordinated law enforcement resources and emergency services to correspond with new developments and anticipated population growth.
- LU-8.2 Locate and design emergency service stations to be efficient and compatible with surrounding area.

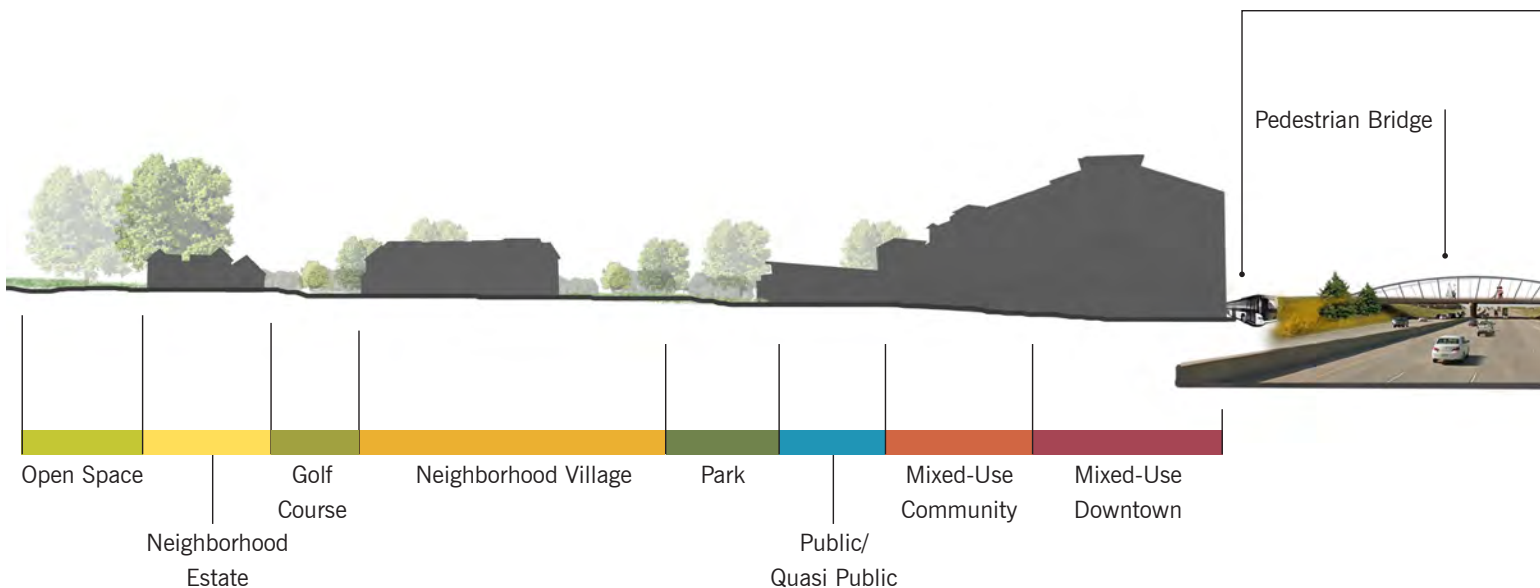


Figure 12. Massing Transect. Intended only to show land use concepts. Diagram not to scale.

LAND USE PLAN

The Land Use Plan embodies the community vision, illustrating the desired mix, character, and location of future land uses. The Future Land Use Plan identifies the distribution of mixed-use, residential, recreation and civic land uses within the City limits of Castle Pines. Each land use category, described in Tables 1-4 includes a list of defining characteristics, intended land use mix, and a guideline for residential density.

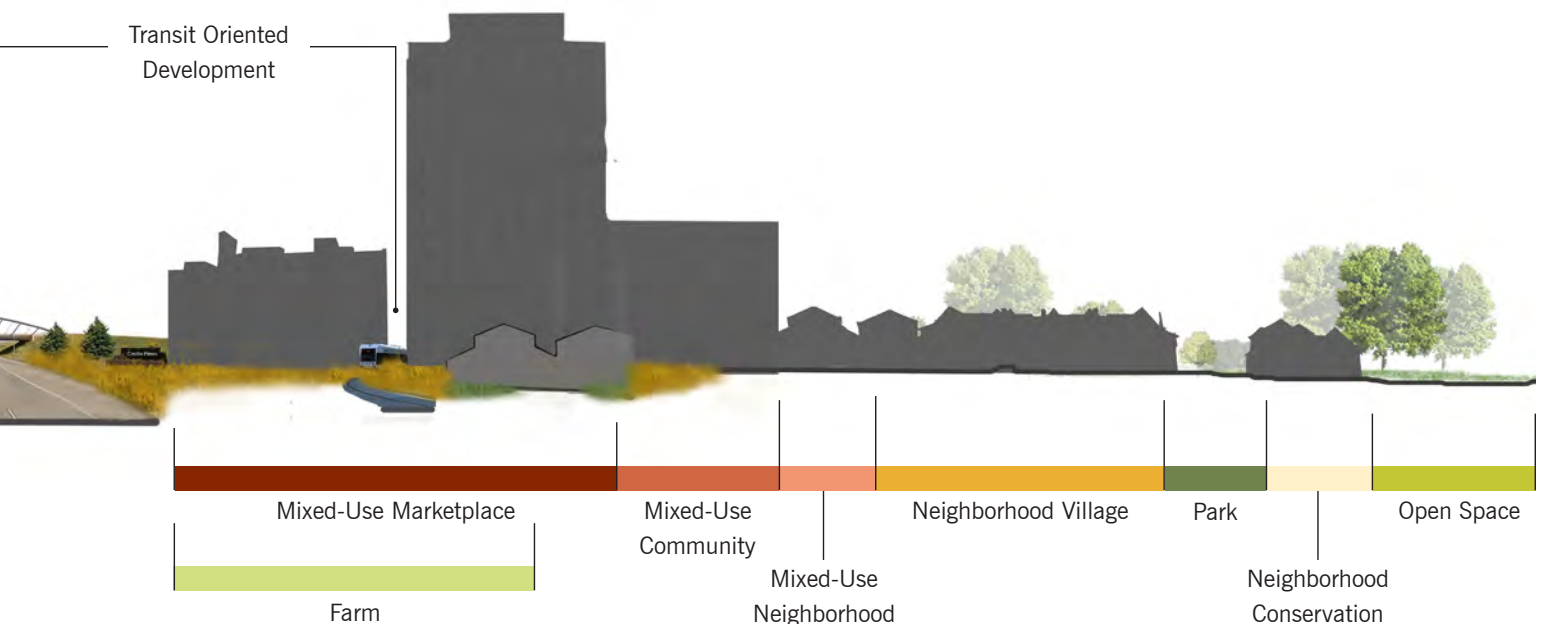
The transect graphic of the City below highlights the differences in density and character for the full range of land use categories.

WHAT IS THE DIFFERENCE BETWEEN A LAND USE PLAN AND ZONING?

The Future Land Use Map and Land Use Category descriptions, coupled with the goals and objectives within each framework, help direct development patterns and infrastructure improvements citywide to achieve the overall community vision.

Zoning refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site.

The general recommendations of the Land Use Plan form the basis for zoning and municipal code regulations.



MIXED-USE CATEGORIES

Table 1

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Mixed-Use Marketplace</i>	<ul style="list-style-type: none"> • Intended to develop as a concentrated and dense mix of uses • Scaled to create a functional, walkable, pedestrian-friendly urban environment with public gathering spaces • Vertical and horizontal mix of uses that integrates high density residential units with retail, commercial, office and restaurant uses • Sited adjacent to major regional roadways and to incorporate a potential future transit • Promote cohesive urban design with consistent development standards 	<ul style="list-style-type: none"> • Retail and Services • Hotels • Offices • Civic and Community Facilities • Entertainment, Culture, and Arts • Plazas and Parks • Multifamily Housing (including apartments and condominiums, and excluding single family housing) • Transit Facilities • Vertical Mixed-use • Senior Housing 	30 Dwelling Units/Acre
<i>Mixed-Use Downtown</i>	<ul style="list-style-type: none"> • Central business district serving the local and regional area • Diverse mix of land use, including restaurants, community facilities, and multifamily residential • Space for local community event and daily socialization • Designed as a walkable and pedestrian-scaled activity center with small block sizes, highly connected street network, and wide sidewalks • Encourages redevelopment and infill of catalyst sites 	<ul style="list-style-type: none"> • Retail and Services • Entertainment, Culture, and Arts • Hotels • Medium-Rise Offices • Education • Civic and Community Facilities • Plazas and Parks • Multifamily Housing • Vertical Mixed-use • Offices • Senior Housing 	15 Dwelling Units/Acre

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Mixed-Use Community</i>	<ul style="list-style-type: none"> • Serves local and regional commercial, service and employment needs • Sited at intersections of major arterials and Interstate 25, typically anchored by a grocery store, employment or civic uses • Encourages integrated vertical and horizontal mixed use with multifamily residential 	<ul style="list-style-type: none"> • Medium-Format Retail and Services (including grocery stores) • Low and Medium-Rise Office • Hotels • Entertainment, Culture, and Arts • Plazas and Parks • Multifamily Housing • Senior Housing 	Range of 10-15 Dwelling Units/Acre (see Objective H-1.4 for intention of range)
<i>Mixed-Use Neighborhood</i>	<ul style="list-style-type: none"> • Provides a mix of supporting services and small-scale commercial for the surrounding neighborhoods • Designed to complement the neighborhood's character and social activities 	<ul style="list-style-type: none"> • Neighborhood-Serving Commercial and Retail • Small-Scale Office • Civic and Community Facilities 	N/A

NEIGHBORHOOD CATEGORIES

Table 2

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Neighborhood Village</i>	<ul style="list-style-type: none"> Primarily residential in character, consisting of a variety of housing types Represents the largest residential component (geographically) of the City’s Land Use Plan and the majority of newly developing neighborhoods Compatible with character of established neighborhoods Clustered development to maximize open space and the natural environment 	<ul style="list-style-type: none"> Single Family Detached Homes (including patio and cottage-style) Single Family Attached Homes (including townhomes and duplexes) Condominiums and Low-Rise Apartments Parks Schools Civic and Community Facilities Mixed-Use Neighborhood Retail and Services 	4-10 Dwelling Units/Acre
<i>Neighborhood Estate</i>	<ul style="list-style-type: none"> Low-density residential neighborhoods, primarily composed of detached single family housing 	<ul style="list-style-type: none"> Single Family Detached Homes Mixed-Use Trails 	1 Dwelling Unit/Acre
<i>Neighborhood Conservation</i>	<ul style="list-style-type: none"> Lowest residential densities and large lot areas with agriculture or equestrian uses Located near or adjacent to significant natural features or established open spaces Consisting of a variety of housing types, with detached single family homes as primary type 	<ul style="list-style-type: none"> Single Family Detached Homes Agriculture Open Space Mixed-Use Trails Schools Fire Station 	1 Dwelling Unit/20 Acres

RECREATION CATEGORIES

Table 3

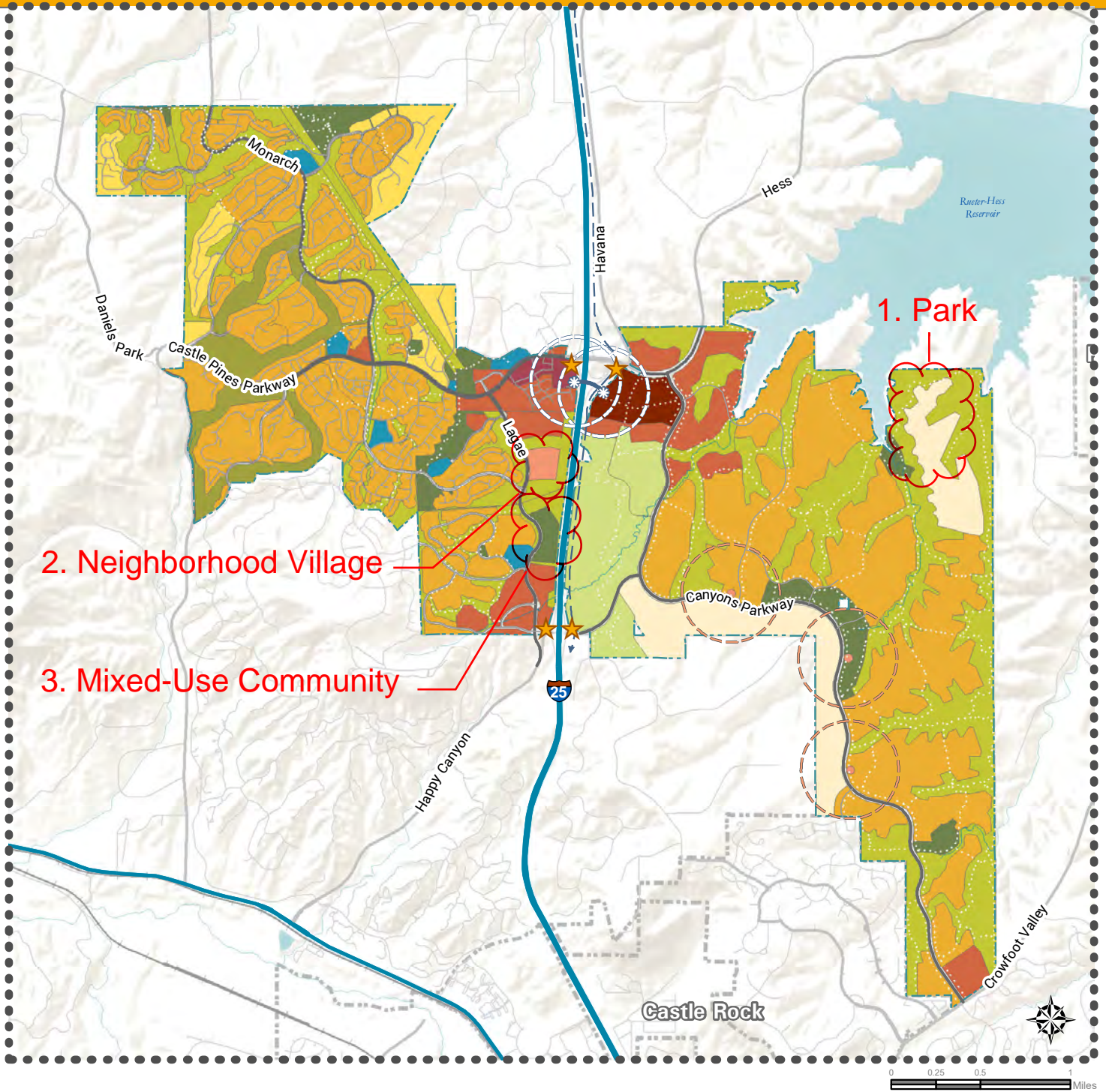
LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Park</i>	<ul style="list-style-type: none"> • Intended to provide both passive and active recreational and community environments • Integrated into neighborhoods and connected to city-wide trail system • Provides space for private and community events 	<ul style="list-style-type: none"> • Parks • Multi-Use Trails • Civic, Cultural and Arts Facilities • Playgrounds • Small-Scale Commercial/Food Service 	N/A
<i>Golf Course</i>	<ul style="list-style-type: none"> • Public or private golf courses and associated facilities 	<ul style="list-style-type: none"> • Golf Courses • Driving Ranges • Clubhouse and related facilities 	N/A
<i>Open Space</i>	<ul style="list-style-type: none"> • Maintains the natural character with minimal disturbance of the land • Provides opportunities for passive recreation activities • Protects viewsheds and important community buffers 	<ul style="list-style-type: none"> • Natural Areas • Open Lands • Conservation Easements • Environmentally Sensitive Lands • Multi-Use Trails 	N/A
<i>Farm</i>	<ul style="list-style-type: none"> • Intended to be primarily used for community supported agriculture production and sales • Providing limited access to the public through multi-use trails • Supports agritourism, and urban agriculture education 	<ul style="list-style-type: none"> • Agricultural Production • Farm Sales • Multi-Use Trails • Equestrian Facilities 	N/A

CIVIC CATEGORIES

Table 4

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Public/Quasi Public</i>	<ul style="list-style-type: none"> • Civic and community facilities that are open to the public, or provide services to the community • Smaller community-serving or educational facilities are integrated into neighborhoods • Larger community-serving or educational facilities centrally located 	<ul style="list-style-type: none"> • Civic and Community Facilities • Schools • Recreation Facilities • Employment 	N/A

FUTURE LAND USE PLAN



Legend

Castle Pines	Pedestrian Bridge	Mixed-Use Marketplace	Neighborhood Village	Park	Civic
Other Municipalities	Transit Station/Park-n-Ride	Mixed-Use Downtown	Neighborhood Estate	Golf Course	Public/Quasi Public
Railroad	Transit-Oriented Development	Mixed-Use Community	Neighborhood Conservation	Open Space	
Interstate	Transit Line	Mixed-Use Neighborhood		Farm	
Major Road	Multi-Use Trails	0.25 mile Mixed-Use Neighborhood Area			
Local Road	Bicycle Facilities				
Streams	Gateway Features				
Lakes					

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CHAPTER FOUR

Implementation



IMPLEMENTATION STRATEGIES

Implementation strategies must be relevant, adaptive, and decisive, in order to realize the vision, goals, and objectives of the Plan. This means recognizing the evolution of market trends, regional opportunities, and emerging technologies. The key strategies and projects listed in Table 4-1 are intended to influence future zoning and regulation changes, suggest potential financing tools, establish and leverage new partnerships, prioritize capital investments, and redefine land development patterns. The resources and partnerships required for each strategy will be considered in conjunction with annual budgeting and capital planning. Each strategy outlined in Table 4-1, encompasses a series of implementation projects, which fall under three categories:

REGULATORY REFORM

Some development regulations and standards will need to be updated to ensure consistency with the goals and objectives of the Comprehensive Plan. This includes zoning, subdivision regulations, roadway, signage standards, and taxing structures.

CAPITAL PROJECTS

These major infrastructure investments and funding partnerships are specifically relevant to the implementation of the Comprehensive Plan goals and objectives, but will be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of capital improvement expenditures.

SUPPORTING PLANS AND STUDIES

Specific locations or initiatives in Castle Pines may require additional support and direction at a more detailed level than of what is established in this the Comprehensive Plan. These include site-specific development guidelines, feasibility studies, master plans, subarea plans, or additional funding mechanisms.

Table 5

STRATEGIES AND PROJECTS	REGULATORY REFORM	CAPITAL PROJECTS	PLAN OR STUDY
<i>1.0 Invest in Downtown Revitalization</i>			
1.1 Create a Downtown Plan that encompasses the Mixed-Use Downtown land use category and illustrates a cohesive vision for future development and public amenities.			✓
1.2 Consider creation of a Downtown Development Authority (DDA) to capture the tax revenue increment and finance redevelopment.			✓
1.3 Implement a competitive mill levy and/or lower tax burden on existing commercial property.	✓		
1.4 Continue negotiations to redevelop the vacant Safeway site.		✓	

STRATEGIES AND PROJECTS	REGULATORY REFORM	CAPITAL PROJECTS	PLAN OR STUDY
<i>2.0 Activate Downtown with Events and Community Gathering Space</i>			
2.1 Initiate a feasibility study to examine type, location, community benefit and cost of a new outdoor civic space.			✓
2.2 Conduct an audit of existing events and identify opportunities and partnerships to establish new community events.			✓
2.3 Provide pedestrian-oriented landscape and streetscape improvements as outlined in a Downtown Plan, including benches, trees, trash receptacles, banners, lighting, wider sidewalks, striped crosswalks, planters, and bike racks.		✓	
<i>3.0 Facilitate Development of Recreation and Wellness Center</i>			
3.1 Initiate a feasibility study for recreation and wellness center looking specifically at size, cost, programming, and public support.			✓
3.2 Identify funding initiatives and cost sharing opportunities.			✓
3.3 Investigate opportunities for Public-Private Partnership (PPP).			✓
3.4 Release Request for Proposals (RFP) for contracting the design and construction of the facility.		✓	
<i>4.0 Build on Current Look, Feel, and Brand of Castle Pines</i>			
4.1 Establish Gateway Overlay area to address design guidelines and/or funding, within 0.25 miles of interchanges at I-25/Castle Pines Parkway and I-25/Happy Canyons Road.	✓		
4.2a Create a wayfinding strategy and guidelines.			✓
4.2b Implement wayfinding strategy and guidelines.		✓	
4.3a Develop streetscape standards along all major arterials.			✓
4.3b Implement streetscape standards along all major arterials.		✓	
4.4 Design and construct entry signs at highway interchanges.		✓	
4.5 Revise sign regulations in the Zoning Ordinance.	✓		
4.6 Update local roadway and highway signs to identify the City of Castle Pines.		✓	
<i>5.0 Manage Design for New and Infill Development</i>			
5.1 Revise zoning categories to reflect intent of Future Land Use Categories.	✓		
5.2 Establish consistent design criteria for mixed-use commercial areas.	✓		
5.3 Update housing and commercial mix and density regulations.	✓		
5.4a Implement and construct public amenities associated with Rueter-Hess Reservoir access.		✓	

STRATEGIES AND PROJECTS	REGULATORY REFORM	CAPITAL PROJECTS	PLAN OR STUDY
5.4b Coordinate with Parker Water District and The Canyons to develop a commercial area with access to the Rueter-Hess Reservoir.			✓
<i>6.0 Strengthen Open Space and Park Development</i>			
6.1 Create a separate, specific Parks, Trails, and Open Space Plan.			✓
6.2 Amenitize trails with benches, trees, and lighting to encourage an enjoyable walking experience.		✓	
6.3 Investigate opportunities to acquire new parks and open space.			✓
6.4 Develop Intergovernmental Agreements (IGA) or Memorandum of Understanding (MOU) with the CPN Metro District to establish a consistent set of high standards for parks and open space.	✓		
6.5 Expand the trail system to connect commercial and recreation destinations to neighborhoods.		✓	
<i>7.0 Improve Streetscape and Circulation</i>			
7.1 Create a separate, specific Transportation Plan to address maintenance, traffic syncing, and road improvements.			✓
7.2 Continue to implement the Multi-Modal Enhancement Plan for Castle Pines Parkway and Monarch Boulevard.		✓	
7.3a Coordinate with Colorado Department of Transportation (CDOT) on a feasibility study for interchange reconfigurations to incorporate bicycle and pedestrian facilities, and longer turn lanes. 7.3b Coordinate with private developments, Douglas County, and CDOT to mitigate on and off site impacts of large-scale development and share cost of interchange improvements.			✓
<i>8.0 Pre-Position Future Transit Opportunities</i>			
8.1 Join the Regional Transit District (RTD) to acquire access to public transportation and connect regionally.	✓		
8.2a Initiate a station area plan to create parking and transit facilities on either side of I-25, just south of Castle Pines Parkway. 8.2b Build a pedestrian and bicycle overpass to safely connect commercial areas and future transit facilities.		✓	✓
<i>9.0 Incorporate Food Production and Urban Agriculture</i>			
9.1 Initiate a feasibility study to assess appropriate locations, cost, and partnerships for local community gardens.			✓
9.2 Implement budgetary funding for design, construction and maintenance of community gardens.		✓	

ADAPTIVE MANAGEMENT PROGRAM

ANNUAL REPORT, WORK PLAN AND BUDGET

The Annual Report, prepared by the Director of Community Development, summarizes and highlights achievements over the year that have helped implement the Comprehensive Plan. The Report will take stock of what capital projects have been completed or initiated, the status of new supporting plans, the product of new regional or inter-agency partnerships, as well as any regulatory updates put in place to accomplish the long-term vision of Castle Pines.

As part of this annual review, Community Development Staff should evaluate the work completed and re-prioritize strategies to be included in the Annual Work Plan.

Understanding that best practices, technology, market trends, and local priorities can evolve, the work plan may include new strategies that are not listed in this Plan. The focus of the initial work plan should be on strategies that further the vision and policies of the Comprehensive Plan, and that can be initiated in the short term.

Quadrant 1 includes project packages that are have the ability to greatly impact the community but come with a high price tag. Quadrants 2 and 4 include project packages that are generally more regulatory in nature and that will have incremental positive change over time. They also have those “low-hanging fruit” projects that are required for subsequent improvements. Quadrant 3 includes project packages that may take longer to implement as many of them also require additional funding sources.

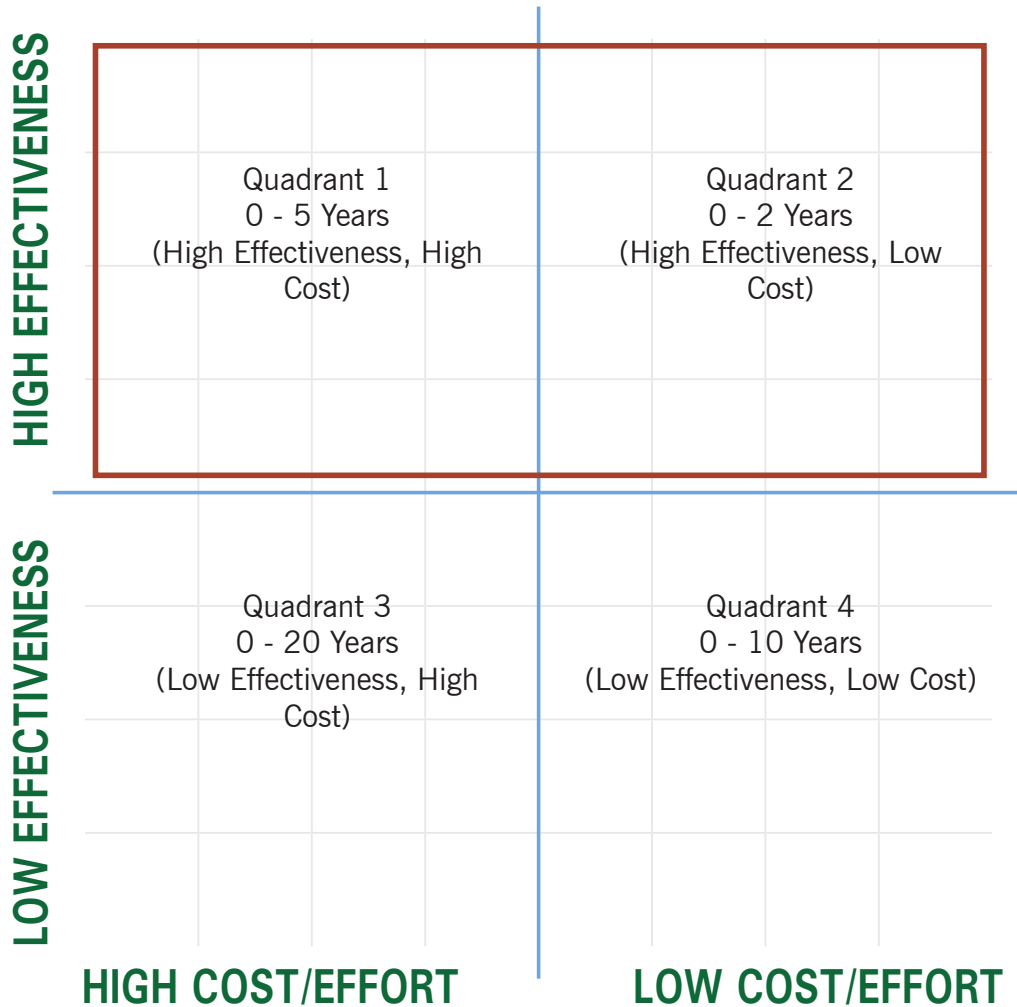


Figure 13. Quadrant Diagram

PRIORITY PROJECTS

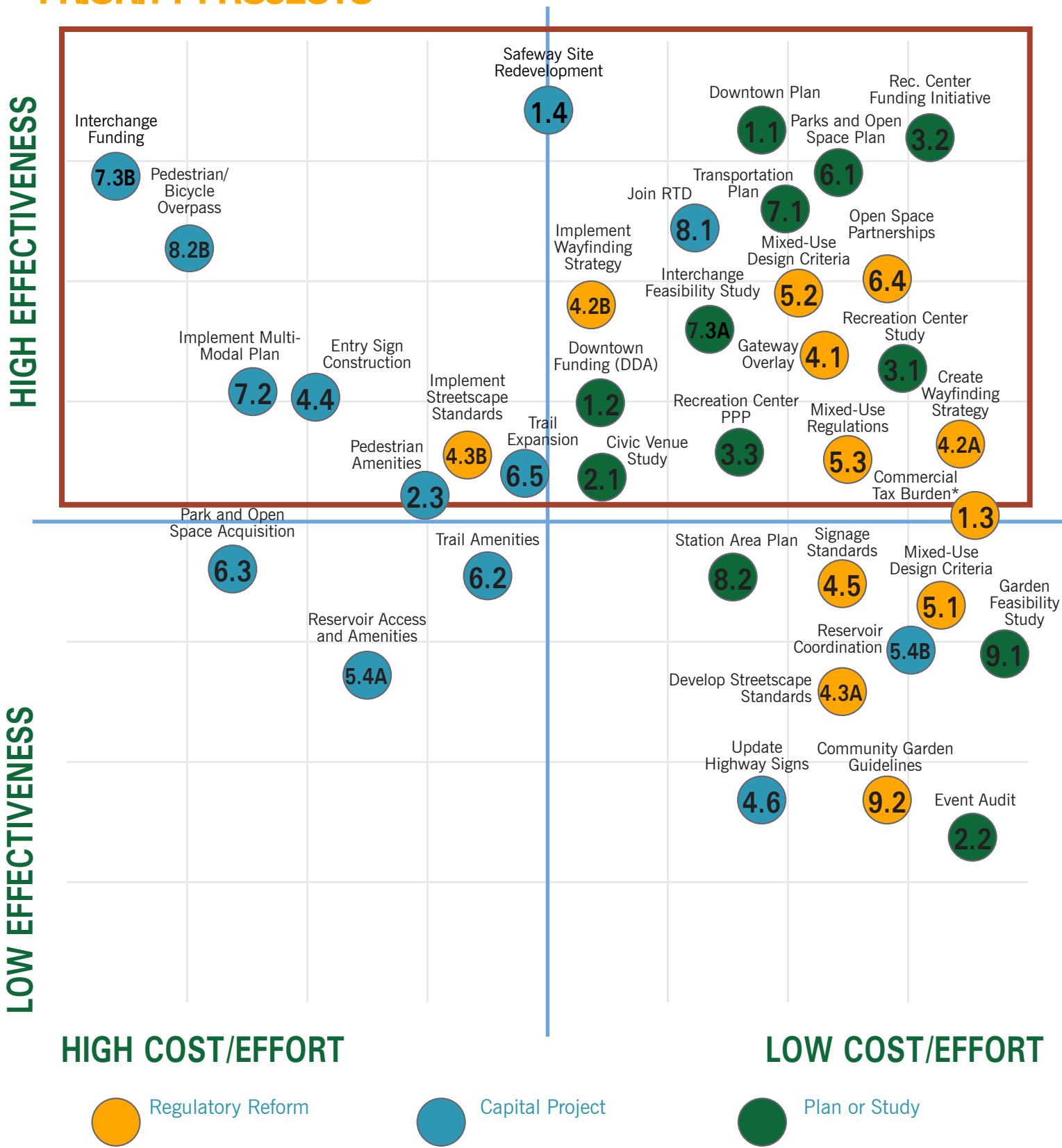


Figure 14. Priority Projects

*no/low cost to implement, but will have a negative impact to tax revenue.

HOW TO USE THE PLAN

Successful implementation of the Comprehensive Plan depends on the coordinated and collective action of City decision makers, staff members, community members, and regional partners. The Plan's goals, objectives, and implementation strategies function as tools to guide decisions and ensure the harmonious and coordinated development of Castle Pines.

- City Council's role is to guide implementation by developing partnerships, and directing and identifying funds for the Annual Work Plan priorities.
- Planning/Zoning Commission's role is to actively promote consistency of development with the Plan's vision and goals; each decision should be assessed to see how it helps advance the goals in the Plan.
- City Staff is responsible for pursuing the implementation strategies identified in the Annual Work Plan, and developing new initiatives, in accordance with Plan's vision and goals. City staff will also continue to review development proposals, providing decision-makers with information as to whether such proposals align with the intentions of the Comprehensive Plan.

COMPREHENSIVE PLAN AMENDMENTS

The City Council and Planning/Zoning Commission can review and adopt Comprehensive Plan amendments between major updates to ensure that current community issues continue to be addressed and that the Plan continues to provide clear and realistic direction for future growth. A major update to the Comprehensive Plan shall be prepared at least once every five years, or as directed by Planning/Zoning Commission and/or City Council.

TYPES OF AMENDMENTS

There are four basic forms of possible amendments or updates to the Comprehensive Plan:

1. Comprehensive Plan Text Amendments: Changes to the language and text of the 2016 Comprehensive Plan that could revise the Plan's goals or objectives, and subject to public process.
2. Land Use Plan Amendments: Changes to the land use designations or descriptions contained in the Land Use Plan, and subject to public process.
3. Administrative Plan Amendments: Minor changes or revisions to the Plan's text, figures, or maps to reflect updated information or grammatical corrections, which can be processed by City staff and are not subject to the public hearing process.
4. Major Plan Update: A chance to reconfirm the Plan's vision and direction with the public every five years, as directed by Planning/Zoning Commission, City Council, or staff, or based on annual reports. degrees of change. This may or may not result in a large-scale changes.

AMENDMENT CONSISTENCY WITH ADOPTED PLAN

The appropriateness of a plan amendment request shall be determined in accordance with the following criteria:

1. Does the amendment request implement, further, or is it otherwise consistent with, one or more of the goals, objectives, and strategies of the Comprehensive Plan? Explain.
2. Will the amendment request interfere with the existing or future land use patterns and/or densities of the surrounding neighborhood as depicted on the Land Use Plan Map and as contained within the Comprehensive Plan? Explain.
3. Will the amendment request interfere with, prevent, or support the provision of any of the area's existing or planned community services or facilities, or other specific public or private actions contemplated within the Comprehensive Plan? Explain.

LEGAL AUTHORITY

The City of Castle Pines, as a statutory municipality, is required by State statutes to prepare and adopt a master plan for the physical development of the municipality within a two-year time-frame (C.R.S. §31-23-206). Further, the statute requires municipalities to conduct public hearings, and publish notice of the public hearings to encourage public participation and awareness of the development of the Plan. In addition, the City's Comprehensive Plan is required to contain a section on recreational and tourism uses and needs of residents and visitors of the City.

ADOPTION PROCESS

The Plan satisfies the requirements of sections 31-23-207 (Purposes in View) and 31-23-208 (Procedure of Commission), C.R.S., which pertains to the preparation and adoption process of the Comprehensive Plan.

ANNEXATION

Annexation is a legislative act and the City Council exercises its sole discretion in the annexation of lands to the City. Land to be annexed and the uses proposed for the land shall be consistent with the City of Castle Pines Three Mile Plan, Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and International Code Council (ICC) Codes, except as otherwise determined by City Council.

Public facilities and amenities must be constructed as part of any land annexed to the City to ensure that public needs are met by these facilities. Public facilities are defined to include sewer and water facilities, arterial streets, bridges, public parks and recreation areas, school sites, fire and police station sites, telecommunications, power, and storm drainage facilities. Each request for annexation should include projections for service needs for the public facilities and amenities, and projections for expected population increase to the City of Castle Pines area as a result of a proposed annexation.

An annexation process has been developed by the City of Castle Pines which generally requires an annexation petition or annexation election to meet all the requirements of the Colorado Revised Statutes. The annexation of lands to the City shall not create any additional cost or burden on the existing residents to provide public facilities in any newly annexed area. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels. In cases of identical ownership of properties that are within and extend beyond the three-mile area, the City may annex the extended areas if fifty percent of the area lies within the three-mile boundary. In the future, and as applicable, the City may determine that annexation of enclave areas is beneficial to the City, and may initiate annexations of such areas in accordance with C.R.S. Section 31-12-106.

Appendices



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APPENDIX A: ANNUAL WORK PLAN

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APPENDIX B: PUBLIC COMMENT SUMMARIES

CASTLE PINES

COMPREHENSIVE PLAN

9 July 2015

Throughout May and June, small group and individual interviews were held with a cross-section of community leaders and representatives. Stakeholders represented City departments, partners, community groups, regional agencies, and

residents. These conversations focused on Castle Pines' greatest challenges and opportunities, initial visioning ideas, and other thoughts about the plan. Stakeholders shared their open and honest opinions about the issues and choices that Castle Pines faces as it plans for the future.

Representatives from the following agencies, organizations, and groups participated in interviews about the Comprehensive Plan:

- Douglas County Libraries
- City Council
- Planning Commission
- City Departments (Public Works, Community Development)
- North Metro District
- Parks Authority
- Chamber of Commerce
- Castle Pine Arts Commission
- South Metro Fire Rescue
- Douglas County Sheriff
- Douglas County School District
- The Canyons
- Castle Pines Town Center

Stakeholder Summary



A booth at the Chamber of Commerce's Food Truck Frenzy event on June 6 also solicited feedback from Castle Pines residents. Chalkboards prompted feedback about what Castle Pines still needs and what residents love about Castle Pines. Feedback from these informal conversations, along with specific comments offered by participants during interviews are organized and summarized here.

IDENTITY:

- There's a small town feel - folks really come together to make things happen.
- Residents value health and active living.
- Nature and proximity to wilderness - feeling of separation - is part of the appeal.
- Castle Pines is the wealthiest zip code in Colorado.
- It's nice to feel separate from Denver, but still have easy access to the big city amenities.
- Castle Pines should have a 'mountain town' feel.
- Castle Pines has a small-town, neighborly, hometown feel. Everywhere you go you see people that you know. It's more tight-knit than other communities.
- There's not a lot of public art, and it's not as strong an identity as open space.
- Our new parks help reinforce our identity.
- We should show how Castle Pines is special, and create an identity around that.
- Build on the open space and trails and that flavor of openness that Castle Pines already enjoys.
- The image of Castle Pines should be upgraded through better landscaping and investment in gateways.

COMPREHENSIVE PLAN PROCESS AND IMPLEMENTATION:

- Partnerships with the Arts Council and the Library are supportive.
- Education is needed to inform residents of who is paying for what services.
- Regulations should be put in place to ensure that Castle Pines grows the way that the community wants.
- Coordination between agencies is crucial, including Douglas Schools, Metro District, and Fire District, and HOAs.
- The tax structure creates a challenge to fund additional community amenities.
- The Comprehensive Plan should look at what areas the City can manage most efficiently.
- Stronger regulations can be a tool to achieve better development, better quality, and better amenities.

LAND USE & GROWTH MANAGEMENT:

- We need to connect the Canyons culturally and physically; otherwise existing residents will resist paying into the new infrastructure.
- Residents may be leaning toward more development, as they see and start understanding the benefits and how that will help provide additional amenities with additional tax revenue.
- I-25 is a huge barrier in connecting both sides of the community.
- Residents are resigned to the fact that the Canyons development is inevitable.
- Leverage new development to help facilitate growth.
- The Canyons development should be a blended vision to unite both sides of I-25.
- There's an opportunity to have mixed-use and higher density retail, residential and office space in the Canyons.

- It's all about good, healthy development; healthy community means places that have great walkability, local food, mixed-use don't have to get in your car.
- Growth is inevitable, but we can manage the growth in a smart way.
- The City should have more influence in what development look like; could be in form of design guidelines.
- Love the openness and separation of Castle Pines from other communities.
- The Canyons will change the feel of Castle Pines with new densities and new forms of commercial space.

ECONOMIC DEVELOPMENT:

- Castle Pines residents don't want to drive to eat and drink, but are willing to drive to shop.
- New restaurants and shops in Castle Pines should be unique, something that doesn't compete with what Castle Rock or Lone Tree already have.
- Castle Pines has struggled with commercial and sales tax. More residents could help generate some of the fees.
- Retail struggles in Castle Pines, so we should focus on bringing in more housing to support what we already have.
- It's convenient to shop in town.
- Will need to retrofit the Village Square commercial to accommodate better access and flow.
- It's important to have successful businesses on both sides of I-25 in order to have a successful Castle Pines.
- Need better shopping options and a retail center that feels more like a downtown.
- Campus-style employment would be great to help drive retail.
- Need more restaurants and breakfast places.
- The business district needs to be more pedestrian friendly and have more boutique shops. Other places have the big box, so we need to have something more unique.
- The Library is an anchor and traffic-driver.
- We are underserved with office space.
- Need high-end retail that could really produce some revenue for the City.
- Find an effective way to develop the Canyons as a community brand that bridges old and new, and also has the right kind of development that we want to see.
- Focus on office commercial would keep people in the community during the day, which will help support the retail commercial.
- The town center isn't accomplishing what it should and should be retrofitted. It's not pedestrian or car friendly as far as retail goes.
- Healthy communities have a work, retail and housing component.
- A tech center isn't appropriate, but low-rise office/tech would provide activity to the area.
- It would be a mistake to compete directly with Castle Rock or Lone Tree.
- Keep the "bedroom community" structure with local/neighborhood services that the community can use and take advantage of.
- There's an opportunity for more of office-type dev. (tech, software, wealth management). Not high-rise, but something compatible.
- The Village Square is a disappointment.

HOUSING:

- Semi-retirement and multifamily homes would be well received if you have the right product.
- City should look at how they're providing housing and services for new and aging demographics.
- The community identifies as a primarily single-family area; stable area with invested homeowners.
- This should be a place for all life cycles, so we need housing for new families as well as assisted living facilities.
- New development shouldn't be cookie cutter housing. We should really make this place special.
- Mixed housing types and diversity of cost and density help support healthy communities.
- It's difficult for younger people to buy into the City. Need to have wider price range.
- The diversity of density is a good thing and non-threatening with the limited amount.

TRANSPORTATION:

- It's important to plan for future transportation infrastructure, even if not feasible in the short term.
- Any bus and light rail connections will be hard with the elevation, and since Castle Pines is outside the Regional Transportation District.
- Need to physically connect both sides of I-25 with a reconfigured interchange to have bike lanes and easy pedestrian access.
- Connectivity is going to be hard to mitigate. New growth will put pressure on Monarch Blvd.
- We need to have sidewalks on both sides of Castle Pines Parkway, and better bike lanes and bike connections in order to create a friendly town feel. This includes better access and connections between shopping areas.
- We need a better gateway that is more welcoming, which could include better signs and landscaping.
- The car culture rules here, but many people ride their bikes and walk around town.
- Trails are becoming really popular.
- Traffic is a big concern with maintaining infrastructure and traffic calming.
- Streets should move people efficiently, but also be safe.
- Make sure that any feeder roads have appropriate speeding.
- New growth should pay for new roads and infrastructure.
- Regional bike trail connectivity should be a priority.
- Need transit access to Lincoln Station and regional connection to transportation hubs.
- Our gateway off of I-25 needs to project an aesthetic image of what we are.
- Fill the sidewalk gaps.

PARKS, RECREATION, AND AMENITIES:

- Recreation Center is on everyone's wish list; need public pool and public fitness center.
- The parks, trails and trees are used and appreciated by all residents.
- The trail system on the east side should match the western side's quality and access. It's something that Castle Pines is known for.
- Wildfire is the biggest hazard since scrub oak is very healthy and close to homes.
- The Canyons should create a new Wildland-Urban Interface policy to build mitigation and fire safety into the design of communities. This could extend to adopted codes to help builders understand how to design.
- Health and exercise-related events are a big community draw. Everyone wants to be outside - biking, hiking, running, and anything in the parks.
- Historically, trails were the number one community amenity.
- The Canyons should have wildlife corridors, open space, farms, parks and trails, to mimic the existing natural feeling of Castle Pines.
- Love the outdoors and the fact that we can go running and biking directly from the house.
- The large amount of open space creates an added risk for fire.
- Residents love their shrub oak, nature, and open space.
- New growth should balance the values of open space and trails.
- Castle Pines lacks a variety of amenities, such as basketball courts, public pools, and a training or recreation center.
- Our new parks help reinforce our identity.
- Need to work toward attracting a performing arts center.
- New trails and recreational amenities on east side of I-25 should remain accessible to all Castle Pines' residents.
- Access to trail/recreation/open space is year-round asset.
- There's a lack of bigger event and meeting space.
- Many residents work from home or stay at home, so there is a need for facilities and amenities accessible during the day.
- Castle Pines needs a community nucleus to bring people together, such as a recreation center, and neighborhood parks.

CASTLE PINES

COMPREHENSIVE PLAN

Vision Summary

As the first opportunity for public engagement in the process of updating Castle Pines's 2008 Comprehensive Plan, the Visioning BBQ was held to identify issues and priorities to be examined during the plan update and articulate elements of the community vision. Since the Plan relies on broad community input to articulate the community's values and vision, we were excited to have over 150 people stop by the event, and another 73 online responses. The event was held on August 1st at the CPN Community Center.



Informational boards were displayed and explained the need for the Comprehensive Plan update, as well as trends that have influenced Castle Pines' growth over the past decade. Copies of the draft Existing Conditions Snapshots helped illustrate additional existing demographic, land use, employment, housing, and transportation conditions in Castle Pines.



Participants were asked to describe what they love about Castle Pines, and ways that they would like to see the City improved. They also reacted to initial vision statements and provide additional thoughts, and signed up to receive Comprehensive Plan updates. The Visioning event was paired with an online questionnaire to extend participation opportunities to those that could not attend the event. In the weeks following the festival, an additional 73 visioning surveys were completed.



The following sections of this document exhibit the compiled results from both the Visioning BBQ event and the online questionnaire.

LOVE AND IMPROVEMENTS

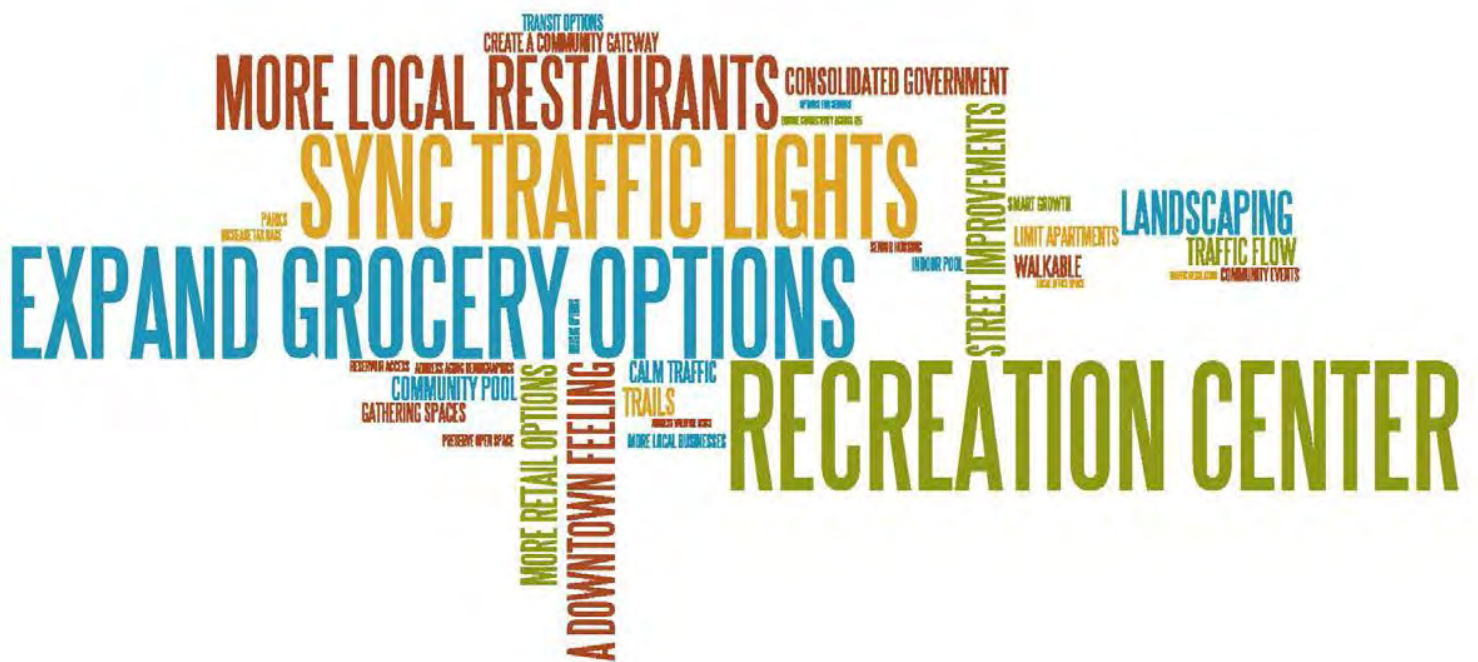
Participants were asked what they love about Castle Pines and how they would improve their City. The ideas collected were organized into word clouds. The size of the word or phrase indicates how often the idea was expressed.



WHAT DO YOU LOVE ABOUT CASTLE PINES?



WHAT WOULD YOU IMPROVE ABOUT CASTLE PINES?



VISION STATEMENTS

LAND USE + GROWTH MANAGEMENT

	SCORE*	OVERALL RANK
Ensure a small town feel with high-quality design, connectivity, access to open space, and mix of uses.	654	1
Support a healthy community with access to local food, a focus on walkability, and a concentration of commercial and residential areas.	267	2
Other (summarized below)	247	3
Connect developments across the interstate culturally and physically.	208	4
Leverage new development to fund additional public amenities and facilities.	205	5
Coordinate with local and regional agencies, metro districts, and adjacent municipalities in planning efforts.	137	6

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER LAND USE VISIONING IDEAS:

- Preserve open space and access to local environmental assets, such as the Rueter-Hess Reservoir.
- Concentrate commercial and housing development to central area, leaving significant open lands and preserving natural beauty.
- Support a green belt with open space and parks to create a buffer between communities.
- Consolidate governing bodies to insure continued upkeep and maintenance of existing communities and developments.

- Protect quality of life amenities by not over-developing available land.
- Connect community through bike and pedestrian friendly trails where appropriate.
- Ensure aesthetic quality in public and commercial spaces.
- Restrict rapid development and growth in new annexations.

ECONOMIC DEVELOPMENT

	SCORE*	OVERALL RANK
Retrofit Village Square to create a stronger mixed use, downtown feel with unique, sit-down restaurants, office, retail, and housing.	521	1
Create new centers to encourage socialization, entertainment, and local events, with a pedestrian-friendly atmosphere.	328	2
Continue to expand Castle Pines with consistent, high-quality development that effectively bridges the old and new areas of the City.	195	3
Find a balance of neighborhood-serving businesses and low-rise office space.	113	4
Other (summarized below)	34	5

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER ECONOMIC DEVELOPMENT VISIONING IDEAS:

- Limit new development unless built to support existing residents.
- Restrict commercial development to small format retail, targeting local businesses.
- Retrofit commercial areas to enhance pedestrian connectivity and friendliness, and create a space that fills the role of a true community gathering space.
- Expand variety of business to include higher quality fast food, healthy grocery, and a breakfast restaurant
- Fill shopping centers with unique, profitable businesses.
- Encourage larger corporations to come into Castle Pines, bringing tax dollars to fund our amenities.

HOUSING

	SCORE*	OVERALL RANK
Build on the small town and friendly feel of neighborhoods.	401	1
Provide a balance of diverse, high-quality housing that incorporates a range of type, design, and density and appeals to families, singles, and seniors.	234	2
Accommodate upscale, multifamily housing opportunities within and adjacent to new commercial development.	84	3
Other (summarized below)	51	4

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER HOUSING VISIONING IDEAS:

- Maintain single family nature of community by limiting multifamily housing.
- Support only owner-occupied, upscale multifamily housing.
- Future residential growth should be slow and well thought out.
- Support a lifestyle community for residents over 60 yrs old, with appropriate mix of amenities, patio homes and greenspace.
- Maintain small town and limit new housing growth.
- Integrate affordable multifamily and senior housing.

PARKS, RECREATION + AMENITIES

	SCORE*	OVERALL RANK
Expand the range of recreational activities to include a recreation center, dog parks, swimming pool, sports fields, training facilities, and bicycle/skate parks.	473	1
Provide areas for open space, parks, trails, and wildlife corridors in all new developments that are accessible to all residents.	424	2
Continue to provide and expand parks, recreation programs, and open space facilities as an important asset to an active community.	341	3
Integrate cultural, artistic, and leisure opportunities in parks and community spaces.	157	4
Other (summarized below)	30	5

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER PARKS, RECREATION AND AMENITIES VISIONING IDEAS:

- Build community recreation center with facilities such as a community swimming pool, racquetball, climbing wall, workout facility, and gym.
- Expand existing outdoor recreation facilities to include baseball field, basketball and tennis courts.
- Maintain existing facilities efficiently and fund new community facilities within budget.
- Coordinate with recreation facilities regionally for resident access and use, if Castle Pines community recreation center is not viable.
- Connect existing trail system with surrounding jurisdictions.

TRANSPORTATION

	SCORE*	OVERALL RANK
Enhance gateways into the City with aesthetic landscaping, design, and entrance signage.	383	1
Expand and connect the trail system across the interstate, between parks, throughout neighborhoods, and to the regional trail system.	377	2
Increase pedestrian and bicycle connectivity, accessibility, and comfort along and across all major roadways.	295	3
Facilitate a livable community by ensuring a safe, connected, multimodal transportation system.	142	4
Other (summarized below)	49	5

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER TRANSPORTATION VISIONING IDEAS:

- Maintain an upscale entrance gateway that can be a source of pride of the community.
- Build on sidewalks and trails as part of larger path system.
- Multimodal transportation for Castle Pines should include pedestrian, bicycle and auto until we reach 30,000+ people, or otherwise indicate strong community support for public transit near retail areas.
- Restrict semi-trucks from local streets without a special use permit.
- Work on syncing traffic signals, traffic calming, and maintenance of roads, curbs, crosswalks, and sidewalks.
- Reroute bicycles onto trails or designated bike facilities along major roads.

CASTLE PINES

COMPREHENSIVE PLAN

Opportunities Summary

To build on and refine the community participation and feedback given at the Comprehensive Plan Visioning BBQ in August, a second public event was held at The Ridge at Castle Pines North on October 29th. Residents were invited to attend this Wine, Cheese, and Planning event to discuss key opportunities and priorities that will guide future investment, city regulations, infrastructure improvements, and the mix of land uses within the City.

With complementary drinks and appetizers in hand, participants were asked to review a series of opportunities by plan element and indicate with which they resonate most. They were encouraged to write new ideas on the boards and Comprehensive Plan team members engaged them in conversation about their choices.

With over 150 people stopping by the event, the conversation was thoughtful and lively. The event was also paired with an online questionnaire to extend the opportunity to participate to those that could not attend the event. In the weeks following the event, 85 surveys were completed and provided more than 100 additional comments.

The event was advertised with a city-wide postcard mailer, on CastlePinesGov.com website, in the October and November News & Notes Newsletter, the City's Facebook page, e-mail notifications, and posters around town.

The following sections of this document exhibit the compiled results from both the Wine, Cheese & Planning event and the online questionnaire.

SAVE THE DATE!

SHARE YOUR GREAT IDEAS

Wine, Cheese, and Planning

**WHEN: THURSDAY, OCTOBER 29, 2015
4:00 PM - 7:00 PM**

**WHERE: THE RIDGE AT CASTLE PINES NORTH
(1414 CASTLE PINES PKWY)**

WHAT: COMMUNITY OPPORTUNITIES SOCIAL

JOIN THE DISCUSSION ABOUT COMMUNITY OPPORTUNITIES AND CHOICES. OVER COMPLEMENTARY WINE AND APPETIZERS

The City of Castle Pines is updating its Comprehensive Plan. This update provides the opportunity for the community to establish policies, issues and identify strategic goals for the long-term future of the City. To learn more, scan the code below with your smart phone to visit the Castle Pines Comprehensive Plan website, or follow the link below.

CITY OF Castle Pines
COMPREHENSIVE PLAN

LEARN MORE ABOUT THE COMPREHENSIVE PLAN

WWW.CASTLEPINESGOV.COM/COMP-PLAN



LAND USE + GROWTH MANAGEMENT

OPPORTUNITY	COUNT	OVERALL RANK
Build on new library to create a community hub/"Main Street."	92	1
Foster sustainability, healthy eating, and local food sources.	80	2
Establish consistent design regulations to ensure cohesive signage, design, and landscaping.	58	3
Create gateways and an extension of streetscape at the entrances to Castle Pines.	47	4
Increase intensity and form to support walkable, economic, transit and housing objectives.	26	5
Other Comments	57	N/A

SUMMARY OF OTHER LAND USE COMMENTS:

- Do not consolidate local agencies and governments
- Plan for new schools and churches
- Promote sustainability and energy efficiency options through smart growth regulations
- Beautify streetscapes and parking lots through efficient landscaping and maintenance
- Retain mountain views by limiting building heights and concentrating commercial development
- Address aging demographics with affordable housing and services
- Host more community events year-round and improve communitywide seasonal decorations
- Maintain unique identity, small-town feel, and feeling of safety
- Preserve as much of the natural landscape, open space, and wildlife habitats as possible
- Consolidate local agencies and governments to improve oversight and efficiency
- Improve bikeability both on and off streets
- Increase outdoor gathering spaces and common areas
- Enhance gateways into neighborhoods and subdivisions through the addition of landscaping, boulders, monuments, sculptures, etc.
- Limit the amount of multifamily housing developments and avoid siting multifamily housing within single family neighborhoods; keep the multifamily housing close to commercial centers
- Limit light and noise pollution when planning for growth
- Build community gardens and incorporate opportunities for education and for selling local produce
- Incorporate an "Elk Corridor" so the herd can continue their migratory path through Castle Pines
- Need stronger enforcement of covenants

ECONOMIC DEVELOPMENT

OPPORTUNITY	COUNT	OVERALL RANK
Create complementary centers that allow people to shop between them and not in isolation; create specific attractants within each center to cater to different uses.	84	1
Support additional retail opportunities and options.	63	2
Implement a competitive mill levy/lower tax burden on existing commercial property.	46	3
Support additional business opportunities, such as incubator spaces, and attract successful entrepreneurs and small businesses looking to expand to new locations.	35	4
Create a central business district plan and consider a Downtown Development Authority over Village Square.	31	5
Other Comments	34	N/A

SUMMARY OF OTHER ECONOMIC DEVELOPMENT COMMENTS:

- Attract healthy and affordable grocery store options
- Foster a self-sustaining retail community with services like a car wash and hardware store
- Create a local place for teenagers to hang out
- Support additional dining opportunities, and nightlife and musical entertainment options
- Encourage and support more local businesses
- Increase diversity of business types over replicated services
- Retain existing businesses by lowering rent for commercial properties
- Create a mini outdoor mall with unique retail and dining options

HOUSING

OPPORTUNITY	COUNT	OVERALL RANK
Retain a high level of design with both single and multifamily homes.	68	1
Incorporate new housing types surrounding commercial and mixed-use centers.	35	2
Establish new stable and aesthetic neighborhoods	35	3
Expand the demographic to support new centers.	19	4
Housing for Seniors	8	5
Other Comments	30	N/A

SUMMARY OF OTHER HOUSING COMMENTS:

- Avoid siting new housing developments in areas with high traffic congestion
- Continue to support single family housing development
- Expand the stock of "high-level" but more affordable (\$400K-\$800K) housing stock
- Build a gated community for people ages 55 and over
- Maintain large lot sizes in new housing developments
- Multifamily and senior housing should be owner occupied
- Create regulations against Airbnb and other short term rentals
- Site senior housing developments close to community amenities and public transportation

PARKS, RECREATION + AMENITIES

OPPORTUNITY	COUNT	OVERALL RANK
Develop a modern recreation center, integrating new types of recreation and holistic wellness.	158	1
Create a cohesive parks, trail, and open space system with new ways to recreate.	81	2
Consolidate parks and recreation management, assets, planning, and funding mechanisms.	43	3
Orient future schools to be central to neighborhoods and built with safe routes to school.	36	4
Other Comments	42	N/A

SUMMARY OF OTHER PARKS, RECREATION AND AMENITIES COMMENTS:

- Build a park at the corner of Castle Pines Parkway and Lagae
- Purchase Castle Cliff Farms as a park
- Combine an ice rink and sports dome for lacrosse and soccer
- Build a park next to both the reservoir and the mixed use area
- Need basketball, tennis and pickleball courts, a public pool, and baseball fields
- Add trees along XCEL utility corridor pathways
- Create a bird sanctuary by CPN Metro
- Commit to planting more trees and adding benches in open spaces and parks
- Embrace all of the natural beauty and wildlife that Castle Pines has to offer while planning for open spaces; protect what we already have
- Improve maintenance of parks, bridges and trails
- Increase the number of trash cans along trails and parkways and encourage community members to volunteer for trash pick-up days
- Increase the number of park facilities, including dog parks for safe, off-leash activities
- Each community's individual HOA should now be consolidated and managed by the City Recreation District and City of Castle Pines Maintenance Department. This would allow better economies of scale when purchasing these recreation and maintenance services.
- Develop community gardens
- Make a sledding hill that is not near any major roads or parkways
- Add an incline climb to Coyote Ridge Park

TRANSPORTATION

OPPORTUNITY	SCORE	OVERALL RANK
Create a continuous trail system around the City, connecting and providing access to regional facilities, such as the Rueter-Hess Reservoir.	98	1
Capitalize on potential rail expansion to Castle Rock, based on regional need and road capacity.	84	2
Add additional pedestrian connections from neighborhoods to and through greenways and to parks and schools.	68	3
Build pedestrian and bicycle overpass to safely connect commercial areas.	64	4
Add traffic calming and mitigation and reconfigure circulation in Business District and near schools.	44	5
Create an on-street bike system as part of additional transportation improvements/projects.	37	6
Create a wayfinding strategy and streetscape standards.	18	7
Other Comments	37	N/A

SUMMARY OF OTHER TRANSPORTATION COMMENTS:

- Develop a plan for repairing and maintaining roads
- Sync the traffic lights, especially along Castle Pines Parkway
- Provide benches on sidewalks and along walking paths as seniors are walking more
- Support multi-modal transportation system that includes am/pm shuttles
- Improve pedestrian and bicycle safety
- Improve trail and sidewalk clearing measures, especially during the wintertime
- Join RTD so Castle Pines residents can utilize public transportation
- Increase the speed limit on Monarch from 35mph to 40mph
- Extend the southbound access lane to I-25 farther west down the Parkway so more northbound vehicles can access I-25 and get through the traffic lights
- Monitor and reduce the speeding on the west end of Castle Pines Parkway
- Restrict non-local traffic by lowering speeds and through strict enforcement of traffic laws
- Reduce four-lane roads to two-lane roads and use the extra space to widen bike lanes

APPENDIX C: GLOSSARY OF TERMS

Active Community

A way of life in which physical, social, mental, emotional and spiritual activities are valued and are integrated into daily living (World Health Organization). In planning terms, active communities are communities that facilitate opportunities for active living.

Adaptive Reuse

A process through which an older building or site, particularly one with historic value, is rehabilitated or adapted to meet current codes and respond to current market demand for commercial or residential space.

Adaptive management

A structured, iterative process of robust decision making in the face of uncertainty, with an aim to reducing uncertainty over time via system monitoring.

Affordable –or attainable -Housing

Housing that can be rented or purchased by a household with very low-, low-, or moderate-income for less than 30 percent of that household's gross monthly income. Often refers to housing either managed by a non-profit for the purpose of providing affordable housing, or whose resale price or rent is somehow restricted.

Alternative transportation

A method of commuting other than driving alone in a car.

Amendment

A formal City Council change or revision to the Comprehensive Master Plan, including either the Plan's text or its maps.

Annexation

The process by which land is added to the city in accordance with the provisions of the Colorado Revised Statutes and code.

Buildout

The point at which all land eligible for development under the Comprehensive Plan has been developed to its maximum allowed level.

Capital investments/ Improvements/ Projects (CIP)

A short range plan for the development, purchase, or improvement of tangible items such as roads.

Density

For residential uses, the number of permanent residential dwelling units per acre of land. For nonresidential uses, density is often referred to as development intensity and is expressed through a ratio of floor area to lot size.

Dwelling Unit

A room or group of rooms, including living, sleeping, eating, cooking and sanitation facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by one household on a non-transient basis and having not more than one kitchen.

Environmentally Sensitive Lands

An area with one or more of the following characteristics: 1) slopes in excess of 20 percent; 2) floodplain; 3) soils classified as having a high water table; 4) soils classified as highly erodible; 5) land incapable of meeting percolation requirements; 6) land containing environmental hazards; 7) land formerly used for landfill operations or mining; 8) fault/earthquake areas; 9) stream corridors; 10) mature stands of native vegetation; 11) aquifer recharge areas; 12) high impact wildlife areas and; 13) areas of high or prominent visibility. (Douglas County Comprehensive Master Plan 2035)

Gateway

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the City or a particular part of the City. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or a natural feature such as a creek.

Infill Development

Development of vacant, skipped-over parcels of land in otherwise built-up areas. Local governments are showing increasing interest in infill development as a way of containing energy costs and limiting costs of extending infrastructure into newly developing areas. Infill development also provides an attractive alternative to new development by reducing loss of critical and resource lands to new development and by focusing on strengthening older neighborhoods.

Intergovernmental Agreement (IGA)

A contractual agreement between the City and another governmental entity.

Mixed Use Development

A development type in which various uses, such as office, retail, and residential, are combined in the same building or within separate buildings on the same site or on nearby sites.

Mobility

The ability to move from one place to another, or to transport goods from one place to another.

Multi-Modal Transportation

A transportation system that includes several types (modes) of conveyances such as automobile, bicycle, bus, pedestrian, and rail; and appropriate connections between these modes.

Municipal Code

Compendium of municipal ordinances and codes, including zoning regulations.

Open Lands

Those lands that have been preserved, through acquisition or a conservation easement, because of their natural, scenic, environmental, or cultural values.

Overlay Land Use Categories (Land Use Plan)

Land use categories that “overlay” another land use category to further define land use goals.

Pedestrian-oriented

Form of development that makes the street environment inviting for pedestrians; for commercial areas may be characterized by special sidewalk pavement, zero front and side yard setbacks, buildings of varied architectural styles, street-facing window displays, an absence of front yard parking, benches and other amenities; for residential areas may be characterized by sidewalks, parkways, front porches, low fences, lighting and other amenities.

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program.

Program

An action, activity, or strategy carried out in response to an adopted policy to achieve a specific goal or objective. Programs establish the “who,” “how” and “where” of goals and objectives.

Quality of Life

The personal perception of the physical, economic, and emotional well-being that exists in the community.

Redevelop

To improve and re-use existing buildings; to demolish existing buildings (often in poor condition) and create new ones; or to increase the overall floor area existing on a property, irrespective of whether a change occurs in land use.

Revitalization

Restoring new life or vigor to an economically depressed area, sometimes through public improvements that spark private investment.

Streetscape

Pedestrian and landscape improvements in the right-of-way, generally occurring between the curb and the right-of-way line. Streetscape generally includes sidewalks, street trees, pedestrian lighting, fencing, furnishings, and landscaped areas, including medians and irrigation.

Transit

A major bus or rail service.

Transit-oriented Development

Form of development that maximizes investment in transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines; development in such areas is designed to make transit use as convenient as possible.

Vision

A shared dream of the future characterized by long-term idealistic thinking. Provides the foundation for the development of the goals, policies and programs. A vision is not a binding goal and may not be achievable in the lifetime of those participating in the drafting of the Comprehensive Master Plan.

Walkable Town Center

An area designed and constructed in such a way to provide and encourage pleasant, easy and efficient pedestrian movement. Features of a walkable neighborhood may include: sidewalks separated from auto traffic by a planted buffer; continuous sidewalks; safe and well-marked street crossings; short blocks and/or mid-block pedestrian connections; street trees and pleasant streetscapes; windows oriented to the street; a sense of safety; and destinations (parks; shops; gathering places; schools; places of worship) within walking distance.

Wildlife Corridors

a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations.

Zoning Ordinance

A set of land use regulations enacted by the City to create districts that permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

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360 Village Square Lane, Suite B
Castle Pines, CO 80108
303-705-0200
castlepinesco.gov

PLANNING COMMISSION COMMUNICATION MEMORANDUM

TO: Chairman Goode and Members of the Planning Commission

FROM: Sam Bishop, Community Development Director

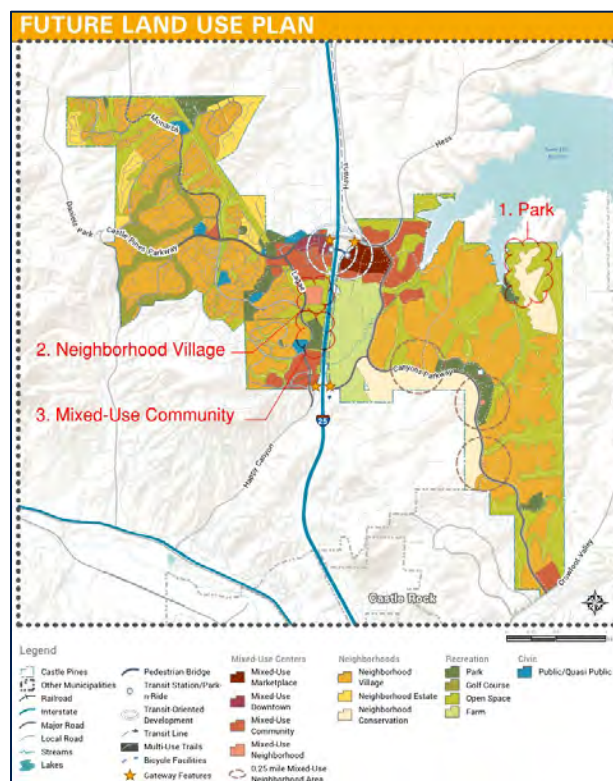
DATE: October 18, 2019

SUBJECT: PUBLIC HEARING – RESOLUTION NO. 2019-PZ-R-01, AMENDING THE FUTURE LAND USE PLAN OF THE CITY OF CASTLE PINES COMPREHENSIVE PLAN

REQUEST:

Planning Commission is asked to consider amendments to the Future Land Use Plan of City of Castle Pines Comprehensive Plan; specifically:

1. Re-designating the Land Use Category of land in the far northeast area of the City from Neighborhood Conservation/Open Space to Park (Canyons Planning Area 12 (PA12));
2. Re-designating the Land Use Category of land along the west side of the I-25 corridor: from Mixed-Use Neighborhood to Neighborhood Village (Lagae Ranch Planning Area 7 (PA7)); and
3. Re-designating the Land Use Category of land along the west side of the I-25 corridor from Park to Mixed-Use Community (Castle Pines Town Center Planning Area 12 (PA12)).



To support the proposed map amendments, corresponding amendments to the text and maps in the Comprehensive Plan may be needed for consistency with the amendments described in points 1, 2 and 3 above. It is anticipated the Parks, Recreation + Amenities Framework map (p. 28), Economic Development Framework map (p. 36), Housing Framework map (p. 44) and the Existing Land Use + Growth Areas map (p. 54) will need to be amended as a result of the proposed amendment.

DISCUSSION/BACKGROUND:

The City of Castle Pines Comprehensive Plan [Comp Plan] was adopted by Planning Commission and ratified by City Council in 2016. The Comp Plan was designed to have a 20-year planning horizon and envisioned as an evolving document that can adapt to reflect changing Council priorities, new technologies, emerging trends and regional opportunities. One of the overall goals of the Comp Plan is to serve as an advisory document for guidance on zoning action, subdivision regulations, land use map and annexations. Staff is responsible for pursuing the implementation strategies and to review development proposals and inform decision-makers if such proposals align with the intentions of the Comprehensive Plan.

The Comp Plan requires a “Major Plan Update” at least once every five-years to reaffirm the Plans vision and direction with the public. 2021 will mark five years from the initial adoption date of 2016. To meet this requirement, staff will begin a “Major Plan Update” in 2020. To that end, other types of amendments or updates are contemplated to occur within that timeframe by the Comp Plan, one of those being “Land Use Plan” amendments. These are amendments reserved for changes to land use designations or descriptions contained in the Land Use Plan. The Land Use Plan amendments before Planning Commission fall into this category and is subject to a “public process”.

The Comp Plan being broad in vision and long range by nature, is subject to periodic amendments to reflect changing physical, social and economic conditions of the City and region. The amendments before Planning Commission are a result of proposed zoning changes. Amendments to the Future Land Use Plan are not considered zoning approvals and do not signify Planning Commissions support or opposition for rezoning requests. It is staff’s opinion that future zoning approvals should be consistent with the Comp Plan, starting with the Future Land Use Plan. The current Future Land Use Plan exhibit may not be broad enough in scope to allow for other types of land uses to be considered through the rezoning process. The intent and nomenclature of the Future Land Use Plan will be evaluated in detail as part of the “Major Plan Update”.

The three specific areas/parcels identified as proposed amendments are a result of planned development amendments, or rezoning applications; all three applications are in various stages of the consideration process. Staff has provided an overview of the amendments and what conditions have occurred to support the proposed changes:

Land Use Plan Amendment Matrix			
Property Description	Current Future Land Use Classification: Defining Characteristics	Proposed Future Land Use Classification: Defining Characteristics	Changing Condition
1. Canyons Planning	Neighborhood Conservation/Open Space:	Park:	The proposed reclassification would be considered a less intense

<p>Area 12 (PA12)</p>	<ul style="list-style-type: none"> • Lowest residential densities and large lot areas with agriculture or equestrian uses <ul style="list-style-type: none"> ▪ Located near or adjacent to significant natural features or established open spaces • Consisting of a variety of housing types, with detached single-family homes as primary type • Single Family Detached Homes • Agriculture • Open Space • Mixed-Use Trails • Schools • Fire Station 	<ul style="list-style-type: none"> • Intended to provide both passive and active recreational and community environments • Integrated into neighborhoods and connected to city-wide trail system • Provides space for private and community events • Parks • Multi-Use Trails • Civic, Cultural and Arts Facilities • Playgrounds • Small-Scale Commercial/Food Service 	<p>use of the land. The subject area is envisioned as a regional preserve with associated amenities. The Canyons PD, 2nd Amendment necessitates the proposed change and provides for additional and unique parkland opportunities in the City. The Park classification is appropriate considering the adjacency to Reuter-Hess Reservoir and nearby residential development.</p>
<p>2. Lagae Ranch Planning Area 7 (PA7)</p>	<p>Mixed-Use Neighborhood:</p> <ul style="list-style-type: none"> • Provides a mix of supporting services and small-scale commercial for the surrounding neighborhoods • Designed to complement the neighborhood's character and social activities • Neighborhood-Serving Commercial and Retail • Small-Scale Office • Civic and Community Facilities 	<p>Neighborhood Village:</p> <ul style="list-style-type: none"> • Primarily residential in character, consisting of a variety of housing types • Represents the largest residential component (geographically) of the City's Land Use Plan and the majority of newly developing neighborhoods • Compatible with character of established neighborhoods • Clustered development to maximize open 	<p>The proposed reclassification would be considered a less intense use of the land. The current designation does not support residential development while Neighborhood Village does. The Lagae Ranch PD, 2nd Amendment, necessitates the proposed change and is supported due to the subject parcels limited commercial viability. Market influences, approved rezonings (commercial to residential) and the potential for more diverse residential options in the Lagae Ranch Development support the reclassification.</p>

		space and the natural environment	
3. Castle Pines Town Center Planning Area 12 (PA12)	<p>Park:</p> <ul style="list-style-type: none"> • Intended to provide both passive and active recreational and community environments • Integrated into neighborhoods and connected to city-wide trail system • Provides space for private and community events • Parks • Multi-Use Trails • Civic, Cultural and Arts Facilities • Playgrounds • Small-Scale Commercial/Food Service 	<p>Mixed-Use Community:</p> <ul style="list-style-type: none"> • Serves local and regional commercial, service and employment needs • Sited at intersections of major arterials and Interstate 25, typically anchored by a grocery store, employment or civic uses • Encourages integrated vertical and horizontal mixed use with multifamily residential • Medium-Format Retail and Services (including grocery stores) • Low and Medium-Rise Office • Hotels • Entertainment, Culture, and Arts • Plazas and Parks • Multifamily Housing • Senior Housing 	<p>The proposed reclassification would be considered a more intense use of the land. The subject property was originally zoned in 2012 and allowed for mixed-use/commercial development. The subject property was subsequently rezoned to parkland in 2014 to account for additional residential development within the larger Castle Pines Town Center Planned Development. Since 2014, Elk Ridge Park, approximately ½ mile away has transformed into a regional park and satisfies many of the resident’s park needs. The City has acquired and rezoned property to account for additional parkland opportunities throughout the City. It is anticipated the 10-acre parcel directly west (currently a school site) will not be developed as a school and may have the potential to become a park which will serve as a local park amenity to the surrounding development. The current parkland designation does not seem to consistent with the long-range view of development that exists today and what is anticipated in the future. This parcel lends itself to additional residential development to support the commercial needs of the City.</p>

STAFF ANALYSIS:

Amendments to the Comp Plan require that the plan amendment request shall be determined in accordance with the following criteria: (*staff analysis in italics*)

1. Does the amendment request implement, further, or is it otherwise consistent with, one or more of the goals, objectives, and strategies of the Comprehensive Plan?

The amendment request(s) implement, further and are other consistent with one or more of the goals, objectives and strategies of the Comprehensive Plan; more specifically:

- LU-1.1 Encourage compact or clustered development patterns that conserve and minimize the impact of development on natural resources, and ensures a natural buffer between communities.
- LU-2.1 Use design techniques and land use elements to provide compatibility between residential and non-residential uses and create a sense of community identity.
- LU-3.3 Blend the existing character of adjoining developments with the design of new developments to create a seamless and unified community.
- • LU-3.4 Re-evaluate form, intensity, and mix of uses for all Planned Developments as plats are submitted, to allow for flexibility and creative high quality design solutions.
- H-3.1 Strengthen a mixed housing stock with a range of housing sizes and price points.
- H-3.2 Encourage the provision of primary or accessory housing types that facilitate aging in place.
- H-3.3 Support opportunities for high-quality attainable housing in proximity to activity centers, transportation and services.
- H-1.3 Preserve environmental and visual resources through clustered development patterns and open space standards.
- H-1.4 Transition the density of housing within Mixed-Use Community areas using the lower density range adjacent to existing residential neighborhoods. See Mixed-Use Category Table 3.1.
- PR-2.1 Expand the range of recreational facilities, programs, parks, paths, and open space accessible to residents of all ages, incomes and abilities.

2. Will the amendment request interfere with the existing or future land use patterns and/or densities of the surrounding neighborhood as depicted on the Land Use Plan Map and as contained within the Comprehensive Plan?

The amendment request(s) will not interfere with the existing or future land use patterns and/or densities of the surrounding neighborhood as depicted on the Land Use Plan Map.

3. Will the amendment request interfere with, prevent, or support the provision of any of the area’s existing or planned community services or facilities, or other specific public or private actions contemplated within the Comprehensive Plan?

The amendment request(s) will not interfere with, prevent or support the provision of any of the area’s existing or planned community services or facilities, or other specific public or private action actions contemplated within the Comprehensive Plan. It is noted that for the proposed reclassification from Park to Mixed-Use Community in Castle Pines Town Center (Planning Area 12) that additional parkland and recreation opportunities will become available as a result of the amendment. City staff is working with the Douglas County School District to convert the adjacent site to parkland and any future rezoning of PA12 will require parkland cash-in-lieu to offset the impact on parkland as a result of increased residential development.

STAFF RECOMMEDNATION:

Staff recommends Planning Commission approve Resolution No. 2019-PZ-R-01,

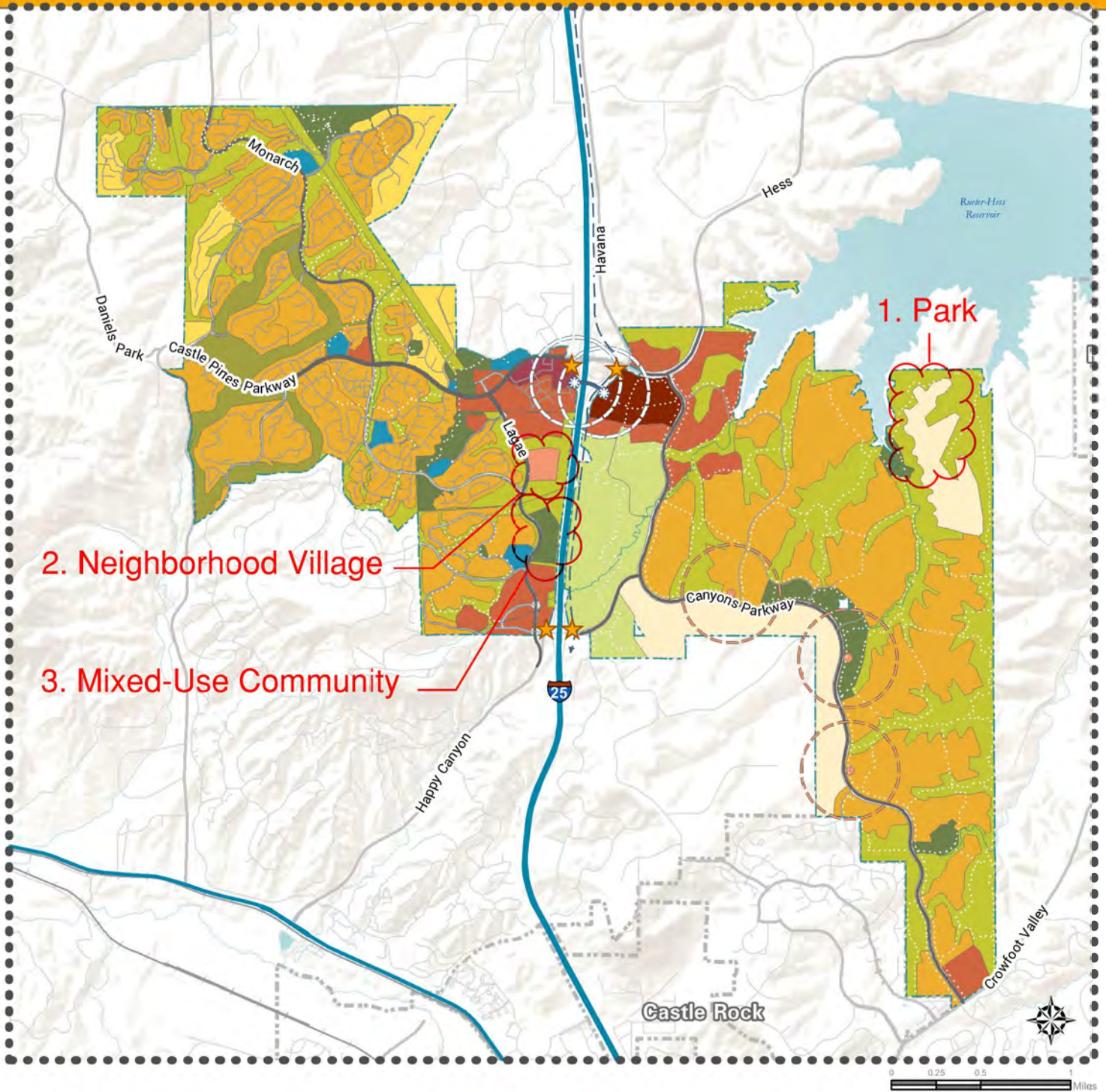
PROPOSED MOTION:

I MOVE TO APPROVE RESOLUTION NO. 2019-PZ-R-01, AMENDING THE FUTURE LAND USE PLAN OF THE CITY OF CASTLE PINES COMPREHENSIVE PLAN.

ATTACHMENT(S):

- Future Land Use Map Proposed Amendments

FUTURE LAND USE PLAN



Legend

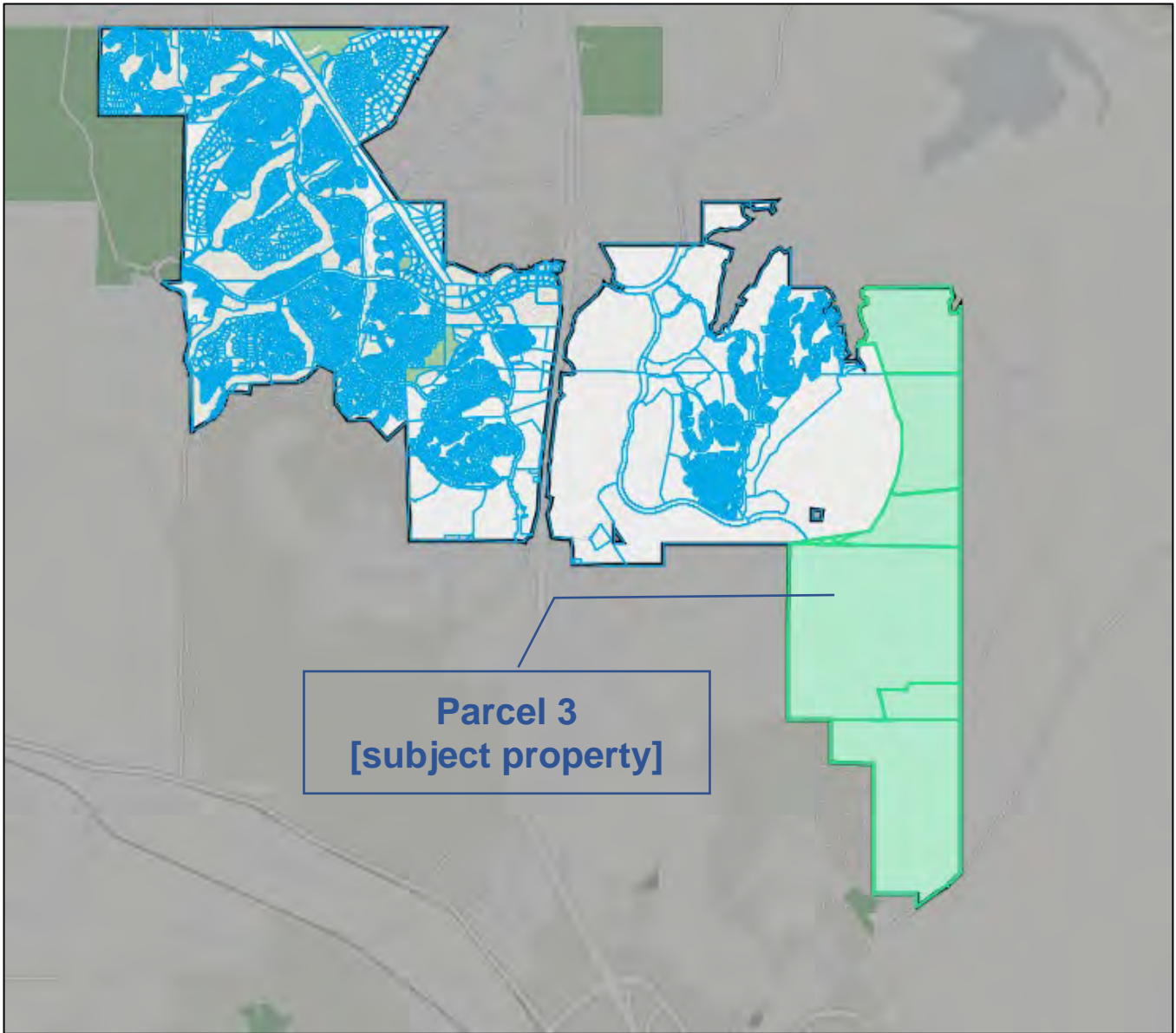
Castle Pines	Pedestrian Bridge	Mixed-Use Marketplace	Neighborhood Village	Park	Civic
Other Municipalities	Transit Station/Park-n-Ride	Mixed-Use Downtown	Neighborhood Estate	Golf Course	Public/Quasi Public
Railroad	Transit-Oriented Development	Mixed-Use Community	Neighborhood Conservation	Open Space	
Interstate	Transit Line	Mixed-Use Neighborhood		Farm	
Major Road	Multi-Use Trails	0.25 mile Mixed-Use Neighborhood Area			
Local Road	Bicycle Facilities				
Streams	Gateway Features				
Lakes					



COMMUNITY DEVELOPMENT DEPARTMENT—STAFF REPORT

PROJECT NAME:	The Canyons Planned Development (PD), 2 nd Amendment, Case No. PDM19-001
PROJECT LOCATION:	The legal description is Parcel 3, Canyons Superblock Plat #1 and includes changes to Planning Areas 10 and 12-19. The project area is generally located south of the Rueter-Hess Reservoir, east of the I-25 freeway, and north of Crowfoot Valley Road.
OWNER/APPLICANT:	North Canyons LLLP 3033 East 1 st Avenue, Suite 725 Denver, CO 80206
PROJECT DESCRIPTION:	<p>The Applicant requests a Major Amendment to The Canyons PD. The project proposes:</p> <ul style="list-style-type: none">• To allow up to 1,500 dwelling units in Planning Areas (PAs) 10 and 12-19;• Dedicate 167.5 acres of parkland in Planning Area O;• Dedicate 21.18 acres of school land; and,• Minor modifications to PD development standards.
STAFF RECOMMENDATION:	Approval with Conditions
PUBLIC NOTICE:	Public notice of the proposed zoning amendment was published in the newspaper on October 9, 2019, mailed to abutting landowners on October 7, 2019 and posted on October 8, 2019. Legal requirements pursuant to Section(s) of the City of Castle Pines Zoning Code are satisfied.
REPORT DATE:	October 18, 2019
PLANNING COMMISSION HEARING DATE:	October 18, 2019

VICINITY MAP



EXECUTIVE SUMMARY

The Applicant, North Canyons, LLLP, requests a major amendment to The Canyons Planned Development (PD) to allow an additional 1,500 dwelling units in Planning Areas (PAs) 10 and 12-19. The project also proposes the dedication of 167.5 acres of parkland in Planning Area O, the dedication of 21.18 acres of school land, and minor modifications to PD development standards. Pursuant to Section 1516.04 of the City of Castle Pines Zoning Code, an increase in the number of dwelling units in a planning area greater than 20% requires a major amendment to the Planned Development. .

The minor modifications to the PD development standards include the following:

- Sections 3.1 and 3.2: Planning Area 12 is removed from the “Rural Residential 1 unit/20 acre” category and is added to the “Residential” category.
- Section 3.2.3.8: K-8 schools are omitted as a permitted Use by Special Review in PA 8, 14, and 18 and a school use is added as a Use by Special Review in PA13 and PA14.

- Section 3.5: Planning Area “O” is added within the Open Space - Limited category. Open Space - Limited is being updated to allow a visitors/nature center and special events, while golf uses are removed from this land use category.
- Section 4.2.2.f. Roadways: The Mixed Use Lane road classification is revised from requiring on-street parallel parking to allowing on street parallel parking, “shall” became “may”.
- Section 4.2.3.c.: Note c. is added clarifying that curb trench drains are not required for Collector and Boulevard sections.
- Section 4.2.4.a.: Note a. is amended clarifying that sidewalks or trails may not be required on both sides of the street where adjacent to open space within Mixed Use and Residential land uses.
- Section 4.2 Roadway Design and Technical Criterial: Revisions to chart include:
 - Right of Way Maximum becomes just Right of Way.
 - Lane Width Maximum becomes Lane Width Minimum.
 - Sidewalks or Multi Use Trails along Residential Streets Type A, N, R and S may be either attached or detached, rather than attached only. Foot note 12 is added clarifying that Sidewalks adjacent to Open Space may be attached.
 - Approach Centerline grade for Intersections of a Residential Mixed Use Lane to a Collector is revised to be 100’ at 4%, consistent with the rest of the Mixed Use Lane intersection grades. Footnote (7) is revised to allow an optional landscaped median island within a cul-de-sac whose radius exceeds 40’.

The project also requires amendments to the Canyons Annexation and Development Agreement (ADA) to address commitments (school land, parks, traffic improvements, etc.), memorialization of up to 75 units, or 5%, of the total units being attainable workforce housing, Metro District mill levy share back to offset the City’s costs associated with the operation and maintenance of open space within the project and Vesting. The ADA and Vesting applications are not under the purview of the Planning Commission and will be considered by the City Council.

STAFF ANALYSIS

Background

The Canyons is a 3,343-acre Planned Development (PD) that was approved in 2009 and is comprised of 19 Planning Areas. The PD allows for a mix of land uses including single-family and multi-family residences, parks, open space, trails, schools, civic uses, community uses, commercial uses, retail uses, and agricultural uses (See Exhibit E).

The Canyons PD originally permitted a maximum of 2,500 dwelling units. In 2018, Case No. ZR18-002, The Canyons PD 1st Major Amendment, approved an additional 1,000 multi-family dwelling units in PAs 1, 2, and 3, bringing the total approved dwelling units in the PD to 3,500. The 1st PD Amendment also provided additional commitments for land for schools, parks, and civic uses related to the corresponding increase in residential density. PAs 12-19 are located along the western portion of the Canyons PD and are surrounded by the following land uses and zoning designations:

	North	South	East	West
Adjacent Land Uses	Vacant land, open space, Rueter-Hess Reservoir	Single-family residences	Low-density single-family residences and vacant, undeveloped land	The Canyons, currently in development with single family residences
Adjacent Zoning Designation	A1-Agricultural 1 (Douglas County)	ER-Estate Residential (Douglas County)	A1-Agricultural 1 (Douglas County)	Planned Development District – <i>The Canyons</i>

Public Agency Comments

Staff sent a total of thirty-one (31) referral letters to agencies, districts, and community groups. The City received 12 responses (attached as Exhibit B), and of the 12 responses, only eight (8) had substantive comments, as summarized below:

- Centennial Airport (Arapahoe County Public Airport Authority): The comment letter expressed concern that the proposed development lies directly under the Instrument Landing System (ILS) approach to the Airport's main runway on elevated terrain, and therefore the Authority believes an aviation easement be executed for the entire development. Further comments recommend interior noise attenuation standards, and outlines requirements for map easements and for federal requirements for objects on the property that penetrate a 100:1 slope.
- Cherry Creek Basin Water Quality Authority: The comment letter requires construction and post-construction Best Management Practices (BMPs) for areas under their authority. The letter also requested further information on disturbance within mapped floodplains and on Grading and Erosion Control Plans.
- Colorado Department of Transportation (CDOT): The comment letter(s) provided by CDOT reiterates their continued concern which regards the capacity of the existing interchanges to the interstate and the steps needed to upgrade them to serve traffic generated by development east of the interstate as well as existing "background" traffic. CDOT restates that the development cannot expect to connect or make improvements to the interchanges without an Interstate Access Request (IAR) which is a federal requirement. An IAR is typically supported by a system level study that examines the ramifications and acceptable mitigation.
 - Subsequent to receiving CDOT referral comments, City Staff met with CDOT and Douglas County Public Works representatives to discuss their comments and concerns. In short, City Staff is in full agreement that the development must pay its proportionate share of improvements associated with the traffic generated by the development. Staff's position is fulfilled in the form of a written commitment in the amended Annexation and Development Agreement where the developer (or future property owner(s)) will be required to pay their proportionate share which includes ALL traffic generated from within the development i.e. school, residential, park, and commercial traffic. City Staff is not in support of the applicant, owner, or future owners paying for off-site "background" traffic not generated from within the development. The future Happy Canyon Rd/Interstate-25 interchange improvements will be determined through an IAR and 1601 process which requires the participation of both the county and city. All parties creating traffic impacts will be required to pay a proportionate share of the improvements. Until this study is complete and accepted by CDOT and FHWA it is unknown what the needed improvements are and the associated costs.
- Douglas County Department of Community Development: The comment letter states that due to the increased level of development along the eastern edge of the project area that abuts County land that is sparsely developed, there is an increased chance for greater visual impacts on County residents in the area. As such, the comment letter discussed opportunities for utilizing open space areas, parks, trails and other design features to soften visual impacts.
- Douglas County School District (DCSD): The comment letter requested a revision of the Douglas County School dedication figure to be 31.96 acres, rather than the originally proposed dedication of 9.86 acres, according to their calculations corresponding to the addition of 1500 units within the development. The letter requested the City enter into an MOU with the District addressing

how the educational needs of the Canyons can be met through additional future land dedication, cash-in-lieu, or a combination, addition of schools as a use by right within all planning areas, and City codification of student generation and land dedication requirements used by DCSD, along with development monitoring and milestones to ensure adequate land is available for school purposes.

- Prior to the DCSD providing a referral response, City Staff met with representatives of DCSD to discuss the pending Boundary and Capacity Study for all schools within the District (anticipated completion date of 1Q 2020) , the need for a Memorandum of Understanding (MOU) to address the education needs/facilitates in the Canyons and throughout Castle Pines and systematization of student generation and school land dedication requirements used by DCSD and the City. Staff and the DCSD agree that an MOU would be appropriate to address student generation and associated land dedication methodology and coordinating the future timing, location and acreage of school sites in the Canyons. It is anticipated DCSD will have high school and middle school facility needs within the Canyons development. The applicant has revised the originally proposed land dedication of 9.86 acres to 21.18 acres to accommodate this need. This brings the total school land dedication in the Canyons to 79 acres¹. DCSD is in agreement that 79 acres is sufficient to accommodate multiple school sites and a variety of school types i.e. K-8, combined middle/high school, flagship high school site, etc. Further, DCSD is in agreement on limiting the total number of students that would attend any combination of middle/high school within the Canyons to 3100 students. One of City Staff's concerns with increased school land dedications is associated traffic and the required improvements to mitigate impacts which will degrade the neighborhood feel of the development. This concern can be addressed by limiting the overall student population within the development. DCSD supports the application based upon the above-mentioned MOU being executed between the City and Board of Education.
- Parker Water and Sanitation District: The District provided a will-serve letter for the provision of water and sanitary services for the proposed project.
- Town of Castle Rock Development Services Department: The comment letter addressed fire, floodplain, and traffic issues. The Castle Rock Fire Protection District and Fire Department confirmed the provision of services to the project area. The floodplain comments requested further delineation of existing floodplain limits and additional mitigation measures for Lemon Gulch to reduce downstream impacts in Castle Rock. The comment letter outlines several traffic concerns, summarized as follows:
 - The TIS Addendum should use the County's 2040 forecasts to identify needed traffic improvements;
 - Additional information was requested on impacts to numerous roads and intersections based on the increased population that would result from the project. The current County Transportation Master Plan does not account for the increase in population, and the City requested that the traffic analysis provide comments on the potential impacts of the project.
- Douglas County Department of Public Works Engineering: The comment letter focused on potential impacts to the Happy Canyon / I-25 interchange. The County requests an analysis and discussion of the costs that will be associated with the improvements required at this interchange as a result of the Canyons development and the proposed amendments. The comment letter also

¹ 49 acres dedicated in the original PD (2009), 8.82 acres dedicated in the 1st amended PD (2018), 21.18 acres in the 2nd amended PD (2019)

made specific comments on the Traffic Study with questions for specific streets and intersections that the County believes will be impacted by the Project.

Traffic Impacts

A Traffic Impact Study was prepared to serve as an addendum to the North Canyons TIS. This TIS Addendum analyzed long-term (year 2040) background and total traffic conditions associated with a proposed 2nd PD Amendment and a potential 2,500-student high school. This analysis also assessed the potential traffic operations of Canyonside Boulevard, a future north-south arterial paralleling I-25 between Hess Road and Crowfoot Valley Road.

The analysis intersections include those that were evaluated as a part of the original TIS plus four additional intersections that were added to determine the impact of the 2nd PD Amendment development on the roadway network south of Happy Canyon Road. The TIS evaluated the Level of Service (LOS) for the following intersections and evaluated improvements required to accommodate background traffic growth and vehicle-trips generated by the development:

1. Castle Pines Parkway & Lagae Road
2. Castle Pines Parkway & Charter Oaks Drive/Village Square Drive
3. Castle Pines Parkway & Debbie Lane
4. Castle Pines Parkway & I-25 Southbound Ramps
5. Castle Pines Parkway & I-25 Northbound Ramps
6. Castle Pines Parkway/Hess Road & Havana Street
7. Happy Canyon Road & I-25 Southbound Ramps
8. Happy Canyon Road & I-25 Northbound Ramps
9. Hess Road & Canyonside Boulevard/PA-1 Access
10. Canyonside Boulevard & Canyon Forge Drive/PA-2 East Access
11. Hess Road & Cross Canyon Trail
12. Happy Canyon Road & Canyonside Boulevard
13. Hess Road & PA-2 North Access
14. Canyonside Boulevard & PA-2 South Access / PA-3 South Access
15. Hess Road & PA-3 North Access
16. Crowfoot Valley Road & Sapphire Pointe Boulevard
17. Crowfoot Valley Road & Canyonside Boulevard / Macanta Drive
18. Canyonside Boulevard & PA-13 Access
19. Canyonside Boulevard & PA-14 South Access / PA-15 South Access

For the 2040 background traffic conditions, the TIS projects that the intersections will operate at an acceptable overall LOS with the inclusion of a few improvements. The following lists the recommended improvements that are in addition to those agreed to for the Canyons development in the original TIS to provide acceptable operations for background traffic in 2040:

- Provide a third westbound through lane at the Castle Pines Parkway/Hess Road intersection with Havana Street.
- Signalize the intersection of Sapphire Point Boulevard and Crowfoot Valley Road.
- Signalize the intersection of Canyonside Boulevard/Macanta Drive and Crowfoot Valley Road.
- Provide two through lanes in each direction and a dedicated eastbound left-turn lane at the Sapphire Point Boulevard intersection.
- Provide separate southbound left- and right-turn lanes at the Sapphire Point Boulevard intersection with Crowfoot Valley Road.
- Provide two through lanes in each direction and dedicated eastbound and westbound left-turn lanes at the Canyonside Boulevard/Macanta Drive intersection with Crowfoot Valley Road.

- Provide dedicated left, through and right-turn lanes for the northbound and southbound approaches at the Canyonside Boulevard/Macanta Drive intersection with Crowfoot Valley Road.

The proposed Canyons 2nd PD Amendment would generate about 16,230 daily external vehicle-trips, with approximately 1,140 external trips during the AM peak hour (31% in, 69% out), and 1,200 external trips during the PM peak hour (63% in, 37% out). With the recommended background improvements in place and a few improvements to accommodate these additional volumes, the TIS projects that most intersections will operate at an acceptable LOS in the 2040 total traffic condition. The exceptions are the Happy Canyon and I-25 ramp intersections. Although the TIS does offer suggestions for lane configurations that could mitigate poor LOS at these intersections, the recommendations suggest the Interstate Access Request (IAR) study re-evaluate intersection operations once the interchange configuration is chosen.

The TIS recommends the following improvements to provide acceptable intersection LOS in the 2040 total traffic conditions:

- Provide a continuous acceleration/deceleration lane on southbound Canyonside Boulevard between Hess Road and Canyon Forge Drive. The lane would be terminated as the southbound right-turn lane at Canyon Forge Drive.
- Provide a dedicated northbound right-turn lane at Canyonside Boulevard and Canyon Forge Drive.
- Provide channelization for the eastbound right-turn lane at the Happy Canyon Road and Canyonside Boulevard intersection. Provide an acceleration lane on southbound Canyonside Boulevard to receive this free-flowing right-turn movement.
- Provide the following for the PA-13 access intersection with Canyonside Boulevard:
 - Signalization
 - Southbound approach: two through lanes and one dedicated left-turn lane
 - Northbound approach: two through lanes and one dedicated right-turn lane
 - Westbound approach: dedicated left- and right-turn lanes
- Monitor the LOS performance of the PA-14 / PA-15 access intersection with Canyonside Boulevard once it is operational to determine when the intersection will meet warrants for signalization.

Based on the assumed location and size of the potential high school, the TIS recommends the following additional improvements to accommodate the trips generated by the high school should these assumptions remain valid:

- Provide a second southbound through lane at the Hess Road and Canyonside Boulevard intersection.
- Provide a single left-turn lane, two dedicated through lanes, and a shared through/right-turn lane for the northbound approach at Canyonside Boulevard and Canyon Forge Drive intersection.
- Provide a second southbound left-turn lane at the Crowfoot Valley Road and Canyonside Boulevard/Macanta Drive intersection.

In summary, the proposed project with the recommended improvements will not cause any of the existing roadways and intersections, or any future roadways and intersections, to operate below a Level of Service D if the recommended background improvements are in place and the selected Happy Canyon interchange configuration is appropriate to accommodate projected volumes.

Land Use

The project proposes an amendment to The Canyons PD to allow an additional 1,500 dwelling units in Planning Areas (PAs) 10 and 12-19, which would bring the total number of allowed dwelling units in The

Canyons to 5,000. The project also proposes the dedication of 167.5 acres of parkland in Planning Area O, the dedication of 21.18 acres of school land, and minor modifications to PD development standards.

The Canyons PD was approved in 2009 for 2,500 dwelling units on 3,342 acres. The intent of the PD was to offer a community with a variety of housing choices in connected neighborhoods with integrated open space areas and mixed use commercial zoning districts. The purpose of this PD Amendment is to increase the number of allowed units in the development in order to expand the local population base, increase housing diversity, and support the City’s goal for obtaining a thriving economic base. Furthermore, the amendment provides for additional park land and school dedications to provide additional amenities to the community. The project proposes the development of 1,500 units on 1,441 acres, which amounts to an overall density of 1.04 dwelling units per acre (1.04 du/ac). Should the proposed PD amendment pass, the resulting overall density of the development would be 1.50 du/ac (5000 du/3342 acres)

The following table represents the land use designation for the Planning Areas included in this amendment, the acreage and permitted uses, and the proposed future land use for each planning area.

Planning Area (PA)	Land Use Type	Acreage	Permitted Uses	Proposed with 2 nd Amendment
PA 10	Residential Rural	240	Primarily residential, minimum of 1 du/20 ac	4 du
PA 12	Residential	66.4	Primarily residential	Minimum of 150 units
PA 13	Residential	250.9	Primarily residential	Minimum of 370 units
PA 14	Residential	192	Primarily residential	Minimum of 300 units
PA 15	Residential	36.4	Primarily residential	Minimum of 60 units
PA 16	Residential	34.9	Primarily residential	Minimum of 50 units
PA 17	Residential	28.8	Primarily residential	Minimum of 80 units
PA 18	Residential	22.9	Primarily residential	Minimum of 90 units
PA 19	Mixed Use	30.7	Mix of non-residential and residential uses	Minimum of 25 units, 90,000 sf max commercial
PA O	Open Space Limited	167.6	Open space limited uses per PD	Add visitors/nature center and special events
PA I, L, M, N	Open Space Active/Limited	Remaining acreage	Open Space active/limited uses per PD	Remove Golf Course from Open Space Limited

The 2nd Amendment requires that the PA’s have a minimum number of dwelling units which assures a relatively even distribution of development throughout the various PA’s. The parkland formula set forth in the City’s Subdivision Ordinance is based on 15 acres/1000 population. The proposal requests 1500 dwelling units resulting in a parkland dedication of 67.5 acres. The applicant proposes a park land dedication of 167.6 acres. The applicant has committed to an additional 21.18 acres of school land for a total dedication within the Canyons development of 79 acres.

There are no proposed changes to the development standards established in The Canyons Planned Development (2009) which set forth required lot sizes, setbacks, building heights, etc. for the development of the property, nor are the development standards subject to modification with this PD amendment.

Comprehensive Master Plan Analysis

Staff believes the project is well-supported by the City’s Comprehensive Master Plan as follows:

Land Use: The Comprehensive Plan promotes concentrating growth in specified areas to allow the City to increase its population but still preserving the natural character of the land. The additional 1,500 units proposed in this project are proposed for areas that are already planned for residential development. Additional attention has been made to maintain the natural terrain of the project area and include trails and open space connectivity throughout the planned neighborhoods. The proposed units are also

important components for obtaining a thriving economic base to support future commercial and/or office development in the City. Comprehensive Plan land use goals and objectives that support the project are as follows:

- Goal LU-1: Design development to complement both the natural and man-made landscape.
- LU-1: Encourage compact or clustered development patterns that conserve and minimize the impact of development on natural resources and ensures a natural buffer between communities.
- LU-2.3: Promote economic development and employment opportunities in proximity to multifamily housing.
- LU-2.4: Promote development patterns and community design that meet the needs of residents as they age.
- LU-4.1: Balance development with preservation of environmental and visual resources.
- LU-4.2: Support the establishment and enhancement of community separators by creating open space and landscaped buffers, help screen views, and provide wildlife habitat.

Parks and Recreation: The Comprehensive Plan identifies parks and recreation resources as a significant attribute for the City and promotes the provision of these resources to support healthy lifestyles and families. The Canyons development prioritizes trails and open spaces, and development is clustered so that there is ample open spaces, parks, and trails that are interwoven throughout the planned development. The 2nd Amendment proposes the dedication of 167.5 acres of parkland in Planning Area O, which is envisioned to be a preserved natural area with limited development and is focused on services and amenities to support the naturally preserved landscape. Comprehensive Plan parks and recreation goals and objectives that support the project are as follows:

- Goal PR-1: Provide recreation, community, and educational facilities that serve the City's population and support a healthy and active community.
- Goal PR-2: Provide areas for open space, parks, trails, and wildlife corridors in all new developments that are accessible to all residents.
- PR-2.2: Demonstrate adequate provision of neighborhood and community parks, trails, and recreational facilities in all new residential development.
- PR-2.4: Conserve wildlife habitats, wildlife movement corridors, and habitat linkages through the provision of significant open space.

Economic Development: The Comprehensive Plan identifies the need for the City to build and diversify its economic base in order to better utilize the populations high household income levels. Additionally, community residents continually highlight the need for more retail, restaurant and offices in Castle Pines. The Canyons development includes 2.1 million square feet of commercial/office development in two separate locations. The area included in this amendment includes a xx-square foot area designated as mixed-use development with 90,000 square foot maximum commercial development. The additional housing units proposed in this amendment are important to build a viable and robust population base to support future commercial and office development in the City. Comprehensive Plan economic development goals and objectives that support the project are as follows:

- Goal ED-1: Foster a robust and resilient economy.
- ED-1.6: Encourage diverse forms of office, employment, and commercial land uses.
- ED-2.1: Encourage economic development activity by promoting higher densities and a mix of use within commercial centers.

Housing: The Comprehensive Plan encourages a diversity of price-points, housing types and ownership options to support affordability for residents. Additionally, the Plan supports a diversity of housing options so that Castle Pines can be a livable community for all families and for people of all ages. The project proposes 1,500 units including single-family, single-family attached, and multi-family residences. Comprehensive Plan housing goals and objectives that support the project are as follows:

- Goal H-2: Provide a balance of diverse, high-quality housing that incorporates a range of type, design, and density and appeals to families, singles, and seniors.
- Goal H-3: Support housing that meets the financial needs of current and future residents.
- H-3.1: Strengthen a mixed housing stock with a range of housing sizes and price points.
- H-3.3: Support opportunities for high-quality attainable housing in proximity to activity centers, transportation and services.

Dedications

The application has satisfied park and school land dedications for the proposal. No additional land dedications are required as a result of the proposed project.

Zoning Resolution, Approval Criteria—Planned Development Major Amendment

Major Amendments to Planned Developments require the Planning Commission to consider the approval criteria set forth in Section 1517.09 of the City of Castle Pines Zoning Ordinance. Staff has identified each of the criteria followed by a staff finding. However, it is the responsibility of the Applicant to justify the request for a Major Amendment to the Planned Development.

§1517.09 Approval Criteria for approval of a Major Amendment to a Planned Development:

§1517.09.1 – Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

The Canyons PD was adopted in 2009 with a vision to provide a diversity of housing units in a clustered pattern that protects the natural terrain of the land, and to build a vibrant community that can support an economically diverse commercial/office area. The project proposes to add 1,500 dwelling units to Planning Areas 10, 12-19, which were previously designated for residential uses in the 2009 planned development approval. The proposed project also upholds all previous commitments and makes proportional additional commitments including providing 21.18 acres for a school site, an additional 167 acres of park land, up to 75 units, or 5%, of the total units being attainable workforce housing and a mill levy share-back with the City to support service to the subject property. Therefore, staff believes the project is consistent with the development standards, commitments, and overall intent of The Canyons Planned Development.

§1517.09.2 – Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

The proposed project is consistent with the intent, efficient development and preservation of the Canyons PD because the 2009 PD approval ensured the provision of open space, promoted a development pattern that is sensitive to the natural land form, ensured the adequacy of public facilities and mixed housing types, and encouraged dwellings with a range of affordability, and the amended project provides additional attributes to meet this intent, such as an increased mix of housing types and affordable units. The enlargement of the City population base can also accelerate commercial and retail development in The Canyons, which contributes to a sound economic base.

§1517.09.3 – Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

The amendment will not adversely affect the public interest or enjoyment of the adjacent lands because the project's proposed additional units are consistent with the existing land use designation for the project area, and the project is well-designed and focuses on buffering residential uses from

adjacent lands. The Canyons PD was approved in 2009 and Planning Areas 10, 12 -19 have always been designated for residential uses. In addition, the planning areas were designed to cluster residential development so that ample park space, open space, and trails buffer neighborhoods from adjacent uses. The project includes a thorough analysis of potential impacts to the City and region. A Traffic Study addendum was provided that examines the proposed project and sets forth recommended improvements so that none of the existing roadways and intersections, or any future roadways and intersections, operate below a Level of Service D. As development progresses, the applicant will be required to design, fund and construct the recommended improvements to accommodate projected volumes. The PD requires all necessary infrastructure to be implemented by the developers in The Canyons, and the applicant is proposing a mill levy share-back to support the provision of City services

§1517.09.4 – Whether the amendments sole purpose is to confer a special benefit upon an individual.

The proposed amendment does not solely confer a special benefit upon an individual. The addition of 1,500 units to The Canyons PD furthers the City’s goals for increasing the resident population, building a stable economic base, and providing more housing diversity to the community.

§1517.09.5 – For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Ordinance.

The proposed amendment is consistent with the water supply standards found in Section 18A, Water Supply Overlay District, of the City’s Zoning Ordinance. The entirety of The Canyons development is included in the Parker Water and Sanitation District (PWSD). PWSD has reviewed the proposed amendment and has provided a will-serve letter stating they can provide services to the project area.

STAFF RECOMMENDATION:

Based upon findings herein, Staff recommends that Planning Commission recommend approval of the 2nd Major Amendment to The Canyons Planned Development, subject to the recommended conditions of approval.

SUGGESTED MOTION FOR APPROVAL:

I move to recommend approval of the 2nd Major Amendment to The Canyons Planned Development, Case No. PDM19-001, subject to the following conditions of approval found in the Staff Report, dated October 18, 2019:

1. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, in review and processing of the application prior to recordation; AND
2. The Applicant shall resolve/correct any minor technical issues as directed by staff prior to recordation of the Planned Development Major Amendment; AND
3. [Planning Commission may insert additional conditions in order to mitigate the impacts of development]

SUGGESTED MOTION FOR DENIAL²:

² In the event Planning Commission wishes to recommend denial of this case, planning staff recommends that Planning Commission consult with the City Attorney prior to making a motion for denial.

I move to recommend denial of the 2nd Major Amendment to the Canyons Planned Development Plan, Case No. PDM19-001, based on the following findings of fact:

1. The application *does not* meet the approval criteria set forth for Major Amendment for Planned Developments in Section 15 – Planned Development District of the City of Castle Pines Zoning Ordinance; specifically, subsection 1517.09 in that: (identify specific criteria not met by the application)

EXHIBITS:

- A. Application Materials
 - a. Land Use Application
 - b. Project Narrative
 - c. Canyons Planned Development, 2nd Amendment Exhibit
- B. Referral Agency List and Response Summary
- C. Applicant's Response to Agency Comments
- D. Parker Water and Sewer Will Serve Letter
- E. Existing Canyons Planned Development (circa 2009)

- A. Application Materials
 - a. Land Use Application
 - b. Project Narrative
 - c. Canyons Planned Development, 2nd Amendment Exhibit



LAND USE APPLICATION

OFFICE USE ONLY		SUBMITTAL DATE
TYPE OF REQUEST:		
PROJECT NAME:		
CASE NO:		
FEES COLLECTED:	STAFF INITIALS:	

SECTION 1—BRIEF DESCRIPTION OF PROPOSAL

Application for The Canyons Planned Development 2nd Amendment to increase allowable dwelling units in Planning Areas 12-19 by 1500 units, increase PLD by 167.5 acres and school dedication by 31.86 acres.

SECTION 2—PROPERTY INFORMATION—Property Information required below can be found on the Douglas County Assessor website at www.douglas.co.us/assessor/. Please print a copy of the Assessor’s page and submit it with your presubmittal review request. 2351-121-01-001 2351-241-01-001 2351-134-01-002 2351-014-01-001

State Parcel Number (SPN): 2351-124-01-001 2351-134-01-001 Parcel Size: +/-1441 acres total
 Legal Description: Parcel 3 The Canyons Superblock Plat #1
 Site Address: Crowfoot Valley Road

SECTION 3—ZONING AND LAND USE INFORMATION

Existing Zoning: The Canyons PD Proposed Zoning: The Canyons PD 2nd Amendment
 Zoning of Surrounding Properties: (N) Open Space (S) Residential (E) Residential (W) Residential
 Existing Land Use: Agricultural
 Proposed Land Use: Residential and Mixed Use

SECTION 4—PROPERTY OWNER INFORMATION

Property Owner: North Canyons LLLP, by Leland J. Alpert, Manager, Alpert Canyons LLC
 Address: 3033 East 1st Avenue, Suite 725, Denver CO 80206
 Phone: 720-624-1699 Fax: Email: leealpert@msn.com

SECTION 5—AUTHORIZED REPRESENTATIVE INFORMATION *(requires notarized letter of authorization if other than owner)*

Property Owner / Developer / Engineer / Attorney / Other (Circle One):
 Contact Person/Company Info: Leland J. Alpert, Owner, and Mary Hart, Project Coordinator
 Address: 3033 East 1st Avenue, Suite 725, Denver CO 80206
 Phone: 720-624-1699 Fax: Email: mhart@alpertcorp.com

SECTION 6—SPECIAL DISTRICT INFORMATION—Please list the districts that will be affected by the proposal (attach any letters):

Water District: Parker Water and Sanitation District

Sanitation District: Parker Water and Sanitation District

School District: Douglas County School District

Library District: Douglas Public Library District

Fire District: Castle Rock Fire Protection District and South Metro Fire Protection District

Other Districts: Canyons Metro District, Douglas County Sheriff Dept.

SECTION 4—CERTIFICATION

To the best of my knowledge, this Land Use Application is correct and complete. I have read and understand the City’s information sheet regarding the Preble’s Meadow Jumping Mouse.

Applicant Signature: Mary Hart Date: 6.11.19

PREBLE’S MEADOW JUMPING MOUSE

What is the Prebles’ meadow jumping mouse?

The Preble’s meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a “threatened species” under the Endangered Species Act. The federal threatened species designation prohibits the unlawful “take” of the Preble’s meadow jumping mouse or its habitat.

Where does the mouse live?

The Preble’s meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainage areas, including tributaries and the main stream reaches, of East and West Plum Creek. However, *any* stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble’s meadow jumping mouse or its habitat should be directed to:

Peter Plage or Adam Misztal
Fish and Wildlife Biologist
United States Fish and Wildlife Service
Ecological Services
Colorado Field Office
P.O.Box 25486, DFC (MS 65412)
Denver, CO 80225-0486
303-236-4773

Where to find a licensed Wildlife Consultant to perform Preble’s Surveys.

A current list of wildlife consultants licensed to perform Preble’s surveys may be found on the US Fish and Wildlife Service website at:

http://mountain-prairie.fws.gov/preble/RELATED_ACTIONS/consultants.htm

ANY APPROVAL GIVEN BY THE CITY OF CASTLE PINES DOES NOT OBLIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

1507 Canyons PD 2nd Amendment Project Summary (PD#2)

1507.01 Landowner/Applicant

North Canyons, LLLP
3033 East First Avenue, Suite 725
Denver, CO 80206
Contact: Leland J. Alpert, Manager, Alpert Canyons LLC

Representative

Mary Hart, Project Coordinator on behalf of NCLLLP
3033 East First Avenue, Suite 725
Denver, CO 80206

Mineral Rights Owners

Portions of Parcel 3 SB Plat #1

- North Canyons LLLP
- Wm White
- Resurrection Partners 336 LP
- Federal Land Bank of Wichita, NCLLLP

Water Rights Owner

Parker Water and Sanitation District

1507.02 General Project Concept

The Canyons PD was approved in 2009 on a 3,342-acre property in Castle Pines for 2,500 dwelling units and 2.1 million square feet of mixed use. The community was envisioned to offer a spectrum of housing choices in connected neighborhoods that are integrated into natural open spaces to accommodate residents in different seasons of life. Approximately 1,709 acres of the site is devoted to limited, active, and private open space.

This application for the 2nd Amendment to the Canyons Planned Development (PD), requests the addition of 1,500 dwelling units in Planning Areas (PA) 12, 13, 14, 15, 16, 17, 18 and 19 and assigning 90,000 square feet of the project's mixed use commercial zoning to PA 19. Public land dedications for parks and schools are being increased corresponding to the increase of units. Of note, the 31.86-acre dedication for schools in this amendment will, in combination with prior dedication requirements, bring the total school acreage dedication within the Canyons to exceed Douglas County School District's requirement of 50+ acres to accommodate a high school. Accordingly, land uses allowed in PA13 have been updated to allow a high school. Park dedication requirements (PLD) for this amendment amount to 67.5 acres. The proposed PLD for this amendment significantly exceeds this requirement at over 167 acres. A few minor technical elements such as engineering criteria are proposed for adjustment. All other major elements of the prior PD approval remain unchanged.

The purpose and need for this PD Amendment are to accommodate and expand the local population base to deliver the City's vision of livable, connected neighborhoods as a direct response to the City's interest in realizing economic vitality and housing diversity. Increased connectivity is accomplished by this amendment with the extension of Canyonside Boulevard to Crowfoot Valley Road, along with continuation of a robust open space and trails system. This amendment also supports the community goal of locating a high school in Castle Pines. Further,

a new significant public park dedication is being provided in the northeast corner of the property which the City can develop into a future “Castle Pines Preserve”.

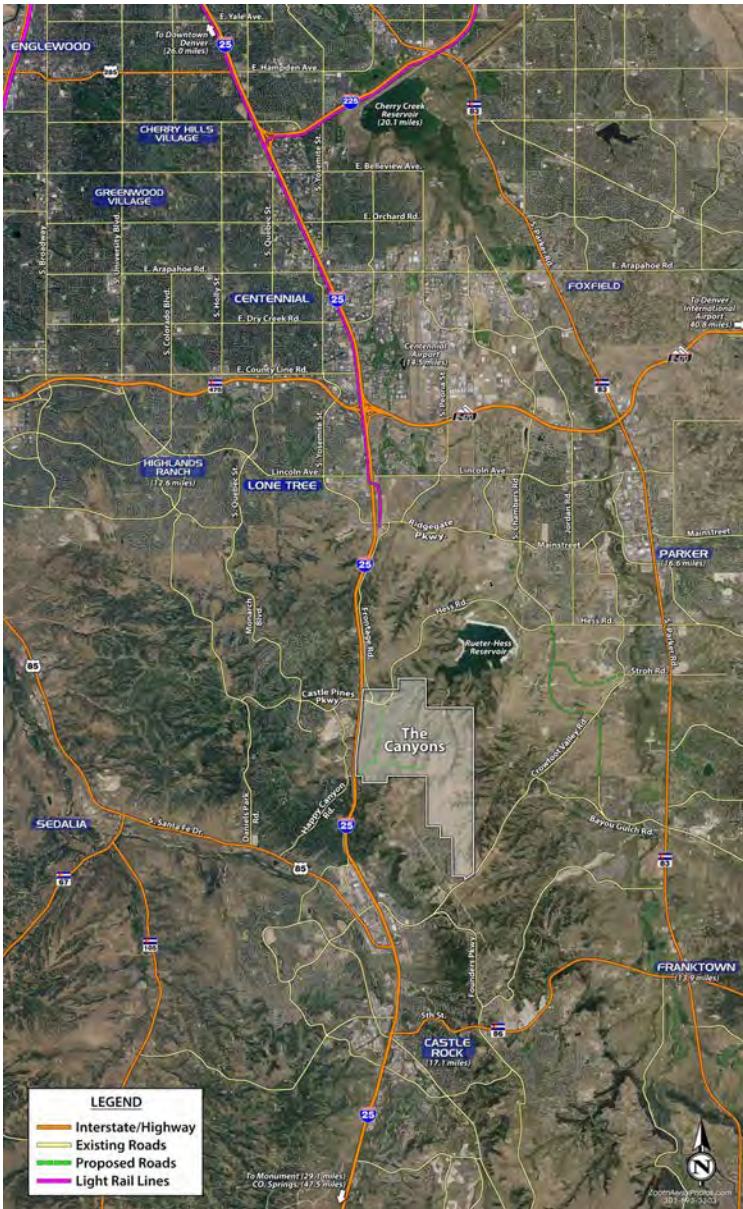
In 2015, North Canyons LLLP sold 1,270 acres and 2,000 units to homebuilder Shea Canyons, who has commenced construction on 1,000 dwelling units in Phase 1 of their development. The allocation of 2,000 dwelling units to Shea Canyons was required to support the amount of infrastructure required for the site. As a result, 500 dwellings units remain from the 2009 approved Canyons PD that could be used on the remaining NCLLLP property, including PAs 12-19 and a portion of PA10. PD Amendment #1 was approved in 2019 to allow an additional 1000 multifamily units in PA 1-3. Approval of this 2nd PD Amendment will allow Canyons to further diversify housing options, adding townhomes and attached units to its offerings, and provide the land and density to justify a site for a long-desired high school for the community.

Project Description

The legal description of the property proposed for the 2nd PD Amendment is Parcel 3, Canyons Superblock Plat #1 which consists of 1440.949 acres total. PD Planning Areas included in the amendment are PAs 12-19 and a portion of PA 10. Combined, these nine areas consist of 802.2 developable acres. Planning areas impacted by the amendment are PAs 12-19. Other than the new public park, there is no change proposed to the approved exterior residential Planning Area boundaries; ie: there is no expansion of residential development area. The boundary of PA12/13 has moved north and the remaining area of PA12 has been converted to Open Space Limited to support its public dedication as a park.

<u>Amendment Summary</u>	<u>2009 PD</u>	<u>1st Amendment</u>	<u>2nd Amendment</u>
Total land area	3,343 acres	597.5 acres	1441 acres
Proposed lots/du	2500 units	1000 units	1500 units
Total number of lots/du	2,500 units	3,500 units	5,000 units
Overall density	.75 du/acre	0.96 du/acre	1.50 du/acre
Total land area as open space	+/- 1709 acres	+/- 1709 acres	+/- 1709 acres
Park land dedication	112.5 acres	45 acres additional	167.5 acres additional
School land dedication	49 acres	8.82 acres additional	31.86 acres additional

The following vicinity map shows The Canyons site and all adjacent properties.



Vicinity Map

1507.03 Proposed Development Staging & Time Frame

Development of The Canyons has begun with the installation of major water, sewer and road infrastructure systems required to serve the community. Approximately 6 miles of offsite sewer lines and 1 mile of waterline have been installed by Shea Canyons to connect The Canyons with the existing PWS regional system. Construction of Shea Phase 1 homes began in March 2019. It is anticipated that NCLLP development focus will next occur in PA 1-3. Infrastructure extensions necessary to serve this 2nd PD Amendment area will occur at such time in the future that the real estate market demands the inventory.

1507.04 Relationship to the Existing & Adjacent Land Uses

The table below lists the existing zoning and land uses for the adjacent communities.

	Zoning around PA 12-19	Land Use around PA 12-19
West	Town of Castle Rock Residential and County Agricultural; Canyons PD	Single family and ranches
North	A-1	PWSD Reuter Hess Reservoir
East	Douglas County A-1	Rural residential
South	Town of Castle Rock PD	Single family homes

Including this 2nd PD Amendment proposal, the residential density overall at The Canyons still remains below when compared to the rest of the City, see data below.

Neighborhood	Acreage (acres)	Dwelling Units	Density (du/acre)
Castle Pines North	2,188	3691	1.7
Lagae Ranch	249	631	2.5
Castle Pines Town Center	354	675	1.9
The Canyons	3,342	5,000	1.5

1507.05 Changes in the Character of the Neighborhood

Since The Canyons PD was originally passed, regional development and planning have changed the context for The Canyons creating a logical basis for considering the requested PD Amendment. Population growth alone has altered the context of The Canyons with Douglas County adding nearing 60,000 new residents since 2009. Looking forward to 2030, Douglas County is expected to add nearly 65,000 residents with another 40,000 by 2040. To accommodate this growth, municipalities including Castle Pines will need to respond with additional housing, commercial offerings and public services like infrastructure and schools.

Within the City, the west side of I-25 has seen the development of Castle Pines Town Center and Lagae Ranch with approved single family, multi-family and mixed-use/commercial/office uses. Farther south in Castle Rock, the Meadows master planned community is nearing completion with over 9,000 units, six schools, a community college and a hospital. To the east, Anthology has been approved for over 5,000 units, with Ridgeway to the north slated to include over 10,000 units at full build-out.

Four miles to the north of The Canyons, light rail has been extended by RTD to the east side of I-25 at Ridgeway with a park-and-ride to accommodate commuters. A transit-oriented development is expected to follow. Although there are currently no further expansion plans in place for light rail, it is reasonable to envision a further extension of the light rail along I-25 to Castle Rock, with a possible station within or near the Canyons over time.

The current commercial environment has changed significantly since The Canyons' PD approval in 2009 with significant growth and competition sprouting to both the north and south. The Promenade in Castle Rock includes a one million-square foot destination retail center, making it one of the largest shopping centers in the area. Ridgeway includes a 650,000 square foot corporate campus for Charles Schwab, 3 million square feet of retail and office almost complete in the West Village and 5-7 million square feet still to be developed in the City Center at the light

rail station on the east side of I-25. In addition to local retail competition and an ever-evolving commercial landscape due to technological innovations and consumer preferences, Castle Pines will need to scale up residential variety and density to create a broader base to be to be competitive and attractive to commercial tenants who can augment the tax base over time.

1507.06 Impacts on City Services

This PD Amendment is anticipated to have some impacts to City Services but overall minimal impacts to the City budget. Please see the fiscal impact review provided by Ford Frick in this application.

Extensive improvements have already been made by Douglas County to Hess Road and the I-25/Castle Pines Parkway interchange in anticipation of future development, with Canyon's participation. New additional roads and trails will be necessary to access residential development, which will be installed by the applicant and maintained by the City. It is anticipated that City services in place may need to be expanded. The applicant has agreed to the provision of 5 mills to the City on Parcel 3 Superblock Plat #1 development to support the expansion of City operations and maintenance services in this area.

Based on City requirements, an additional 31.86 acres of school land dedication will be made at the time of platting. This brings the total Canyons school dedication to 89.68 acres. A 12-acre elementary school site has been dedicated within PA7 by Shea Canyons, leaving 77.68 acres for Douglas County School District to use to meet the educational needs of community, including a potential site for a future high school on PA 13. Currently, homes in the north half of The Canyons are planned to attend Rock Canyons High School and homes in the south half of The Canyons are planned to attend Douglas County High School. The addition of a high school within the Canyons would provide an accessible, connected and convenient location for Castle Pines residents to send their children.

City park services will be significantly expanded in the future with the dedication of a 167+ acre Castle Pines Preserve site in the northeast corner of the Canyons. This site is large enough to develop a program as desired by the City, which may include an event pavilion and nature center, picnic, tot lot, trails, and views to Reuter Hess Reservoir. Future connection to the Reservoir trail system is possible with PWSD coordination.

Law enforcement will continue be provided by the Douglas County Sheriff's department. Emergency services will be provided by primarily by Castle Rock Fire and Rescue since the southern half of the Canyons is within the Castle Rock Fire Protection District, and they have a station located close to the development on Crowfoot Valley Road. Each are supported by corresponding mill levies on future Canyons development properties.

1507.07 Traffic Study

See the provided North Canyons Traffic Impact Study Addendum - 2nd PD Amendment prepared by Felsburg Holt and Ullevig for additional information. In summary, the study shows that traffic impacts created with the addition of 1500 dwelling units in PA 13-19, along with 90,000 s.f. of commercial development and a potential future high school, can be mitigated by intersection

improvements, new signals, additional road lanes, and financial contributions to interchange improvements recommended by the study. These improvements are in addition to the traffic improvement commitments already made in connection with the 2009 and 2019 PD approvals.

This PD Amendment opens up a phase of the project that will complete the Canyonside Blvd connection to Crowfoot Valley Road, a new 4 lane minor arterial. This connection is included in the Douglas County 2030 Transportation Plans as a recommended 2030 roadway improvement. The City of Castle Rock has also requested this regional connection be implemented.

1507.08 Evidence of the Physical and Legal Capability to Provide Sanitation

The applicant has an inclusionary agreement with Parker Water and Sanitation District to serve the site with water and sanitary sewer service. Parker Water and Sanitation District has existing capacity in the water and sewer system and infrastructure located east of the site. Water and sanitary sewer lines within The Canyons already have the capacity to accommodate the additional units. A “Will Serve Letter” and Section 18 Report has been provided by PWSD to accompany this application.

1507.09 Type of Method of Fire Protection

Fire protection services will be provided primarily by Castle Rock Fire and Rescue since a majority of this portion of The Canyons development is already included within the Castle Rock Fire Protection District. The District has indicated that it “will serve” the additional dwelling units proposed with this PD Amendment. The northern portion of PA13 remains within the South Metro Fire District. Accordingly, an additional “will serve” letter has been obtained from this group. In discussions with the two Districts, they prefer to retain their respective areas as designated and provide courtesy support if service convenience is easier for one District than another.

1507.10 Hazardous Site Characteristics

The historic and continuous land use of the property has been cattle grazing for years. No changes to the site characteristics or use since the approval of the 2009 Canyons PD have occurred, other than the commencement of project construction by Shea Canyons.

1507.11 Impacts on Existing Flora and Fauna

Planning areas 12-19 currently consist of varied topography and vegetation within the plan. Vegetation is characterized as short and mid-grass prairie on the pediments, with Gambel Oak generally located on canyon slopes. Surface geology is characterized primarily by sands and clays, with valleys characterized by cobbly sands. Drainage on the property generally flows north towards the Reservoir. With the intended character of the proposed development to consist of residential property, existing slopes will be graded creating impacts to the existing vegetation and topography in order to create flat development sites. However, nearby open spaces,

drainages and canyons surrounding the planning areas will remain substantially unchanged and will generally be preserved in their natural state.

This PD Amendment proposes no changes to impacts to existing flora and fauna beyond those as initially approved in 2009 since development area borders remain unchanged.

Wildlife Habitats and Corridors

The Canyons PD as a whole aims to preserve critical wildlife habitats and wildlife corridors to and from habitats, with the goal to avoid depletion of native wildlife species and to perpetuate and encourage a diversity of native high prairie wildlife species on the property. With The Canyons being designed around open space, wide corridors and drainage ways are being preserved between areas that will be developed, to preserve and minimize the effects to migration routes, habitats, shelter, cover needs and food sources.

This PD Amendment proposes no changes to open spaces or wildlife corridors as initially approved since development area borders remain unchanged.

1507.12 Compliance with City Comprehensive Master Plan

This PD Amendment is consistent with the City of Castle Pines' Comprehensive Master Plan, by proposing additional residential density in planning areas already designated for residential density. Furthermore, this PD Amendment strongly supports many community goals outlined in the plan as follows:

Land Use – The Comprehensive Plan indicates concentrated growth in specified areas to increase population while preserving the natural character of the land and maintaining a development pattern of contiguous and logical extensions of community resources and infrastructure. The additional 1,500 units are located in existing areas planned for development supporting both of these goals. Additionally, the proposed units would recognize, respect and design around natural geologic conditions as has been done elsewhere on the property and contribute to the desired look and feel of Castle Pines as a community.

Parks and Recreation – The Comprehensive Plan prioritizes the provision of recreation and educational facilities, both of which will be enhanced and expanded through this amendment. Trails and open space remain a priority for The Canyons and will be supported by an additional 167+ acre of parks dedications, providing an area approximately the size of Washington Park in Denver to the City of Castle Pines. Further, approximately 14 miles of public trails are planned throughout the development.

Economic Development – The Comprehensive Plan instructs the City to foster a robust and resilient economy. The additional housing product will increase population and density and help drive retail and commercial growth. The addition of residential units at the Canyons will help achieve the residential scale and market demand necessary to support larger, more diverse commercial offerings within Castle Pines.

Housing Value and Affordability – The Comprehensive Plan encourages a diversity of price-points, housing types and ownership options to support affordability for residents, creating unique neighborhoods, and becoming a place for all life cycles, including new families and aging seniors. With 86% of the current housing inventory in Castle Pines being single family homes, this amendment provides a variety of housing products to diversify options to future residents while maintaining a strong sense of community identity.

1507.13 Recreational Facilities, Parks and Open Space

The extensive amount of open space and trails originally created with the original PD remain unchanged with this Amendment. This PD Amendment exceeds the Park Land Dedication of 67.5 acres, by including a 167+ acre site dedication in the north east corner of the property, adjacent to Reuter Hess Reservoir.

1507.14 Other Required Information

N/A

1507.15 Comparison Analysis

The primary change to The Canyons PD is the addition of 1,500 dwelling units in Planning Areas 13-19, which are already designated by the PD for residential development. A portion of residential Planning Area 12 was changed to Open Space Limited to facilitate its public dedication as a park, with the remaining area of PA 12 adopted into PA13. A few minor technical engineering criteria are proposed to be amended based on experience with the platting process with Shea homes. Setbacks, heights, design character and all other zoning components of the 2009 PD approval remain the same.

1507.16 Criteria for Approval

The following criteria are considered by the Council for approval of major amendments:

- *Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.*

The proposed PD amendment is consistent with the development standards, commitments and intent of the original Canyons PD as it is proposing no changes to those standards.

The proposed PD will uphold all previous commitments and make proportional additional commitments to reflect the request for an additional 1,500 dwelling units. These additional commitments include providing: an additional 31.86 acres for a school site, when included with prior commitments, create an area sufficient to provide a site for a future high school within the City of Castle Pines. An additional 167+ acres for park land is dedicated in Planning Area O, well in excess of the 67.5 acre requirement, and an additional 5 mills granted to financially support the City.

The proposal seeks to instate 1500 units within the previously designated allowable development Planning Areas 12-19. Residential land uses are currently allowed Planning

Areas 12-19 with this amendment increasing housing within those planning areas, without expansion of designated development areas.

These units support the PD vision to provide housing diversity and achieve the residential scale and market demand necessary to support a larger, more diverse retail/commercial area. The additional units will open the phase of the project that brings completion and connection of Canyonside Boulevard as originally envisioned all the way to Crowfoot Valley Road.

- *Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.*

The overall intent of the City of Castle Pines Planned Development District is to:

Ensure that provision is made for ample open space;

Ensure that environmentally and visually sensitive areas are preserved;

Promote layout, design and construction of residential development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area;

Provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit;

Ensure the adequacy of public facilities to accommodate population growth;

Promote balanced developments of mixed housing types;

Encourage the provision of dwellings with a range of affordability; and

Otherwise implement the stated purpose and intent of the City's Zoning Ordinance and The City of Castle Pines North Comprehensive Plan.

With approval of the 2009 PD, these criteria were found to be met and remain unchanged with this PD Amendment. This amendment specifically improves upon the bold intent items noted above, particularly related to supporting the creation of activity centers, housing diversity and affordability. The enlargement of the City population base offering a more diverse housing opportunity accelerates commercial and retail development within The Canyons. Additional public facilities such as an arterial connector road and public park are also being provided.

- *Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.*

Enjoyment of adjacent land is not impacted by the amendment since the additional residential units are consistent with the existing uses defined in the approved PD and will be constructed only within the existing designated residential planning areas boundaries.

Furthermore, the adjacent land has anticipated development of these southern planning areas within The Canyons for 10 years since the original PD approval in 2009.

Prospective public interest impacts are most closely related to the potential for negative traffic or fiscal consequences. The PD Amendment has provided a Traffic Impact Analysis that shows minimal and mitigated impacts to intersections within and close to the project for the traffic generated by the new density. In addition, a fiscal review was provided that suggests The Canyons, with its obligations to provide all necessary infrastructure, and its commitments for additional 5 mills tax base, is an efficient model for accommodating additional growth in the City. More importantly, the eventual enlargement of the Canyons

population base offers the prospect of accelerating commercial and retail development, effectively increasing per household sales taxes from all City residences.

- *Whether the amendments sole purpose is to confer a special benefit upon an individual.*

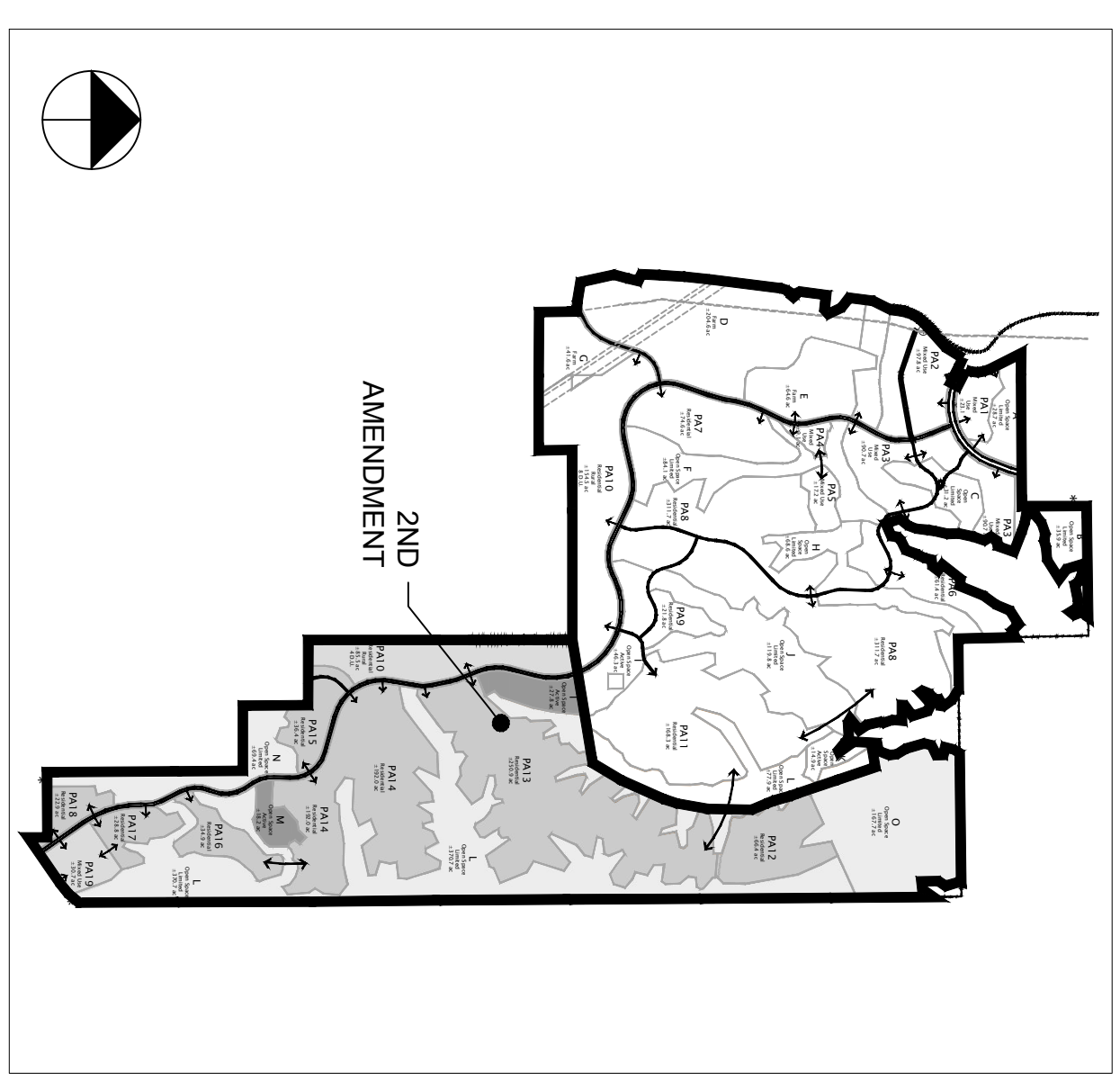
While NCLLLP is the economic beneficiary of additional density approved with this PD Amendment, it is not the sole purpose of the amendment. This PD amendment is an opportunity to support and be a participant in furthering the City of Castle Pines Vision. The addition of 1500 units will support the implementation of overall Goals of the City, including economic development, diversity of housing, regional road connections, additional school land dedications, sufficient for a future high school, and significant new park and trails within the City.

- *For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Ordinance.*

The entirety of the Canyons Development has been previously included into the Parker Water and Sanitation District (PWSD). During the previous zoning process adequate raw water supply was included in the Canyons Water Bank for the density of the development. The remaining water rights were conveyed to PWSD as part of the inclusion process. PWSD currently has water rights available for the 1500 residential units proposed with the 2nd Amendment of the Canyons Planned Development. PWSD also has a Water Resource Toll (WRT) that provides an option to provide cash-in-lieu of the required water rights.

THE CANYONS PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,500 RESIDENTIAL UNITS IN PA 10, 12-19 AND ALLOW SCHOOL USE IN PA 13 AND 14
 PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1
 A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS,
 STATE OF COLORADO
 1,440.95 ACRES +/-, CASE NO. PDM19-001



1. PURPOSE OF AMENDMENT

THIS SECOND AMENDMENT TO THE CANYONS PLANNED DEVELOPMENT (PD) WILL ALLOW AN ADDITIONAL 1,500 DWELLING UNITS IN PLANNING AREAS 10 AND 12-19. DEDICATES 167.5 ACRES OF PARKLAND DEDICATION IN PLANNING AREA 0, DEDICATES 21.18 ACRES OF SCHOOL LAND, AND MAKES MINOR MODIFICATIONS TO ALLOWED USES AND PD DEVELOPMENT STANDARDS.

2. GENERAL PROVISIONS

2.1 MAXIMUM LEVEL OF DEVELOPMENT
 THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION PER THE LAND USE TABLE ON SHEET 2. THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, AND CARRYING CAPACITY OR OTHER REQUIREMENTS OF THE CITY. NOTWITHSTANDING THE FOREGOING, THE TOTAL NUMBER OF DWELLINGS WITHIN THE CANYONS PLANNED DEVELOPMENT, INCLUDING AMENDMENTS 1 AND 2, SHALL NOT BE MORE THAN 5,000, AND THE TOTAL NON-RESIDENTIAL USES SHALL BE NO MORE THAN 2.1 MILLION SQUARE FEET.

2.2 PREVIOUS PLANNED DEVELOPMENT
 EXCEPT AS AMENDED IN THIS SECOND AMENDMENT, ALL TERMS AND CONDITIONS OF THE CANYONS PLANNED DEVELOPMENT, CASE ZR-09-001, AND THE CANYONS PLANNED DEVELOPMENT AMENDMENT NO. 1, CASE ZR19-002, SHALL REMAIN IN FULL FORCE AND EFFECT.

3. STATEMENT OF COMMITMENTS

THE CERTAIN SPECIFIC COMMITMENTS SET FORTH BELOW AND IN THE AMENDED ANNEXATION AND DEVELOPMENT AGREEMENT APPROVED CONCURRENTLY WITH THIS DEVELOPMENT PLAN COLLECTIVELY DEFINE THE EXTENT OF OWNERS OBLIGATIONS WITH RESPECT TO THE DEVELOPMENT OF THE LAND IN THIS DEVELOPMENT PLAN. ALL REFERENCES TO OWNER AS SPECIFIED HEREIN SHALL MEAN THE ENTITY WHICH, AT ANY GIVEN TIME, IS THE PARTY TO THE ANNEXATION AND DEVELOPMENT AGREEMENT AS SUCCESSOR TO NORTH CANYONS, L.L.P.'S RIGHTS AND OBLIGATIONS THEREUNDER. COMMITMENT'S SET FORTH HEREIN ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER, OTHER APPROPRIATE ENTITIES, INCLUDING SPECIAL DISTRICTS, MAY ASSUME THE RESPONSIBILITY FOR COMMITMENTS.

ALL PUBLIC LAND DEDICATIONS TO THE CITY SHALL BE MADE BY THE RESPECTIVE FINAL PLAT CONTAINING SUCH LAND. UNLESS OTHERWISE AGREED TO BY THE CITY AND OWNER, AND THE CITY AGREES THAT THE APPROPRIATE ENTITY MANAGING FACILITIES ON THE DEDICATED LAND WILL BE REQUIRED TO MAINTAIN THE FACILITIES TO A QUALITY LEVEL CONSISTENT WITH THE QUALITY ENVISIONED FOR THE PROPERTY AS REFLECTED IN CITY AND PROJECT DEVELOPMENT STANDARDS.

3.1 PARKS AND OPEN SPACE
 THE OWNER SHALL DEDICATE TO THE CITY A MINIMUM OF 487.5 ADDITIONAL ACRES FOR PARK AND OPEN SPACE. THE OPEN SPACE AND ACRES SHALL BE DETERMINED AND DESCRIBED IN THE SUBDIVISION PROCESS. REFER TO THE LAND DEDICATION TABLE ON SHEET 2 OF THE CANYONS PLANNED DEVELOPMENT, AMENDMENT NO. 2 FOR CONCEPTUAL LOCATIONS AND ACRES.

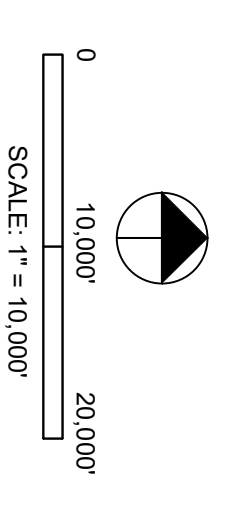
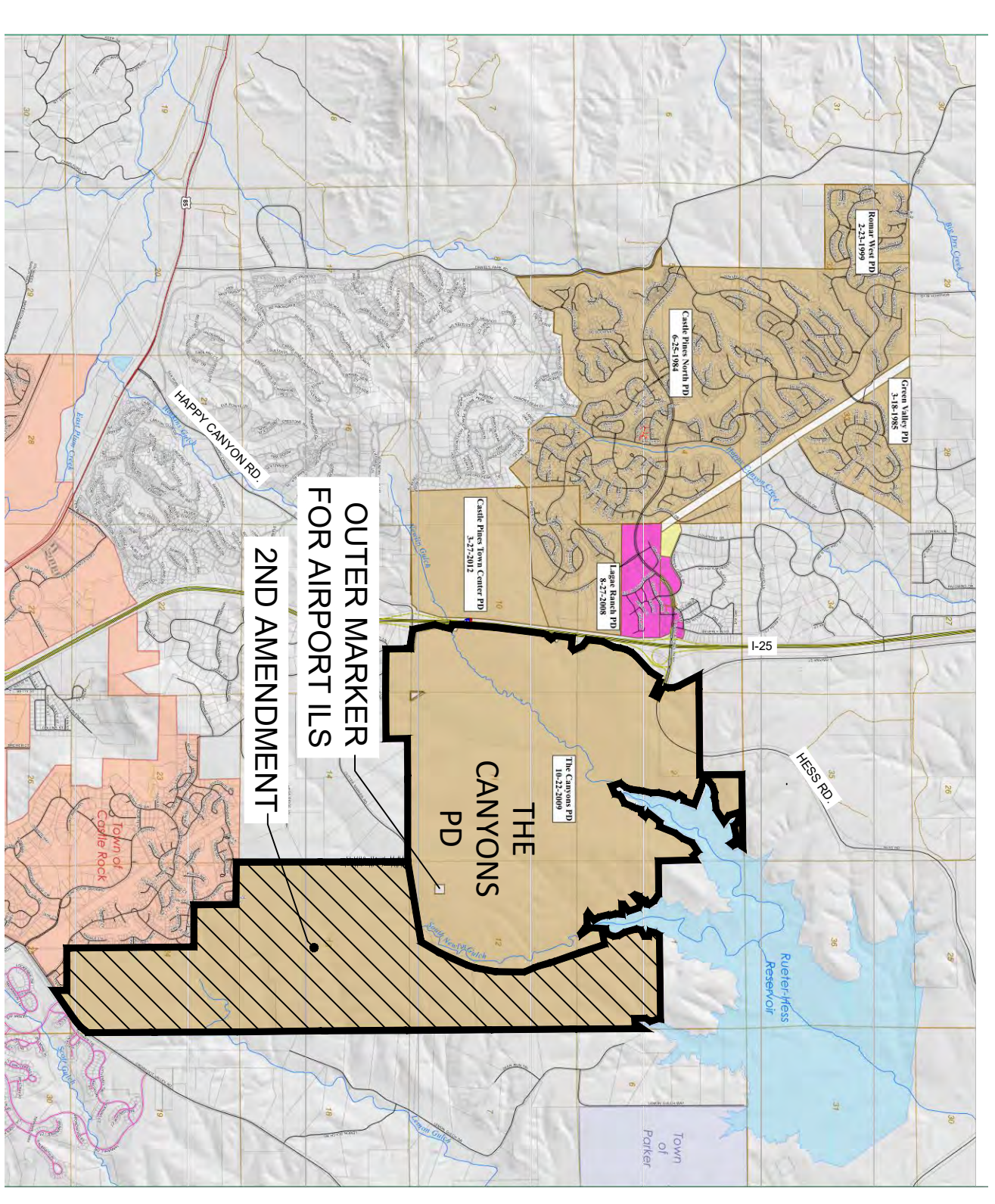
3.1.1 PARKS AND OPEN SPACE
 THE OWNER SHALL DEDICATE TO THE CITY A MINIMUM OF 167.5 ADDITIONAL ACRES FOR PARK AND OPEN SPACE LIMITED AND OPEN SPACE ACTIVE SCHOOL DEDICATIONS SHALL BE IN AREAS DESIGNATED FOR THAT USE IN THE DEVELOPMENT PLAN. CO-LOCATION WILL BE CONSIDERED IN ORDER TO SHARE PUBLIC RESOURCES AND MORE EFFICIENTLY UTILIZE LAND BASED ON APPROVAL BY THE CITY.

3.1.2 SCHOOLS
 THE OWNER SHALL DEDICATE 21.18 ACRES OF LAND SUITABLE FOR THE DEVELOPMENT OF SCHOOLS AS SET FORTH IN THE SECOND AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT. FINAL LOCATIONS SHALL BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS. OWNERS MAY PAY CASH IN LIEU OF THE DEDICATION TO FULFILL THE REQUIREMENTS. THE CITY SHALL OWN AND MAINTAIN THE LAND UNTIL CONVEYANCE.

3.1.3 OWNER RESERVED RIGHTS
 IN MAKING THE DEDICATIONS AS PROVIDED ABOVE, THE OWNER SHALL HAVE THE RIGHT TO RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, AT THE TIME OF FINAL PLAT, SPECIFIED EASEMENTS TO USE PORTIONS OF THE DEDICATED LANDS FOR WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICES FACILITIES AND DRAINAGE FACILITIES AND INCLUDING ANY OTHER EASEMENTS REQUIRED FOR DEVELOPMENT, IN ACCORDANCE WITH THIS DEVELOPMENT PLAN.

4. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE CANYONS SUPERBLOCK PLAT NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015090038 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED WITHIN SECTIONS 1, 12, 13, 24, AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015090038 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.



APPROVAL OF THIS PLANNED DEVELOPMENT CONSTITUTES APPROVAL OF A SITE SPECIFIC DEVELOPMENT PLAN THAT CREATES VESTED PROPERTY RIGHTS THAT EXTEND THE TERM OF THE VESTED PROPERTY RIGHTS FOR A PERIOD OF TIME OF MORE THAN THREE YEARS FROM THE DATE OF APPROVAL, PURSUANT TO ARTICLE 68, TITLE 24, C.R.S., AS AMENDED.

ALL COMMITMENTS TO BE DEQUATED AND CONVENED BY SEPARATE DOCUMENT AT FINAL PLAT		COMMITMENTS MATRIX					ADDITIONAL DEDICATION REQUIRED	TOTAL DEDICATION
DEDICATION	2009 APPROVAL	1ST AMENDMENT (MAY 2019)	2ND AMENDMENT (2019)	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP	NO	315.9 ACRES
PARK LAND	112.5 ACRES	35.9 ACRES	167.5 ACRES	CITY	CITY	CITY	NO	315.9 ACRES
SCHOOL LAND	49.0 ACRES	8.82 ACRES	21.18 ACRES	DCSD, SUCCESSORS, OR ASSIGNS	CITY, DCSD, SUCCESSORS, OR ASSIGNS	CITY, DCSD, SUCCESSORS, OR ASSIGNS	NO	79 ACRES
CIVIC/COMMUNITY LAND	20.0 ACRES	15.0 ACRES	---	CITY	CITY	CITY	NO	35.0 ACRES
TRAILS AND OPEN SPACE	PER DEVELOPMENT PLAN	---	PER DEVELOPMENT PLAN	OWNER, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	NO	---
TRANSIT	4.0 ACRES	---	---	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	NO	4.0 ACRES
FIRE STATION	1.5 ACRES	---	---	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	NO	1.5 ACRES

SHEET INDEX			
COVER SHEET	1		
DEVELOPMENT PLAN	2		
LAND USE STANDARDS	3		
DEVELOPMENT STANDARDS	4		

OWNERSHIP CERTIFICATION

FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE COMPANY, DULY LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS DEDICATED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY NORTH CANYONS, L.L.P., AT THE TIME OF THIS ZONING APPLICATION.

FIRST AMERICAN TITLE INSURANCE COMPANY
 BY: _____ DATE: _____
 NAME: _____
 STATE OF COLORADO)
 COUNTY OF _____) SS.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019
 BY _____ AS _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

OWNER SIGNATURE

NORTH CANYONS, L.L.P. A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
 BY: ALBERT CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS GENERAL PARTNER
 BY: _____
 NAME: _____
 MANAGER

STATE OF _____)
 COUNTY OF _____) SS.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 BY _____ AS MANAGER OF ALBERT CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF NORTH CANYONS, L.L.P. A COLORADO LIMITED LIABILITY PARTNERSHIP.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

CITY CERTIFICATION

THIS SECOND MAJOR AMENDMENT OF THE CANYONS PLANNED DEVELOPMENT AMENDING THE NUMBER OF ALLOWABLE DWELLING UNITS IN PLANNING AREAS 10 AND 12-19 TO AN ADDITIONAL 1,500 UNITS, DEDICATES 167.5 ACRES OF PUBLIC LAND DEDICATION IN PLANNING AREA 0, DEDICATES 21.18 ACRES OF SCHOOL LAND, AND MAKES MINOR MODIFICATIONS TO ALLOWED USES AND PD DEVELOPMENT STANDARDS. HAS BEEN APPROVED BY CITY ORDINANCE NO. _____ ON THIS ____ DAY OF _____, 2019.
 THIS AMENDMENT NO. 2 AFFECTS ONLY PLANNING AREAS 10, 12-19 AS DESCRIBED IN FILE NO. PDM19-001.
 MAYOR, CITY OF CASTLE PINES _____ (DATE)
 DIRECTOR OF COMMUNITY DEVELOPMENT _____ (DATE)

CLERK AND RECORDER CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS ____ OF _____, 2019 A.D. AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION NO. _____
 DOUGLAS COUNTY CLERK AND RECORDER

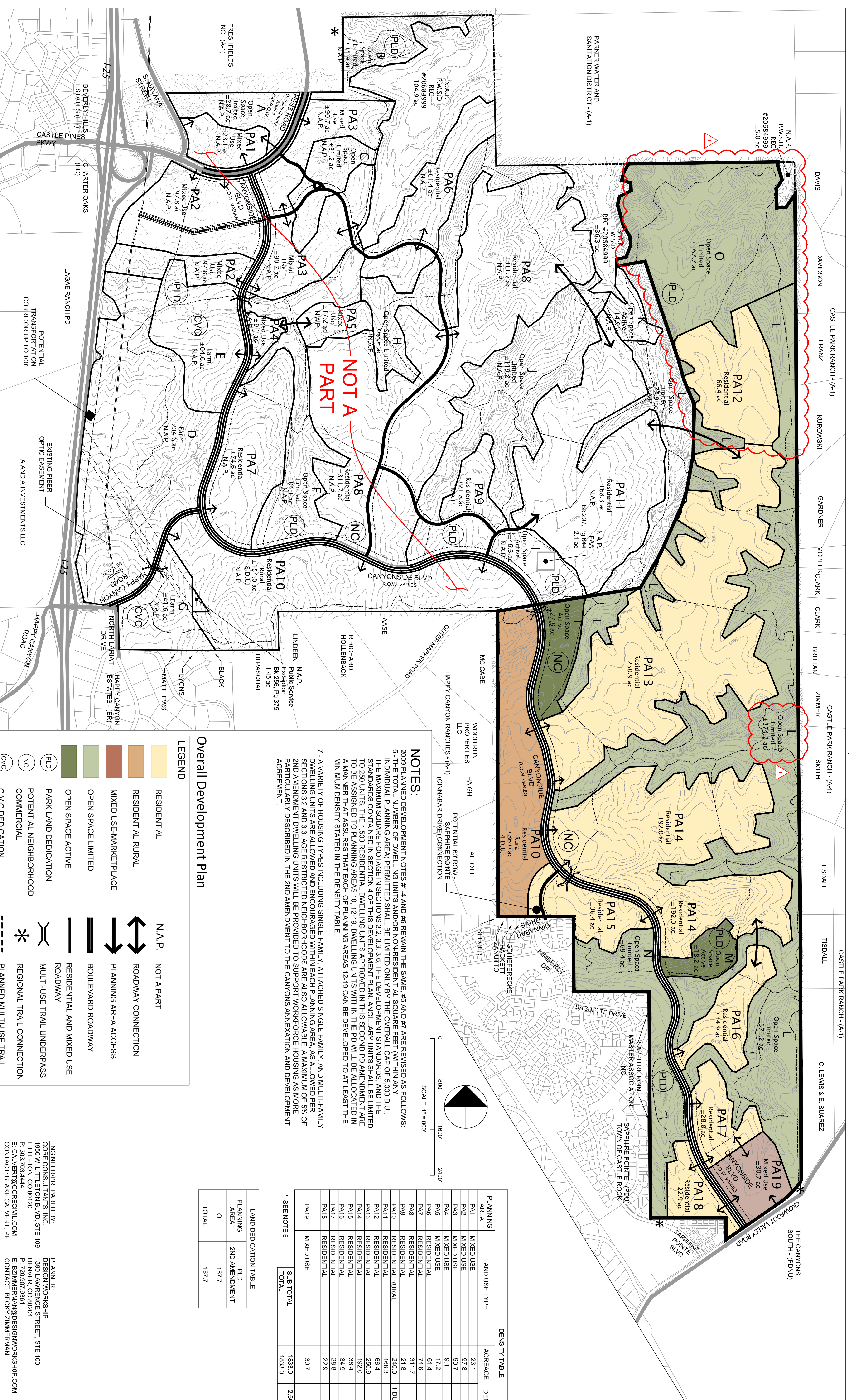
PREPARATION DATE: OCTOBER 16, 2019
 Revision per Canyons Planned Development 2nd Major Amendment

ENGINEER/PREPARED BY: CORE CONSULTANTS, INC. 1950 W. LITTLETON BLVD, STE 109 LITTLETON, CO 80120	PLANNER: DESIGN WORKSHOP 1990 LAWRENCE STREET, STE 100 DENVER, CO 80204	OWNER/APPLICANT: NORTH CANYONS, L.L.P. 3033 E. 151 AVE, SUITE 725 DENVER, COLORADO 80208
E: CALVERT@CORECNVL.COM CONTACT: BLAKE CALVERT, PE	E: BZIMMERMAN@DSGWORKSHOP.COM CONTACT: BECKY ZIMMERMAN	E: MHAERT@ALPERTCORP.COM CONTACT: MARK HAERT

THE CANYONS

PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,500 RESIDENTIAL UNITS IN PA 10, 12-19 AND ALLOW SCHOOL USE IN PA 13 AND 14
 PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1
 A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS,
 STATE OF COLORADO
 1,440.95 ACRES +/-, CASE NO. PDM19-001



NOTES:
 2009 PLANNED DEVELOPMENT NOTES #1-4 AND #6 REMAIN THE SAME. #5 AND #7 ARE REVISED AS FOLLOWS:
 5 - THE TOTAL NUMBER OF DWELLING UNITS AND/OR NON-RESIDENTIAL SQUARE FEET WITHIN ANY INDIVIDUAL PLANNING AREA PERMITTED SHALL BE LIMITED ONLY BY THE OVERALL CAP OF 5,000 D.U. THE MAXIMUM SQUARE FOOTAGE IN SECTIONS 3.2, 3.3, 3.6, THE DEVELOPMENT STANDARDS, AND THE STANDARDS CONTAINED IN SECTION 4 OF THIS DEVELOPMENT PLAN. ANCIILLARY UNITS SHALL BE LIMITED TO 250 UNITS. THE 1,500 RESIDENTIAL DWELLING UNITS APPROVED IN THIS SECOND PD AMENDMENT ARE TO BE ASSIGNED TO PLANNING AREAS 10, 12-19. DWELLING UNITS WITHIN THE PD WILL BE ALLOCATED IN A MANNER THAT ASSURES THAT EACH OF PLANNING AREAS 12-19 CAN BE DEVELOPED TO AT LEAST THE MINIMUM DENSITY STATED IN THE DENSITY TABLE.
 7 - A VARIETY OF HOUSING TYPES INCLUDING SINGLE FAMILY, ATTACHED SINGLE FAMILY, AND MULTIFAMILY DWELLING UNITS ARE ALLOWED AND ENCOURAGED WITHIN EACH PLANNING AREA. AS ALLOWED PER SECTIONS 3.2 AND 3.3, AGE RESTRICTED DEVELOPMENTS ARE ALSO ALLOWED. A MINIMUM OF 5% OF PERMITTED DWELLING UNITS WILL BE PROVIDED TO BE KNOWN AS AFFORDABLE HOUSING AS DESCRIBED IN THE AGREEMENT DESCRIBED IN THE 2ND AMENDMENT TO THE CANYONS ANNEXATION AND DEVELOPMENT AGREEMENT.

• SEE NOTE 5

LAND DEDICATION TABLE	PLANNING AREA	2ND AMENDMENT
	O	167.7
TOTAL		167.7

PLANNING AREA	LAND USE TYPE	ACREAGE	DENSITY	1ST AMENDMENT		2ND AMENDMENT	
				1 DU/20 ac	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac
PA1	MIXED USE	23.1	*	*	*	*	*
PA2	MIXED USE	97.8	*	*	*	*	*
PA3	MIXED USE	90.7	*	*	*	*	*
PA4	MIXED USE	9.1	*	*	*	*	*
PA5	MIXED USE	17.2	*	*	*	*	*
PA6	MIXED USE	61.4	*	*	*	*	*
PA7	RESIDENTIAL	74.6	*	*	*	*	*
PA8	RESIDENTIAL	311.7	*	*	*	*	*
PA9	RESIDENTIAL	240.0	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac
PA10	RESIDENTIAL	240.0	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac
PA11	RESIDENTIAL	66.4	*	*	*	*	*
PA12	RESIDENTIAL	168.3	*	*	*	*	*
PA13	RESIDENTIAL	280.9	*	*	*	*	*
PA14	RESIDENTIAL	192.0	*	*	*	*	*
PA15	RESIDENTIAL	36.4	*	*	*	*	*
PA16	RESIDENTIAL	34.9	*	*	*	*	*
PA17	RESIDENTIAL	28.8	*	*	*	*	*
PA18	RESIDENTIAL	22.9	*	*	*	*	*
PA19	MIXED USE	90.7	*	*	*	*	*
SUB-TOTAL		1833.0			2,500 DU	1,000 DU	1,500 DU
TOTAL		1833.0			2,500 DU	1,000 DU	1,500 DU

Overall Development Plan

LEGEND

	RESIDENTIAL		NOT A PART
	RESIDENTIAL RURAL		ROADWAY CONNECTION
	MIXED USE-MARKETPLACE		PLANNING AREA ACCESS
	OPEN SPACE LIMITED		BOULEVARD ROADWAY
	OPEN SPACE ACTIVE		RESIDENTIAL AND MIXED USE ROADWAY
	PARK LAND DEDICATION		MULTI-USE TRAIL UNDERPASS
	POTENTIAL NEIGHBORHOOD COMMERCIAL		REGIONAL TRAIL CONNECTION
	CIVIC DEDICATION		PLANNED MULTI-USE TRAIL

PREPARATION DATE: OCTOBER 16, 2019

Revision per Canyons Planned Development 2nd Major Amendment

DEVELOPMENT PLAN
 SHEET 2 OF 4

ENGINEER/PREPARED BY:
 CORE CONSULTANTS INC.
 1950 W. LITTLETON BLVD. STE 109
 LITTLETON, CO 80120
 E: CALVERT@CORECONSULTANTS.COM
 CONTACT: BECKY ZIMMERMAN

PLANNER:
 DESIGN WORKSHOP
 3033 E. 151 AVE. SUITE 725
 DENVER, CO 80204
 E: BZIMMERMAN@DESIGNWORKSHOP.COM
 CONTACT: MARY HART

OWNER/APPLICANT:
 NORTH CANYONS, LLP
 3033 E. 151 AVE. SUITE 725
 DENVER, COLORADO 80206
 E: MHART@NORTHCANYONS.COM
 CONTACT: MARY HART

THE CANYONS PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,500 RESIDENTIAL UNITS IN PA 10, 12-19 AND ALLOW SCHOOL USE IN PA 13 AND 14
PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1
A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS,
STATE OF COLORADO
1,440.95 ACRES +/-, CASE NO. PDM19-001

3. Permitted Uses Cont'd

- 9) Storm shelters (below ground)
- 10) Swimming pool, tennis court, barbecue pit (one each)

3.2.3 Permitted Uses by Special Review

- a. The following uses are permitted throughout Residential, upon approval by the City in accordance with the Zoning Ordinance.
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Churches, synagogues, places of worship totaling less than 350 seats
 - 3) Daycare - large
 - 4) Fire station
 - 5) Library
 - 6) Neighborhood commercial center-- only when located in Planning Areas 8 and 14, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants, cafes (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 7) **Open space active uses - see sections 3.6.1 and 3.6.2**
 - 8) **Schools - only located in Planning Area 13 and 14, subject to terms of the 2nd Amendment to the Annexation and Development Agreement**
 - 9) **Utility - major facility and service facility**

3.3 Mixed Use PA 1, 2, 3, 4, 5, and 19

Mixed Use is intended to allow for a variety of uses, including a range of residential densities and housing types. Up to 2.1 million square feet of non-residential uses are permitted in the Mixed Use areas. Subject to the Development Standards herein and the Supplemental Development Standards as approved by the City.

3.3.1 The Marketplace

The Marketplace will be an urban concentration of development and density, sited adjacent to major regional roadways (I-25 and Hess Road) and a potential RTD transit stop. As a mixed use development, the Marketplace will allow for a variety of uses, positioned and scaled to create a functional, walkable, pedestrian-friendly urban environment. The mix of uses will occur both vertically and horizontally, where uses could be combined in the same building in a stacked configuration, or mixed between adjacent parcels.

Principal uses in the Marketplace are the same as those in the Mixed Use planning areas, except excluding the following: single-family detached (including mobile homes), Car wash (stand-alone), Equipment rental - small, Mini warehouse or self-storage, Motorized vehicle - sales and rental with more than 20 surface parking spaces, Repair - rental service (small), Equestrian, Golf courses, driving ranges and related facilities.

3.3.1 Principal Uses

- a. Residential
 - 1) Multifamily - apartment, condominium
 - 2) Single family detached or attached residential (excluding mobile home)
- b. Non-Residential
 - 1) Amusement arcade and center (excluding Sexually Oriented Businesses)
 - 2) Art studio and gallery
 - 3) Auditorium, theater - indoor/outdoor
 - 4) Bank/financial institution
 - 5) Bar/lounge/club/brew pub (excluding Sexually Oriented Businesses)
 - 6) Bed and Breakfast
 - 7) Daycare - small or large
 - 8) Hotel/motel, including conference or convention facilities located within the principal building
 - 9) Laundry, coin-operated and dry cleaner collection station
 - 10) Nursery
 - 11) Office - general, medical, dental, professional, governmental, non-profit, community, sales
 - 12) Parking lot (including structured) - public or private
 - 13) Personal service shops including spa, barber and beauty parlor
 - 14) Personal wireless service facility (including telecommunications, cellular, radio and television antennas)
 - 15) Pharmacy
 - 16) Printing/copy shop
 - 17) Repair or rental service (small)
 - 18) Restaurant, cafe and other places serving food and beverages, including drive-through with indoor/outdoor dining areas and related facilities
 - 19) Retail/service business - indoor/outdoor
 - 20) Senior housing, retirement, nursing, or convalescent home and other extended care facilities
 - 21) Studio, including television and radio broadcasting station with roof mounted antennas and microwave dishes, but excluding free standing antenna towers and microwave dishes
 - 22) Transit terminal/park and ride facility
 - 23) Veterinary clinic/hospital/small animal daycare/short term boarding facility - animals shall be confined in an enclosed building which is part of the principal structure
 - 24) Other uses of similar character and impact as determined by the City
- c. Community Uses
 - 1) Agriculture
 - 2) Equestrian
 - 3) Artificial waterways and ponds
 - 4) Churches, synagogues, places of worship totaling less than 350 seats
 - 5) Community Facilities
 - 6) Fire station
 - 7) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, when located in Planning Areas 4 and 5 only, Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - d) Higher Education - including college or university and related facilities
 - e) Hospital
 - 9) Library
 - 10) Library
 - 11) Minor Utility Facilities
 - 12) Multi-use trails and trailheads
 - 13) Museum/civic institution
 - 14) Outdoor entertainment facilities, including amphitheaters
 - 15) Parks

3. Permitted Uses Cont'd

- 9) Native and ornamental landscaping
- 10) Picnic and barbecue areas
- 11) Restroom facilities
- 12) View overlooks

3.5.2 Accessory Uses

b. Geothermal energy systems

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Parking lots
 - 3) Storage structures 500 sf maximum

3.5.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance:
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Fire station/polic/sheriff station
 - 3) Parks/Parkgrounds
 - 4) School - K-8
 - 5) Sports fields - when located in Planning Area N only
 - 6) Utility - major facility and service facility
 - 7) Other uses of similar character and impact as determined by the City

3.6 Open Space- Active I, K, and M

Open Space Active is intended to provide both passive and active recreational opportunities, organized recreation facilities, Drainage Facilities, Community Facilities, water and wastewater facilities, limited small scale commercial facilities associated or consistent with uses otherwise permitted in these Planning Areas, trails, and native and ornamental landscaping. The maximum permitted non-residential square feet per Planning Area is calculated as follows: 0.02 multiplied by the total Planning Area acreage.

3.6.1 Principal Uses

a. Community Uses

- 1) Agriculture including community supported agriculture and farm sales
 - 2) Amphitheater
 - 3) Art studio and gallery
 - 4) Artificial Waterways and ponds
 - 5) Cemetery
 - 6) Children's play equipment
 - 7) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Stables
 - c) Pasture areas
 - 8) Gazebo, kiosk, or similar facilities/improvements.
 - 9) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 10) Minor Utility Facility
 - 11) Multi-use trails and trailheads
 - 12) Museum/civic institution indoor/outdoor
 - 13) Native and ornamental landscaping
 - 14) Park / playground
 - 15) Picnic and barbecue areas
 - 16) Recreation facility indoor/outdoor
 - 17) Restaurants, cafes and other places (excluding fast food) serving food and beverages including indoor/outdoor dining areas and related facilities only when located in Planning Areas 1 and K
 - 18) Restroom facilities
 - 19) Sport fields - with limited lighting, when located in Planning Area I only
 - 20) View overlooks
- b. Geothermal energy systems

3.6.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Barn
 - 3) Gazebo
 - 4) Green house
 - 5) Open air pavilion
 - 6) Parking lot
 - 7) Caretaker residence (excluding mobile home)
 - 8) Storage structure (500 sf maximum)

3.6.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
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 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

3. Permitted Uses

3.1 Residential - Rural PA 10 and 12

Residential - Rural is intended to be primarily residential in character, providing detached single family homes with a minimum density of 1 Dwelling Unit per 20 acres, with a minimum lot size of 20 acres.

3.1.1 Principal Uses

- a. Residential
 - 1) 1 single family Dwelling Unit per lot (excluding mobile home)
 - 2) Community Uses
 - 3) Agricultural
 - 4) Artificial Waterways and ponds
 - 5) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 6) Guardhouses and/or gates at entries, exits, ingress/egress points
 - 7) Minor Utility Facilities
 - 8) Multi-use trails and trailheads
 - 9) Geothermal energy systems

3.1.2 Accessory Uses

The following shall be allowed within the Building Envelope only when a principal use has been established on the lot:

- 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- 2) Ancillary Unit - 1 per lot
- 3) Detached garages - private, limited to a maximum size of 1,200 square feet
- 4) Domestic animals - including only horses, cattle, mules, alpacas, and llamas (1 per 2.5 acres of Fence Envelope to a total combination of 4 per lot)
- 5) Domestic animals - including only, up to a total of 14 per lot:
 - a) Chickens (six (6) hens and one (1) rooster)
 - b) Turkeys (six (6) hens and one (1) drake)
 - c) Ducks (six (6) hens and one (1) drake)
 - d) Geese
 - e) Stables
 - f) Green house (private)
- 6) Play structures not exceeding an area of 400 square feet and height of 15 feet
- 7) Private gardens, water features and fountains
- 8) Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below, including only one per lot and no more than 3 total per lot of the following:
 - a) Guest house (1200 sfl/excluding mobile home)(per 5 acres of lot area)
 - b) Caretaker residence (1500 sfl)
 - c) Barn (1500 sfl)
 - d) Shed (500 sfl)
 - e) Gazebo (500 sfl)
 - f) Green house (private) (800sf) (+200 sf per 5 acres of lot area)
- 9) Storm shelters (below ground)
- 10) Swimming pool, tennis court, barbecue pit (one each)

3.1.3 Permitted Uses by Special Review

The following uses are permitted throughout Residential - Rural, upon approval by the City in accordance with the Zoning Ordinance.

- 1) Alternative energy solar and wind systems, which are not a part of a primary structure
- 2) Daycare - large
- 3) Fire station
- 4) Open space active uses - see sections 3.6.1 and 3.6.2
- 5) Utility - major facility and service facility

3.2 Residential PA 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, and 18

Residential is intended to be primarily residential in character, providing detached single family, attached single family, clustered single family, and multi family Dwelling Units.

3.2.1 Principal Uses

a. Residential

- 1) 1 single family Dwelling Unit per lot (excluding mobile home)
- 2) Multifamily - apartment, condominium
- 3) Community Uses

b. Community Uses

- 1) Agriculture
 - 2) Artificial waterways and ponds
 - 3) Community Facilities
 - 4) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 5) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - d) Higher Education - including college or university and related facilities
 - e) Hospital
 - 7) Library
 - 8) Minor Utility Facilities
 - 9) Multi-use trails and trailheads
 - 10) Library
 - 11) Minor Utility Facilities
 - 12) Multi-use trails and trailheads
 - 13) Museum/civic institution
 - 14) Outdoor entertainment facilities, including amphitheaters
 - 15) Parks
- c. Geothermal energy systems

3.2.2 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot:

- 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- 2) Ancillary Unit - 1 per lot
- 3) Chickens - Up to six (6) hens and one (1) rooster on lots 2 acres and larger
- 4) Detached garages - private, as follows:
 - a) Lots 1 acre and larger may have a detached garage up to 1200 square feet
 - b) Lots less than one acre may have a detached garage up to 800 square feet
- 5) Gardens, water features and fountains (private)
- 6) Horses - One horse per 2.5 acres
- 7) Play structures not exceeding an area of 400 square feet and height of 15 feet
- 8) Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below, including only one per lot and no more than 2 total of the following:
 - a) Guest house (1200 sfl)
 - b) Shed (200 sfl)
 - c) Green house (private) (200 sfl)

THE CANYONS PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1
 A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS,
 STATE OF COLORADO
 1,440.95 ACRES +/-, CASE NO. PDM19-001

4. Development Standards

4.1 Planning Concept / Vision

Providing a break from the status quo, the Canyons will offer a more thoughtful, more health-conscious, more earth-conscious, more enjoyable way of life. The Canyons will provide large open spaces, include a multi-use network of trails, and provide a community with places for homes, shops, restaurants, workplaces, cultural facilities, and gathering places.

The Canyons is named for the property's deep natural ravines and rolling terrain, the most distinctive and outstanding characteristics of the site. The Canyons Development Plan respects the natural landscape and wildlife habitats and celebrates the rugged topography and mature vegetation on the site.

Creating a community based on integrated sustainability principals is fundamental to the Canyons. Development at the Canyons will be encouraged to conserve natural resources such as water and fossil fuels, utilize renewable energy sources such as wind, solar, and geothermal, and reduce overall energy consumption. The goals of the Canyons are to minimize the community's impact on the earth and its natural resources, to promote personal health and well-being, to ensure the core economic vitality of the community and to create a place of lasting relevance and enduring value.

- Transportation - provide a system that reduces greenhouse gas emissions as compared to a traditional community and fosters access and connectivity between destination points;
- Ecology - establish healthy ecosystems and an appealing open space system for recreational use;
- Water - reduce potable water use as compared to a traditional community; and
- Energy - reduce energy use as compared to a traditional community.

4.2 Roadways

The following subsections replace sections from the Douglas County Roadway Design and Construction Standards (DRCDCS), 1994 as adopted and amended by the City.

4.2.1 Vision

Circulation and streetscape design is perhaps the most critical factor for building a livable and healthy community. The roadway standards provided herein are intended to provide the Property the flexibility to design, construct, and maintain a livable, sensitive roadway network that promotes effective pedestrian, bicycling, and other non-motorized uses along with regional mobility and local access.

Walkable, bike-friendly neighborhoods and multi-use trails will be integrated and highly connected many of the non-essential motorized trips.

The Canyons shall utilize pedestrian friendly, green streets throughout the community. Street designs will incorporate traffic calming features, tree canopies, swales, drought tolerant landscaping, and less impervious surface to reduce runoff and water quality impacts.

Canyons Roadway Principles:

- Roadway classifications and designs shall be context sensitive by incorporating the project vision and priorities, local objectives, and adjacent land uses or activities;
- Roadway design standards should permit flexibility in community design. They should allow street alignments to follow natural contours and preserve natural features when possible;
- Street planning should relate to overall community planning, placing a high priority on pedestrian and bicycle uses;
- Street networks in residential areas should be planned to reduce traffic volumes, congestion, and hazards to non-motorized users;
- Streets are an important component of overall residential community design. Properly designed and scaled streets can create more attractive communities and can contribute to a clearly defined sense of space;
- The over design of streets shall be avoided. Excessive widths encourage greater vehicle speeds and threaten pedestrian and cyclist safety;
- Whenever possible, street pavement should be minimized to reduce storm water runoff;
- Where appropriate, conveyance of storm water runoff in landscaped roadway swales within rights-of-way or easements;
- Permit longer cut-dee-sac lengths to lessen the need for excessive roadways and impervious area.

4.2.2 Road Hierarchy

Each street type includes flexible design standards that will enable roadway designs to change with the development patterns and landscape of the Property and create a network of streets that can respond the Canyons Roadway Principles.

The Canyons street classifications are defined follows:

- Boulevard** - Boulevard streets permit efficient and relatively unimpeded traffic movements throughout the community at medium speeds, connecting neighborhoods, parks, mixed-use, and schools, as well as communities with one another. They provide access from neighborhoods to commercial areas and to other major destinations. Boulevard streets shall provide a safe and welcoming environment for motorized and non-motorized users. Commuter bike lanes will be provided in addition to dedicated multi-use trails, primarily for pedestrians and casual cyclists. Where possible, the multi-use trail shall have significant buffering from the roadway travel lanes. Traffic calming will be limited primarily to wide landscaped medians, possible roundabouts and intersection treatments.
- Collector** - Collector streets collect and distribute traffic between boulevard and residential streets serving as main connectors within communities. Linking one neighborhood to another. Traffic carried by collector streets should have slow speeds and an origin and destination within the community. Collector streets shall include slow speeds and welcoming environment for motorized and non-motorized users. Shared or dedicated bike lanes will be provided in addition to detached multi-use trails primarily for pedestrians and casual cyclists. Along parks, civic, and other community uses, on-street parking will be permitted with City approval. Traffic calming measures are encouraged.
- Residential Streets** - Residential streets represent the majority of the roadways within the Property and will provide access primarily to single-family residential neighborhoods. Residential Streets shall have slow speeds, low motor vehicle traffic, and provide a comfortable environment for non-motorized users. On-street parking will be permitted. Where practical, Type 5 Residential Streets are highly encouraged to provide infiltration, water quality, and attractive landscape buffers. Traffic calming measures are encouraged.

4. Development Standards Cont'd

4.2 Roadways Cont'd

- Mixed Use Main Street** - Mixed Use Main Street provides primary access and frontage for higher density residential, shops, restaurants, office, civic, light rail, etc. located in the Canyons Mixed Use areas. Mixed Use Main Streets shall have diagonal or parallel parking outside of the main travel lanes. Slow speeds, wide sidewalks, and attractive landscaping are required. Bike lanes and textured concrete (when appropriate at pedestrian crossings) are encouraged. Medians will be limited, however to promote safe pedestrian movement and calm traffic. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.
- Mixed Use Avenue** - Mixed Use Avenues provide secondary access and frontage for higher density residential, shops, restaurants, office, civic, light rail, etc. located in the Canyons Mixed Use areas. Mixed Use Avenues shall have parallel or diagonal parking outside of the main travel lanes. Slow speeds, sidewalks and attractive landscaping are required, and bike lanes are encouraged. Medians and other traffic calming features are encouraged to promote safe pedestrian movement. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.

- Mixed Use Lane** - Mixed Use Lanes provide access to primarily medium density residential areas located in the Canyons Mixed Use areas. Slow speeds, shorter block lengths, wide sidewalks and attractive landscaping are required, and bike lanes are encouraged. Lanes may have parallel parking outside of the main travel lanes. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.

4.2.3 Roadway Design and Technical Criteria

- See Table 4.2 Roadway Design and Technical Criteria
- Permitted roadway sections, curb trench drains are not required.
- For Collector and Boulevard roadway sections, curb trench drains are not required.
- Sidewalks, Curb and Gutter, and Driveways** - Sidewalks and multi use trails located along roadways adjacent to Mixed Use and Residential and uses must be constructed on both sides of said roadways, unless adjacent to open space. Sidewalks and multi use trails located along roadways adjacent to Open Space Active, Open Space Limited, and Residential Rural land uses may be constructed on one side of said roadways. All sidewalks and multi use trails located along residential roadways shall have a minimum width of 5'.
 All sidewalks and multi use trails located along boulevards, collectors, and mixed use roadways shall have a minimum width of 8'.
- Shoulder - Curb, gutter standard curbs, ribbon/edger curbs, or valley pan must provide a minimum 4' shoulder.
- Curb, gutter sidewalk, and driveway standards are per the DCRDCS and Douglas County Storm Drainage Design and Technical Criteria Manual (DCSDDTM).

4.2.5 Drainage

- The minor and major storm drainage systems shall be designed in accordance with the DCSDDTM, 2008 as adopted and amended by the City.
- Except at intersections, where super-elevation is required or roadside swale conditions, roadways shall be level from top of curb to top of curb (or flowline to flowline) and shall have a 2% crown. At or within the "L" distance shown in Figure 4.4 of the DCRDCS, the maximum elevation difference between flowlines is that dictated by the allowable intersection grade (see Figure 4.4 of the DCRDCS) and the actual distance between flowlines.
- Street curbs shall be allowed in lieu of standard inlets in roadways with swales, where practical. In conditions where a roadside swale is located along one side of the roadway, the crown may be removed to allow for a continuous 2% cross slope sections. Sidewalk chase sections Storm water from concentrated points of discharge shall not be allowed to flow over sidewalks, but shall drain to the roadway by use of chase sections. Sidewalk chase sections shall not be located within the curb cut or driveway. Hydraulic design shall be in accordance with the DCSDDTM. Sidewalk chases will only be allowed in special situations, on a case-by-case basis, as determined by the design engineer. Sidewalk chases, when permitted, are to be used to allow surface drainage to enter into the street gutter or roadside swale, rather than being used to avoid the use of a standard inlet. Sidewalk chase sections are to be constructed in accordance with the Douglas County Standard Details found in Appendix A of the DCRDCS.

4.2.6 Intersections

- See Table 4.2 Roadway Design and Technical Criteria
- Only collectors, entry streets, mixed use main streets, and mixed use avenues may intersect with boulevard or arterial streets.
- The grade of the through street shall take precedence at intersections. At intersections of roadways with the same classification, the more important roadway, as determined by the design engineer, shall have this precedence. The design should warp side streets to match through streets with as short a transition as possible.
- All sight distances shall be maintained per the DCRDCS.
- Curb Returns** - Final curb return radii should be based upon the appropriate design context of the intersection and the primary design vehicles as determined by the design engineer. If large trucks (excluding buses and garbage trucks) are anticipated at an intersection with significant frequency, a larger radius may be used appropriate to the expected vehicle type. Radii larger than 35' require raised corner islands to provide pedestrian refuge points. At intersections with bike and/or parking lanes and no curb extensions, an effective return radius shall be calculated by the design engineer to permit a reduced curb return radius at flowline.
- Curb Return Profiles** - Curb return profiles are required on all curb returns located within public right-of-way. Curb return design shall be set in accordance with the following design procedure. General standards for flowline control and profiles within the curb return shall be as follows:
 1. Design the flowline of the curb return such that the maximum slope of the flowline does not exceed 10%. Grade breaks at the PCR's will not exceed 2% for local and collector streets and 1% for arterials. Maximum vertical curves will equal the arc length of the curb return. The elevation of the high or low point within the return, if applicable, is to be called out in the profile. Warp of the side streets shall match across the return. The "L" distance shown on figure 4.4 of the DCRDCS.
- Scale for the curb return profile is 1" = 50' horizontally and 1" = 5' vertically.

4.2.7 Median Islands

- Permanent structures (planters, beds, rocks, etc.) may be placed within 1.5' of the traveled lane, when sight distances are maintained. However, trees shall be placed at least 3' from of the nearest traveled lane.
- On collector and mixed use streets, a minimum roadway surface flowline-flowline dimension of 16' may be permitted on both sides of median islands, including a 11' travel lane and a 5' bike lane. On residential streets, a minimum roadway surface flowline-flowline dimension of 12' may be permitted on both sides of median islands. Roadway widths greater than 16' shall only be permitted when in accordance with applicable traffic study recommendations.
- A minimum of 20' horizontal clear distance and 13.5' vertical clearance shall be maintained on both sides of median islands.
- Medians with curb and gutter shall have a 1' splash apron of concrete, stone, or similar material.

4. Development Standards Cont'd

4.2 Roadway Design and Technical Criteria

Planning Area Use	Boulevard (B)	Collector	Residential Street Type "A"	Residential Street Type "B"	Residential Street Type "C"	Residential Street Type "D"	Mixed Use Avenue	Mixed Use Main Street	Mixed Use Lane
Permitted Speed (MPH)	40	30	PA 5.18 20-25	PA 3.18 20-25	PA 4.18 20-25	PA 5.18 20-25	PA 1.2, 3, 4, 5, 19 25	PA 1.2, 3, 4, 5, 19 25	PA 1.2, 3, 4, 5, 19 25
Permitted Volume	>12,000 ypd	60,000 (9)	<3,500 ypd	<500 ypd	<500 ypd	<1,500 ypd	<3,500 ypd	>12,000 ypd	>12,000 ypd
Right-of-Way	120' Min. (9)	60' Min. (9)	62'	46'	69'	70'	62' w/ Parking	44' (9)	44' (9)
Street Width	28' FL TO R x 2	32' FL TO FL	28' FL TO FL	22' FL TO FL	24' FL TO FL	24' FL TO FL	30' FL TO FL	30' FL TO FL	22' FL TO FL
Lane Width - Minimum	11'	11'	-	-	-	-	10'	10'	10'
Shoulder Width (or roadside swales)	6'	4'	-	-	-	-	2'	-	-
On Street Parking	None	Parallel w/ adst 6 Lanes or Shoulder w/ City Approval	Parallel Both Sides	Parallel Both Sides	Parallel Both Sides	Parallel Both Sides	Parallel or Diagonal Both Sides	Parallel Both Sides	Parallel Both Sides
Driveways Permitted - Single Family	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cross Slope (VA @ Intersections)	2%	2%	2%	2%	2%	2%	2%	2%	2%
Slope to FL or Swale	2%	2%	2%	2%	2%	2%	2%	2%	2%
Curb and Gutter Type	6" Vertical or 6" Dispersed	6" Vertical or 6" Dispersed	6" Mountable or 6" Vertical	6" Mountable or 6" Vertical	6" Mountable or 6" Vertical	6" Mountable or 6" Vertical	6" Vertical or 6" Dispersed	6" Vertical or 6" Dispersed	6" Vertical or 6" Dispersed
Roundabout Swales Permitted	Urban	Urban	Urban	Urban	Urban	Urban	Urban	Urban	Urban
Box Lane Width	8'	8'	8'	8'	8'	8'	8'	8'	8'
Median Width	8'	8'	8'	8'	8'	8'	8'	8'	8'
Side Slope - Minimum	5:1	5:1	5:1	5:1	5:1	5:1	5:1	5:1	5:1
Horizontal Alignment	470'	175'	125'	125'	125'	125'	125'	125'	125'
Min. Curve Radius	470'	175'	125'	125'	125'	125'	125'	125'	125'
Vertical Curves of Curve (Degrees)	9:6	14:3	62:1	62:1	62:1	62:1	62:1	62:1	62:1
Min. Vert Curve Len. (ft)	50'	50'	50' (6)	50' (6)	50' (6)	50' (6)	50' (6)	50' (6)	50' (6)
Max. Grade at Flowline	6%	7%	8%	8%	8%	8%	8%	8%	8%
Min. Grade at Flowline	2%	1%	1%	1%	1%	1%	1%	1%	1%
Min. Curve Return Grade at Flowline	1%	1%	1%	1%	1%	1%	1%	1%	1%
K Value Crest Minimum	55	25	10	10	10	10	10	10	10
K Value Sag Minimum	55	25	20	20	20	20	20	20	20
Max. Grade Break	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Min. Tangent Length	100'	50'	10'	10'	10'	10'	10'	10'	10'
Between Horizontal Curves	100'	50'	10'	10'	10'	10'	10'	10'	10'
Approach Centerline Grade to Intersection (1)	200' @ 3%	200' @ 3%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%
w/ Residential/Arterial Street	-	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%
Curbside - Street	-	-	38' (7)	38' (7)	38' (7)	38' (7)	38' (7)	38' (7)	38' (7)
Min. FL Grade	-	-	1%	1%	1%	1%	1%	1%	1%
Max. Grade at CL	-	-	5%	5%	5%	5%	5%	5%	5%
Max. Number of Dowling Units	-	-	25	25	25	25	25	25	25
K Value Sag Minimum	55	25	20	20	20	20	20	20	20
Max. FL Grade with Median	-	-	24'	24'	24'	24'	24'	24'	24'
Min. Median FL Return	-	-	25'	25'	25'	25'	25'	25'	25'
Curb Return Radius (or Flowline) - (11)	25-30'	22-30'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'
w/ Arterial/Boulevard	-	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'
w/ Collector/Arterial/Urban Street	-	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'
w/ Residential/Arterial Lane	-	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'
(1) Measured from flowline of through street to back of cut-dee-sac.									
(2) Measured from flowline of through street to back of cut-dee-sac.									
(3) When terrain distance up to 100' Maximum for up to 500' along CL.									
(4) A rock condition 1:1 box with Geotechnical Engineer's recommendation and city approval.									
(5) Trees are trees and concrete edges (round curb) permitted in lieu of standard curb section.									
(6) 20' minimum at intersections									
(7) A landscape plan is optimal for cut-dee-sac > 40'									
(8) Original design not apply to Hesse Road Douglas County will determine Design Criteria.									
(9) Per traffic impact study and/or drainage requirements									
(10) Intersection spacing per Traffic Impact Study									
(11) Permitted ranges. Final radii values as determined by design engineer. Calculator effective curb return radius and appropriate turn.									
(12) Slovals adjacent to Open Space may be attached.									

4.2.8 Number of Dwelling Units with Single Access

Roadways which provide access to residential subdivisions with greater than 70 dwelling units, and commercial complexes exceeding 200 occupants shall be served by at least 2 separate access points.

4.2.9 Entry Streets

"Entry Streets" are generally short (160' minimum, one block or first intersection max.) streets with no driveway access, that are designed to allow a reduction in the separation between an Boulevard street and the first local street intersection, or to allow more than 70 dwelling units with a single access. Entry streets shall be designed to collector standards and posted 25 MPH. All "Entry Streets" shall have a minimum 52' flowline-flowline dimension, consisting of a 20' median (minimum) and 16' flowline-flowline roadway dimension on both sides. Additional roadway lanes for turning movements may be added per applicable traffic study recommendations. Entry streets shall be posted "No Parking" and a minimum 20' horizontal clear distance and 13.5' vertical clearance shall be maintained. An "Entry Street" considered a lower classification street than a collector, but greater than a residential street, therefore, for example, "Entry Street" criteria for separation between intersections along a collector cannot be used to place a collector street within 160' of another intersection.

4.2.10 Maintenance

The City will maintain the public roadways located within the Property. These roads include Boulevards, Collectors, Residential Streets, and Mixed Use Streets. Maintenance for private roadways which do not conform to DCRDCS standards or the standards herein shall be maintained by an home owners association or special district.

PREPARATION DATE: OCTOBER 16, 2019
 Revision per Canyons Planned Development 2nd Major Amendment

ENGINEER/PREPARED BY: PLANNER:
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DESIGN WORKSHOP
 1390 LAWRENCE STREET STE 100
 DENVER, CO 80204
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 CONTACT: BECKY ZIMMERMAN

OWNER/APPLICANT:
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 3033 E. 151st AVE, SUITE 725
 DENVER, COLORADO 80208
 E: MHAERTZ@PERFCORP.COM
 CONTACT: MARK HAERT

B. Referral Agency List and Response Summary

REFERRAL LIST AND RESPONSE SUMMARY

REFERRAL AGENCY	REFERRAL SENT	RESPONSE RECEIVED
Departments and Divisions of the State of Colorado:		
1. Dept of Transportation (CDOT) – Region 1	X	X
2. US Army Corp of Engineers	X	
3. Colorado Geological Survey	X	X
4. Colorado Parks and Wildlife	X	
5. Environmental Protection Agency	X	
Divisions of Douglas County:		
6. Douglas County Planning, Engineering, and Addressing	X	X
7. Douglas County Assessor	X	X
8. Douglas County School District	X	X
9. Douglas County Sheriff	X	
Districts, Authorities and Public Agencies:		
10. Castle Rock Fire and Rescue	X	
11. Town of Castle Rock	X	X
12. Centennial Airport-Arapahoe County Public Airport Authority	X	X
13. City of Lone Tree	X	
14. Cherry Creek Basin Water Quality Authority	X	X
15. Parker Water and Sanitation District	X	X
16. South Metro Fire & Rescue	X	X
17. Town of Parker	X	
18. Tri-County Health Department	X	X
19. Canyons Metro District	X	
20. Urban Drainage and Flood Control	X	
Utilities:		
21. IREA	X	
22. CenturyLink	X	
23. Comcast	X	
24. Black Hills Energy	X	
Property Owners, Homeowner and Community Associations:		
25. Castle Park Ranch POA	X	
26. Cutters Ridge at Sapphire Point HOA	X	
27. Happy Canyon HOA	X	
28. Shea Homes	X	
29. Sapphire Pointe HOA	X	



Region 1 Permit Unit
Traffic & Safety
2829 W Howard Place
Denver, CO 80204

September 13, 2019

Travis Seawards, Project Manager
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

RE: Referral review PDM19-001 "The Canyons" second amendment

Dear Mr. Seawards:

CDOT Region 1 has reviewed the materials provided with the referral for "The Canyons" proposed 2nd amendment and has concerns to share with the City of Castle Pines. Our concerns are focused on the capacity of the existing interchanges to the interstate and the steps needed to upgrade them to serve traffic generated by development east of the interstate.

CDOT received a copy of a referral review by Douglas County that was sent to the City of Castle Pines on August 30, 2019 and we share many of the concerns they identified. Before consideration is made by the City's Planning Commission and City Council, CDOT requests a staff-level meeting occur to discuss the priorities of CDOT, Douglas County, and the prerequisite processes which must be adhered to before CDOT can issue an access permit enabling improvements within the interstate right-of-way.

Many of our remarks are technical in nature yet lead to the need for a revamped TIS and appropriate materials necessary to assess the interim and full term commitments from the developer's metro district and/or City of Castle Pines to fund the improvements warranted to handle the traffic at the interchanges.

In preparation for our staff-level meeting, CDOT will send to the City an agenda of topics and matters to be covered. As submitted, the two-part TIS (original from amendment 1 and this addendum) remains deficient for our assessment and not adequate to be considered for an FHWA interstate access approval or a CDOT access permit. Our meeting will include an overview of the State's 1601 processes that relate to both interchanges and the various analytics which needs to occur to ensure that development generated traffic from the east side of I-25 responsibly addresses the connections to the state system.

In summary, due to the significant increase in traffic and the expected impact to both the Happy Canyon and Castle Pines interchanges, adherence to the state's 1601 process must be followed. The development cannot expect to connect or make improvements to the interchanges without an IAR that is a federal requirement. An IAR is typically supported by a system level study that examines the ramifications and acceptable mitigation. The outcome of the 1601 process is an IGA which covers the scope, timing, design, construction cost, and maintenance. When a long-term mitigation plan is established, the improvements can be phased over time to achieve the long term plan.

Sincerely,

A handwritten signature in blue ink that reads "Rick Solomon".

Rick Solomon, Permit Unit

cc. Douglas County
Angie Drumm, Deputy Director, Region 1
Alazar Tesfaye, Region 1 Traffic Engineer
File

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **The Canyons at Castle Pines**

Print Date:

Highway:

Mile Marker:

Drainage Comments:

Did not review zoning document

Environmental Comments:

Did not review zoning document

Traffic Comments:

Given new information regarding substantial increases in traffic on the west side of I-25, The study also needs to include the these traffic increases as part of the overall study. There is considerable loading on both the Castle Pines interchange and especially the Happy Canyon interchange. Previous comments (amendment 1) still apply.

Scherner 9-6-19

Right of Way Comments:

SDH 9/10/19 - No additional comments related to PD 2nd Amendment. Right of Way will need to be addressed as further decisions are made related to improvements of the I-25 / Happy Canyon Rd interchange.

Resident Engineer Comments:

See concerns in letter dated 09-13-19

Utilities Comments:

I have no additional comments.

PM 09/13/19

Permits Comments:

I have no major comments except the obvious that the traffic study needs to be looked at by our people carefully.

Other Comments:

Previous comments to first amendment do not appear to be addressed:

1. Remove "Access Arrows" on Hess inside of A-line
2. Access to highways is not vested by zoning. Only by permit.
3. Clarify what is the purpose of the "100-ft transportation corridor"? Is it for noise buffering? Why does it not graphically extend the full length (not across non-residential parcel) Is it a reservation or RoW & timing of dedication?
4. Any work in CDOT RoW is by permit. Additional lane on NB ramp (@ Castle Pines) requires a MIMR.
5. TIS for Amendment 1 makes false assumptions about the Douglas County IAR - as to what is proposed for accommodating east side traffic @ Happy Canyon. Please revise.
6. Improvements for east side of Happy Canyon is crafted through a 1601 process, yet to commence.

New comments:

1. Unable to fully assess scope of changes based on an amendment to the TIS for amendment 1. Amendment 1 contained issues, omissions and oversights (assumptions) CDOT was not accepting of.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



August 30, 2019

Karen Berry
State Geologist

Travis Seawards, AICP
Castle Pines Community Development
360 Village Square Lane, Suite B
Castle Rock, CO 80108

Location:
Sections 1, 12, 13, 24, and 25,
T7S, R67W of the 6th P.M.
39.4485, -104.8347

**Subject: Case Number PDM19-001: The Canyons Planned Development, 2nd Amendment
City of Castle Pines, Douglas County, CO; CGS Unique No. DU-20-0004**

Dear Mr. Seawards:

Colorado Geological Survey has reviewed The Canyons PD 2nd Amendment referral. I understand the applicant proposes up to 1500 dwelling units in Planning Areas 12-19 in the eastern portion of The Canyons PD, 167.5 acres of parkland in Planning Area O, and a 9.86-acre school site.

CGS has previously reviewed the overall Canyons property for Douglas County and Castle Pines. The site is not exposed to any geologic hazards or unusual geotechnical constraints that would preclude the proposed additional density.

Previously identified concerns in this area of The Canyons include shallow slope failures. Most or all of the steep slopes within The Canyons PD 2nd Amendment are along drainages and appear to be located within planned open space. **CGS therefore has no objection to approval.**

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist

www.douglas.co.us

August 29, 2019

Travis Seawards
City of Castle Pines Community Development
360 Village Square Lane
Castle Pines, CO 80108

Re: The Canyons Planned Development, Second Amendment, Case No. PDM19-001
(Douglas County Project No. RE2019-123)

Dear Travis:

Douglas County Planning Services has reviewed the materials provided as part of the The Canyons Planned Development, Second Amendment (“application”) and offers the following comments:

The application proposes an increase in the maximum allowable units within the CPD by 1,500 within Planning Areas (PA) 12-19, to increase public land dedication by 167.5 acres and school land dedication by 31.85 acres. The application further assigns 90,000 sf of mixed-use commercial to PA 19 and establishes a site for a high school. A primary reason cited in the application for the proposed increase to residential units is to support economic vitality and housing diversity.

PAs 12-19 include much of the eastern edge of the CPD, with PA L – Open Space providing additional land use character. The proposed increase in density in these development areas will result in greater visual impacts for abutting residents such as those living within Castle Park Ranch as well as for future residents of CPD. Smaller lots with limited rear and front yard setbacks now popular in the market reduce opportunities for tree planting on individual lots. As a result, abutting community open space areas such as pocket parks, along trail corridors, streets, and pocket parks become an opportunity for the visual screening, softening, shade and wildlife habitat provided by trees. Such design choices can impart enhanced community character as is evident within the older Castle Pines neighborhoods and serve to establish a unifying community character across the City.

Joe Fowler

Joe Fowler, AICP
Chief Planner

August 30, 2019

Travis Seawards
City of Castle Pines
360 Village Square Lane
Castle Pines, CO 80108

Re: The Canyons Planned Development, Second Amendment, Case No. PDM19-001
(Douglas County Project No. RE2019-123)

Dear Travis,

The Douglas County Engineering Division has reviewed the proposed 2nd Amendment to the Canyons Planned Development and has the following comments:

Douglas County previously submitted the following comment to the City of Castle Pines during the referral for the 1st Amendment to the Canyons North PD (1st Amendment):

“Funding for the Happy Canyon interchange with I-25 has not been fully secured by Castle Pines, CDOT or Douglas County. Considering this is a PD amendment with the intent to increase allowable units, it is suggested the City of Castle Pines secure a fair-share contribution from the applicant through this PD amendment to be put towards reconstructing the Happy Canyon / I-25 Interchange.”

It is not apparent to County staff that any commitment was made by the developer, or additional funding was secured at the time the 1st Amendment was approved to be used for the Happy Canyon / I-25 Interchange, which added approximately 1,000 units. Further, Douglas County staff is unclear what the commitment was associated with the original PD for the interchange – is it 38% of the total interchange improvements or 38% of something less; and if it is for something less is now the appropriate time to clarify that issue so all parties involved in funding the interchange can have a clear understanding of how the required improvements will be funded.

With this proposed 2nd Amendment of the PD, the proposal is to add an additional 1,500 units. Approval of this 2nd Amendment of the PD would result in a total of 5,000 units total, which is double the number of units approved with the original PD (2,500 units). Douglas County staff must reiterate the need for additional funding required to reconstruct / improve the Happy Canyon / I-25 Interchange.

The original PD, along with the 1st and 2nd amendments of the PD, will have a direct impact on this interchange, and as such, should share in the interchange improvements associated with the additional impacts from original PD and any subsequent amendments. The County strongly suggests the City of Castle Pines secure a fair-share contribution from the applicant through this PD amendment process, and to secure a fair-share contribution from the 1st amendment if that has not already been done.

The County recognizes the importance of reconstructing / improving the existing interchange due to increased traffic associated with new growth from development located on both the west and east sides of I-25. The County currently estimates \$8.5 Million is needed to accommodate and connect the west side (phase 1). An additional \$21.5 Million is needed to connect the east side (phase 2) of which CDOT is responsible to contribute approximately \$3 Million. CDOT's \$3 Million is associated with replacing the existing bridge and the remaining interchange improvement costs (\$27 Million) is the local agencies / developers responsibility.

Further, the County is in the process of completing an update to our 2040 Transportation Master Plan and also identified a potential contribution of \$5.5 Million for interchange improvements associated with connecting the west side (phase 1) in our upcoming 5 year list of capital improvement priority projects. The County has also identified a potential additional contribution of \$5 Million for interchange improvements associated with connecting the east side (phase 2), which isn't available until after 2031. Accelerating the reconstruction associated with connecting the east side could be done sooner without the potential County contribution. Please note, that the Douglas County funding mentioned above is subject to annual appropriations (CRS 29-1-110) and future approval by the Douglas County Board of County Commissioners.

County staff has also reviewed the traffic impact study. The comments associated with this review are attached to this letter. If you have any questions, please contact me.

Respectfully,



Matt Williams, P.E., CFM
Assistant Director Development Review and Stormwater
mwillia1@douglas.co.us

Memo

To: Matt Williams
From: Chris J Martin
Date: 08/28/19
Re: **Canyons North TIA Addendum dated July 2019**

I have reviewed the above document for this project (dated July 2019), for this project and have the following comments:

The TIA is for 1,500 DU's and possibly a 2,500 student H.S. This would bring Canyons North to a total of 5,000 SF DU's, 2.1 million sq ft of commercial space and the H.S.

Key Points

- Per Page 17 section IV.C it is understood that a roundabout is planned to the west of the Happy Canyon Rd / I-25 interchange. However, the TIA does not provide analysis of this roundabout with the proposed expansion.
- A "Happy Canyon Interstate Access Request" (HCIAR) is referenced but not included. Apparently the HCIAR has identified phased improvements necessary to serve long-term traffic volumes at the interchange. This TIA suggests that additional analysis is needed once the "ultimate" HCIAR configuration is chosen.
- In the absence of an ultimate HCIAR configuration, The Canyons is proposing to contribute up to an additional 3% (pro rata base on trips from this proposal) of the cost on the interchange improvements.
- Note that this addendum doesn't reveal what the previous proposed contribution was. Also, background site specific trips from the earlier TIA are not provided here. So the percentage increase of the proposed expansion trips at the HCR interchange compared to Background conditions cannot be derived.

Background Scenario

For Background conditions the following are assumed:

- All planned/recommended roadway network changes from the 1st PD Amendment. These are:
 - Construction of a 2-lane HCR from I-25 to Canyonside Blvd. (Shea) to be widened to 4-lanes with the connection of Canyonside Blvd to CVR
 - Canyonside Blvd will be a continuous 4-lane arterial from HCR to Crowfoot Valley Rd (CVR)
 - A third westbound through lane should be constructed at the Castle Pines Pkwy (CCP) intersection with Havana St.

08/28/19

Canyons North TIA Addendum

- Traffic Signals at CVR / Canyonside Blvd as well as CVR / Sapphire Pointe (note that the signal at Canyonside Blvd / CVR is committed to in The Canyons Annexation and Development Agreement)
- Widening of CVR to a 4-lane major arterial cross section including:
 - eastbound left turn decel lanes at both Sapphire Pointe and Canyonside Blvd.
 - a westbound dedicated right turn decel lane at Canyonside Blvd.
- Redirected traffic volumes using Canyonside Blvd were developed using the DRCOG model and recent traffic counts and are assumed to be nearly 10,300 vpd.
- The TIA indicates the most signalized intersections would operate at LOS D or better with the above assumptions in the background scenario.

Long Term Scenario

Phase 1, Total Long Range (2040) Traffic Volumes

- Volumes on CPP on the bridge over I-25 would be approximately 42,300 vpd
- Volumes on HCR on the bridge over I-25 would be approximately 26,950 vpd (Note that this volume will exceed the capacity of the current 2-lane section)
- Volumes on Canyonside Blvd between HCR and CVR would be approximately 28,550 vpd
- Crowfoot Valley Rd west of Canyonside Blvd would be approximately 30,650 vpd.

Phase 1, Total Long Range (2040) Recommended Improvements

- An Interstate Access Request (IAR) is recommended to examine the long-term volumes and to determine the improvements necessary to mitigate them.
- Figure 8 visually depicts the following improvements:
 - At the Southbound I-25 ramps at HCR, convert the southbound through lane to a shared through/left lane to create a dual left turn scenario
 - At the westbound HCR approach to the I-25 northbound ramp intersection, create a free flow right turn scenario for westbound to northbound turns. Widening of the northbound on ramp?
 - At the eastbound HCR approach to Canyonside Blvd create a free flow right turn scenario for eastbound to southbound turns.

Phase 2, Total Long Range (2040) Traffic Volumes - With the addition of the 2,500 student High School

- Volumes on CPP on the bridge over I-25 would be approximately 42,550 vpd
- Volumes on HCR on the bridge over I-25 would be approximately 27,750 vpd
- Volumes on Canyonside Blvd between HCR and CVR would be approximately 31,350 vpd
- Crowfoot Valley Rd west of Canyonside Blvd would be approximately 31,150 vpd.

Review Summary

The TIA Addendum, indicates that the additional traffic generated by the proposed 2nd PD Amendment can be accommodated by the area arterial/collector road network with previously identified improvements (North Canyons TIS for the 1st PD Amendment) and improvements identified in this addendum.

Concerns:

- This TIA Addendum does not provide analysis of the planned roundabout intersection at HCR/Lagae Rd just west of I-25. This analysis would need to be included in the TIA Addendum in order to for the above claim to be made.
- Details related to needed mitigations at the HCR/I-25 interchange are vague. The referenced HCIAR is not provided. Apparently the HCIAR has identified phased improvements necessary to serve long-term traffic volumes at the interchange. The TIA indicates that these improvements are not the responsibility of the Canyons North development.
- Indications are that in the background scenario (no traffic from the proposed 2nd PD Amend) with the connection of Canyonside Blvd between Crowfoot and HCR, the capacity of the existing 2-lane section of HCR at I-25 will be exceeded. However, it is not clear what plans are to fund and construct capacity improvements.

This TIA Addendum references the North Canyons TIS which evaluated the 1st PD Amendment as well as the HCIAR. The referenced documents should be submitted for review along with this current addendum.

In order to assess the impacts of the background traffic as well as the impacts of the 2 phases of the expansion of the Canyons North development, the HCR roundabout west of I-25 needs to be added to the study area.

Let me know if you have any comments or questions on this information.

C: RE2019-132

From: Brooke Decker <bdecker@douglas.co.us>
Sent: Friday, August 16, 2019 4:55 PM
To: Travis Seawards
Subject: RE: City of Castle Pines: 30 Day Agency Referral for PDM19-001: The Canyons 2nd PD Amendment

Travis –

We have no comments on the project.

Thank you!

*Brooke Decker
GIS Specialist
Douglas County Assessor's Office
303.660.7450 x4284*

From: Travis Seawards <travis.seawards@castlepinesco.gov>
Sent: Wednesday, July 31, 2019 4:18 PM
To: Travis Seawards <travis.seawards@castlepinesco.gov>
Cc: Sam Bishop <sam@castlepinesco.gov>
Subject: City of Castle Pines: 30 Day Agency Referral for PDM19-001: The Canyons 2nd PD Amendment

Interested Parties –

Please find referral documents for The Canyons 2nd PD Amendment project, Case. No. PDM19-001 at the link below. The applicant is requesting to amend The Canyons PD to allow up to 1,500 dwelling units in Planning Areas (PAs) 12-19; dedicate 167.5 acres of parkland in Planning Area O; dedicate 9.86 acres of school land; and make minor modifications to PD development standards.

Please examine the enclosed project and return your comments to the City of Castle Pines Community Development Department on or before **August 31, 2019**. *Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

https://castlepines.sharepoint.com/:f:/s/CastlePinesDevelopmentReview/EhzsF-5rOyVAvxqPy1AvidQB_G1KCYfwWwSsTodqvc6lg?e=Emw5N2

Please do not hesitate to contact me if you have any questions on the project. Thanks.

Travis Seawards

City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

303.705.0224
castlepinesco.gov





September 16, 2019

Travis Seawards
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

Re: The Canyons PD, 2st Amendment, PDM19-001

Dear Mr. Seawards;

We are in receipt of your request for comments on the above referenced application. Thank you for the opportunity to comment on the proposed project.

On behalf of Douglas County School District (“DCSD”), we have the following comments regarding this application. This application proposes 1500 additional dwelling units on 717.3-acres. This represents a residential density of 2.09 dwelling units per acre. Public land dedications for schools will need to be increased corresponding to the increase of dwelling units.

When making calculations for school land requirements related to proposed residential development, DCSD uses updated standards in all responses for referral requests from local jurisdictions within the District. The minimum school site land requirements have increased due to larger student capacity demands per school type, topographic challenges of school sites provided and mandated regulations such as Phase II storm water requirements requiring land for storm water detention. As a result, elementary school site requirements have increased from 10 acres to 12 acres, middle school site requirements have increased from 25 acres to 30 acres, and high school site requirements have increased from 50 to 60 acres.

For purposes of development land requirement calculations, the District uses updated student capacity factors of 680 students per elementary school, 1000 students per middle school and 2000 students per high school. The resulting updated development land requirement of acres per student is 0.018 acres per elementary school student (12 acres/680 students = 0.018 acres per student), 0.030 acres per middle school student (30 acres / 1000 students = 0.030 acres per student), and 0.030 acres per high school student (60 acres / 2000 students = 0.030 acres per student).

The District uses the following factors to estimate the number of students generated per household based on residential densities.

<u>Density by Dwelling Unit per Acre</u>	<u>Grades K-6</u>	<u>Grades 7-8</u>	<u>Grades 9-12</u>	<u>Total</u>
$x \leq 0.1$	0.50	0.20	0.40	1.10
$0.1 < x \leq 0.5$	0.54	0.15	0.31	1.00
$0.5 < x \leq 2.0$	0.52	0.15	0.29	0.96
$2.0 < x \leq 5.0$	0.48	0.14	0.28	0.90
$5.0 < x \leq 7.5$	0.39	0.12	0.24	0.75
$7.5 < x \leq 9.0$	0.26	0.08	0.16	0.50
$9.0 < x \leq 12.0$	0.19	0.06	0.12	0.37
$12.0 < x \leq 15.0$	0.17	0.05	0.11	0.33
$15.0 < x \leq 22.0$	0.07	0.03	0.05	0.15
$22.0 < x$	0.05	0.008	0.017	0.075

With the residential density for the proposed 1500 dwelling units at 2.09 dwelling units per acre, student generation factors of 0.48 students per household for Grades K-6, 0.14 students per household for grades 7-8 and 0.24 students per household for grades 9-12 are used below.

<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Generation Rate</u>	<u>Number of Students</u>
ELEMENTARY	1500	X	0.48	720
MIDDLE SCHOOL	1500	X	0.14	210
HIGH SCHOOL	1500	X	0.28	420
			TOTAL	1350

<u>SCHOOL LAND DEDICATION</u>	<u>Number of Students</u>		<u>School Acreage Per Student</u>	<u>Required Land Dedication Acreage</u>
ELEMENTARY	720	X	0.018	12.960
MIDDLE SCHOOL	210	X	0.030	6.300
HIGH SCHOOL	420	X	0.030	12.600
			TOTAL	31.860

As shown above, DCSD student generation calculations for these 1500 additional dwelling units total 720 elementary students, 210 middle school students and 420 high school students. This represents a total school land dedication requirement of 31.86-acres.

The Canyons Annexation and Development Agreement (“Agreement”) For The Canyons dated October 22, 2009 stipulates conveyance of 49-acres of land for school sites as follows:

“ C. School Sites and Fees. Owners or the applicable Developer(s) will Dedicate to the City 49 acres of land (or cash in Lieu of such land dedication as provided in this Section this Section 4.9C) suitable for the development of schools. All school sites within the Project will be located in areas where school uses are permitted pursuant to the PD Plan. Forty-two (42) acres of land for school use will be dedicated to the City upon the earlier to occur of (i) recordation of the final subdivision plats containing such school sites; or (ii) a request from the

City for such Site(s), provided student population generated from development within the Project (using the City's generally applicable methodology for calculating student generation then in effect) demands such a school, or the City (a) has a designated school use for such Site(s) which is intended to be implemented within a reasonable amount of time following Dedication. In either event, the Sites(s) must be located within an area of the Property provided with all required utility and infrastructure for such School use. With respect to the remaining 7 acres, Owners or applicable Developer(s) may, at the Owners' or applicable Developer(s)' discretion either Dedicate such site to the City upon recordation of the final subdivision plat containing such site, or pay cash in lieu of land dedication. If the Owners or applicable Developer(s) decides to pay cash in lieu of land dedication, the amount of cash will be determined based on the fair market value of the land at the time of payment in accordance with applicable provisions of City Code. Neither Owners, Developers nor the Districts will have any obligation to grade or otherwise improve the sites, or to design, construct or contribute to the cost of such schools or the extension of access or utilities to or within such sites. Dedication of a school site to the City will be subject to the site being used exclusively for school or public park uses and will prevent the City from subsequently reselling such site for any other use. If construction of a school on a Dedicated school site does not occur within a reasonable period of time following Dedication, the City may use such site for construction of a public park only. The above-referenced Dedications will fully satisfy the City's requirement for land suitable for Dedication requirements. School land Dedicated to the City for both public and private schools, including without limitation institutions of higher education will fulfill Owners' school land Dedication requirements herein. No additional school land Dedications or cash in lieu will be required by the Owners, Developer(s) or the District(s) for the Property."

The Canyons Planned Development Plan dated October 6, 2009 includes the following Statement of Commitments:

“2.1 Dedications

2.1.3 Schools

The Owner shall dedicate land suitable for the development of schools as set forth in the development agreement. Final locations shall be determined and phased through the subdivision process. Owners may pay cash in lieu of the dedication to fulfill the requirements. The City shall own and maintain the land until conveyance.”

The Canyons Planned Development Plan, 1st Amendment

1st Amendment The Canyons PD Plan Statement of Commitments stipulates conveyance of an additional 8.82-acres of land for school sites as follows:

“3. STATEMENT OF COMMITMENTS

ALL PUBLIC LAND DEDICATIONS TO THE CITY SHALL BE MADE BY THE RESPECTIVE FINAL PLAT CONTAINING SUCH LAND, UNLESS OTHERWISE AGREED TO BY THE CITY AND OWNER, AND THE CITY AGREES THAT THE APPROPRIATE ENTITY MANAGING FACILITIES ON THE DEDICATED LAND WILL BE REQUIRED TO MAINTAIN THE FACILITIES TO A QUALITY LEVEL CONSISTENT WITH THE

QUALITY ENVISIONED FOR THE PROPERTY AS REFLECTED IN CITY AND PROJECT DEVELOPMENT STANDARDS.

ALL CONVEYANCES AND DEDICATIONS WILL OCCUR AT FINAL PLAT APPROVAL TO ALLOW FLEXIBILITY TO REFINE LOCATIONS AS APPROPRIATE AND SHALL BE LOCATED IN AREAS DESIGNATED IN THE DEVELOPMENT PLAN AS OPEN SPACE LIMITED AND OPEN SPACE ACTIVE.

SCHOOL DEDICATIONS SHALL BE IN AREAS DESIGNATED FOR THAT USE IN THE DEVELOPMENT PLAN. CO-LOCATION WILL BE CONSIDERED IN ORDER TO SHARE PUBLIC RESOURCES AND MORE EFFICIENTLY UTILIZE LAND BASED ON APPROVAL BY THE CITY.

3.1.2 SCHOOLS

THE OWNER SHALL DEDICATE 8.82 ACRES OF LAND SUITABLE FOR THE DEVELOPMENT OF SCHOOLS AS SET FORTH IN THE DEVELOPMENT AGREEMENT. FINAL LOCATIONS SHALL BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS. OWNERS MAY PAY CASH IN LIEU OF THE DEDICATION TO FULFILL THE REQUIREMENTS. THE CITY SHALL OWN AND MAINTAIN THE LAND UNTIL CONVEYANCE CREATES VESTED PROPERTY RIGHTS THAT EXTEND THE TERM OF THE VESTED PROPERTY RIGHTS FOR A PERIOD OF TIME OF MORE THAN THREE YEARS FROM THE DATE OF APPROVAL, PURSUANT TO ARTICLE 68, TITLE 24, C.R.S., AS AMENDED.”

First Amendment to Annexation and Development Agreement

The “First Amendment to Annexation and Development Agreement” stipulates conveyance of an additional 8.82-acres of land for school sites as follows:

“5. Section 4.9 C of the Agreement is hereby amended to require, in addition to the school site Dedication requirements specified in the Agreement, the Dedication of an additional 8.82 acres of land suitable for the development of schools from Owner to the City. This additional school site Dedication is in full satisfaction of all City requirements with respect to school sites, and will be Dedicated to the City by Owner in conformity with the requirements set forth in the Agreement. Owner intends for, and the City acknowledges that, the additional school site Dedication required by this First Amendment will fully satisfy and expressly preempt and supersede any conflicting City Code provisions as they relate to the Additional Units. No additional school site Dedications or cash in lieu will be required to be conveyed or paid as a condition of any Development Application approval.”

The Canyons Planned Development Plan, 2nd Amendment

The applicant provided a draft 2nd Amendment The Canyons PD Plan Statement of Commitments as follows:

3. STATEMENT OF COMMITMENTS

THE CERTAIN SPECIFIC COMMITMENTS SET FORTH BELOW AND IN THE AMENDED ANNEXATION AND DEVELOPMENT AGREEMENT APPROVED

CONCURRENTLY WITH THIS DEVELOPMENT PLAN COLLECTIVELY DEFINE THE EXTENT OF OWNER'S OBLIGATIONS WITH RESPECT TO THE DEVELOPMENT OF THE LAND IN THIS DEVELOPMENT PLAN. ALL REFERENCES TO "OWNER" AS SPECIFIED HEREIN SHALL MEAN THE ENTITY WHICH, AT ANY GIVEN TIME, IS THE PARTY TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, AS SUCCESSOR TO NORTH CANYONS, LLLP'S RIGHTS AND OBLIGATIONS THEREUNDER. COMMITMENTS SET FORTH HEREIN ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER, OTHER APPROPRIATE ENTITIES, INCLUDING SPECIAL DISTRICTS, MAY ASSUME THE RESPONSIBILITY FOR COMMITMENTS.

ALL PUBLIC LAND DEDICATIONS TO THE CITY SHALL BE MADE BY THE RESPECTIVE FINAL PLAT CONTAINING SUCH LAND, UNLESS OTHERWISE AGREED TO BY THE CITY AND OWNER, AND THE CITY AGREES THAT THE APPROPRIATE ENTITY MANAGING FACILITIES ON THE DEDICATED LAND WILL BE REQUIRED TO MAINTAIN THE FACILITIES TO A QUALITY LEVEL CONSISTENT WITH THE QUALITY ENVISIONED FOR THE PROPERTY AS REFLECTED IN CITY AND PROJECT DEVELOPMENT STANDARDS.

ALL CONVEYANCES AND DEDICATIONS WILL OCCUR AT FINAL PLAT APPROVAL TO ALLOW FLEXIBILITY TO REFINE LOCATIONS AS APPROPRIATE AND SHALL BE LOCATED IN AREAS DESIGNATED IN THE DEVELOPMENT PLAN AS OPEN SPACE LIMITED AND OPEN SPACE ACTIVE. SCHOOL DEDICATIONS SHALL BE IN AREAS DESIGNATED FOR THAT USE IN THE DEVELOPMENT PLAN. CO-LOCATION WILL BE CONSIDERED IN ORDER TO SHARE PUBLIC RESOURCES AND MORE EFFICIENTLY UTILIZE LAND BASED ON APPROVAL BY THE CITY.

3.1.2 SCHOOLS

THE OWNER SHALL DEDICATE 9.86 ACRES OF LAND SUITABLE FOR THE DEVELOPMENT OF SCHOOLS AS SET FORTH IN THE DEVELOPMENT AGREEMENT. FINAL LOCATIONS SHALL BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS. OWNERS MAY PAY CASH IN LIEU OF THE DEDICATION TO FULFILL THE REQUIREMENTS. THE CITY SHALL OWN AND MAINTAIN THE LAND UNTIL CONVEYANCE.

3.1.3 OWNER RESERVED RIGHTS:

IN MAKING THE DEDICATIONS AS PROVIDED ABOVE, THE OWNER SHALL HAVE THE RIGHT TO RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, AT THE TIME OF FINAL PLAT, SPECIFIED EASEMENTS TO USE PORTIONS OF THE DEDICATED LANDS FOR WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICES FACILITIES AND DRAINAGE FACILITIES AND INCLUDING ANY OTHER EASEMENTS REQUIRED FOR DEVELOPMENT, IN ACCORDANCE WITH THIS DEVELOPMENT PLAN."

The Commitments Section 3.1.2 Schools and the Commitments Matrix shown on the draft The Canyons Planned Development Plan map both list 9.86-acres of additional land for schools. It should be noted that the proposed 9.86-acres of additional land for schools is 22-acres less than

identified in the calculations listed above.

DCSD plans for school needs using the Master Capital Plan that is updated annually. DCSD is also currently preparing a Boundary and Capacity Study for all schools within the District. In addition, DCSD is working on a Strategic Plan addressing a variety of school policies. These activities are anticipated to be complete during the first quarter of 2020.

DCSD looks forward to continue to work with the City of Castle Pines, the applicant, and its consultants with regard to the timing, location and acreage of school sites and associated service area boundary assumptions. With this in mind, DCSD is in support of moving forward with this rezoning application provided that a Memorandum of Understanding (MOU) is drafted by the City of Castle Pines and agreed upon by the Board of Education. This MOU needs to address the process by which the educational needs of the Canyons Planned Development can be met through additional future land dedication, cash-in-lieu or a combination of both; the addition of schools as a use-by right in all planning areas of the Canyons Planned Development, City codification of student generation and school land dedication requirements used by DCSD, and periodic development monitoring and milestones to ensure adequate land is available for school purposes.

Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

A handwritten signature in cursive script that reads "Steve Ormiston". The signature is written in black ink on a light-colored background.

Steve Ormiston
Consultant to DCSD



External Referral Comments

TO: Travis Seawards, City of Castle Pines Community Development Department

FROM: Pam Hall, Planner I Development Services Department

DATE: August 29, 2019

SUBJECT: COU19-0019, Case No. PDM19-0001, The Canyons 2nd PD Amendment

Thank you for the opportunity to review and respond to the proposed creation of adding 1,500 new dwelling units (case number PDM19-0001). The application was reviewed by various Town Departments with the comments listed below. Please keep us informed of any changes to the proposal. Thank you.

Fire Department – (Rick Young, 303-660-1066) - A large portion of the property is within the Castle Rock Fire Protection District and the Fire Department will provide service to the area. The Fire District has already provided comments on the plans to Castle Pines and Douglas County.

Floodplain – (David Van Dellen, 720-733-6029) – This project encompasses un-delineated major drainageway floodplains. The Town of Castle Rock recommends delineation of the existing floodplain limits within the project boundary as part of Phase I Drainage Report. Additionally, Lemon Gulch has had a history of flooding and erosion concerns within Town of Castle Rock limits and downstream adjacent to Town boundary. Recommend discussion of mitigating measures to address channel instabilities and impacts to proposed and existing developments.

TIS Comments- (Brian Kelley, 303-814-6417)

1. The TIS Addendum should be using the latest planning efforts from the County's 2040 update to their Transportation Master Plan (TMP). This will provide the most accurate account of current and future traffic conditions to identify necessary improvements.
2. The proposed expansion would increase the number of homes 60% than what was approved with their 1st Amendment, and a 100% increase from the original 2009 PD approval less than 10 years ago. The Douglas County and Town of Castle Rock Transportation Master Plans (TMP) did not account for this large increase in their TMP analysis. It is very important to know if the transportation system can adequately accommodate this significant increase in proposed housing units in the future. To fully understand the impact of the proposed increase

in density to the southern portion of the Canyons Development, the Town of Castle Rock suggests the following additional analysis be provided:

- a. Analyze the LOS for Founders Parkway (SH-86) and Crowfoot Valley Road intersection (with current improvements).
 - b. Analyze Crowfoot Valley Road and Sapphire Pointe Boulevard intersection as a roundabout.
 - c. Provide ADT projections for Crowfoot Valley Road, and Founders Parkway between Crowfoot Valley Road and I-25. These are two very important regional roads in the center of Douglas County and must be able to accommodate the projected growth.
3. The Town is concerned that the additional density will further impact the congestion expected on Founders Parkway and Crowfoot Valley Road. According to the Town's TMP and the County's updated 2040 TMP, Founders Parkway is already projected to be over capacity by 2040. Additionally, Crowfoot Valley Road is nearing roadway capacity in 2040.
- a. What is the projected V/C LOS for Crowfoot Valley Road and Founders Parkway with the additional trips being added and using the roadway sections described above?
4. If the Crowfoot Valley Road and Sapphire Pointe Boulevard intersection is converted into a roundabout, how does this impact the intersection design at Crowfoot Valley Road and Canyonside Boulevard? The two intersections are less than 1,000 feet apart. Can the transition and queuing be accommodated in this distance, especially when the additional traffic from the additional houses is added? What is the impact to both intersection's LOS? Please look at using the same geometry that was used in the recent Town's analysis for the Crowfoot Valley corridor.
- a. The report states that the Sapphire Point Boulevard and Crowfoot Valley Road intersection is signalized for the analysis, has the Canyons developer agreed to be responsible for constructing this improvement?
5. Canyonside Boulevard and Crowfoot Valley Road Intersection:
- a. According to the graphics (#7 and 8), the SB left turn volume is 520 vehicles in the PM peak hour. This high volume should require a SB double left.
 - b. Also the south leg of the intersection that serves the Canyons South development is not shown. Please make sure to include this leg of the intersection in the analysis and intersection design.
6. What is the timing plan for widening Crowfoot Valley Road to 4-lanes along the development's southern border?
7. The possible Cinnabar Drive connection from the Sapphire Point neighborhood to the Canyonside Boulevard should only be connected via another local residential street with similar land uses.
- a. However, the Town would like to know how does this connection impact Cinnabar Drive? What would be the projected ADT on the street, as well as Kimberly Drive?

Regional Mobility Concerns:

8. To improve regional circulation, the intersection of South Havana Street is recommended to be realigned to directly align with the Canyonside Boulevard intersection at Hess Road.



City of Castle Pines • 360 Village Square Lane, Suite B • Castle Pines, CO 80108
Telephone (303) 705-0200 • Fax (303) 688-9414 • castlepinesco.gov

July 31, 2019

SUBJECT: Case No. PDM19-001: The Canyons Planned Development (PD), 2nd Amendment
30-Day Referral Response Request

Project Description: The applicant is requesting to amend The Canyons PD to allow up to 1,500 dwelling units in Planning Areas (PAs) 12-19; dedicate 167.5 acres of parkland in Planning Area O; dedicate 9.86 acres of school land; and make minor modifications to PD development standards.

Please examine the enclosed project and return your comments to the City of Castle Pines Community Development Department on or before **August 31, 2019**. Comments not received on or by the date indicated above, will be considered as an endorsement for approval.

Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT		
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS:		
<hr/> <hr/>			
<input checked="" type="checkbox"/>	SEE ATTACHED LETTER		
AGENCY:	<u>ACPAA</u>		
PRINT NAME:	<u>Dylan Heberlein</u>		
SIGNATURE:	<u>[Signature]</u>		
PHONE #:	<u>720 273 9185</u>	DATE:	<u>8/29/19</u>
EMAIL:	<u>dheberlein@centennialairport.com</u>		

If you are unable to submit written comments by the due date, or if you need additional materials or information, please contact me at (303) 705-0224, travis.seawards@castlepinesco.gov. Our office hours are Monday through Friday from 8 a.m. to 4:30 p.m.

Respectfully,

Travis Seawards, AICP
City of Castle Pines Community Development

Enclosed Via Email



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

August 29, 2019

Travis Seawards
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

Re: PDM19-001: The Canyons 2nd PD Amendment

Dear Mr. Seawards,

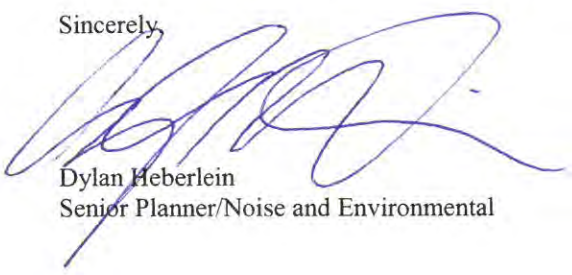
Thank you for the opportunity to review the site plan. The Arapahoe County Public Airport Authority continues to have concerns over the developments proposed within the Canyons Filings as it was originally planned as well as the addition of more residential uses. It is our opinion that an avigation easement be executed for the entire development and not when just deemed necessary. Due to the development's proximity to the Airport and that the proposed development lies directly under the Instrument Landing System (ILS) approach to the Airport's main runway on elevated terrain, it can see overflights at all hours of the day regardless of weather conditions with aircraft at altitudes of 1,000' above ground level or less. This is a precision approach that cannot be deviated from by aircraft when it is in use. We feel that it is imperative that future homeowners be made aware of this prior to the purchase of a home through both the avigation easement and overflight disclosures attached.

In addition, we have the following comments:

- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 db.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. **Our calculations show that a Form 7460-1 may for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting the crane.
- Book and page number of the avigation easement must be included on all plats and plans. Once executed please forward a copy to our office.
- Please include the Airport and the Outer Marker for the ILS on the vicinity map.

Please feel free to call me if you have any questions.

Sincerely,



Dylan Heberlein
Senior Planner/Noise and Environmental



City of Castle Pines • 360 Village Square Lane, Suite B • Castle Pines, CO 80108
Telephone (303) 705-0200 • Fax (303) 688-9414 • castlepinesco.gov

July 31, 2019

SUBJECT: Case No. PDM19-001: The Canyons Planned Development (PD), 2nd Amendment
30-Day Referral Response Request

Project Description: The applicant is requesting to amend The Canyons PD to allow up to 1,500 dwelling units in Planning Areas (PAs) 12-19; dedicate 167.5 acres of parkland in Planning Area O; dedicate 9.86 acres of school land; and make minor modifications to PD development standards.

Please examine the enclosed project and return your comments to the City of Castle Pines Community Development Department on or before **August 31, 2019**. *Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS:

1. The Authority's CR 72 requires construction and post-construction BMPs. The approach to preserve the natural stream network is consistent with the Authority's approach to maintaining the dendritic stream system. 2. No exceptions to the proposed post-construction BMPs. 3. Provide more information on disturbance within mapped floodplains (Construction Plans) which falls under the Authority's Stream Preservation Corridor. 4. Provide more detail and information on Construction BMPs (Grading and Erosion Control Plans for the construction BMPs). 5. The Authority reserves the right to review and comment on future submittals for this project.

AGENCY:	CCBWQA	
PRINT NAME:	Rich Borchardt	
SIGNATURE:		
PHONE #:	303.488.7571	DATE: 8/21/19
EMAIL:	rborchardt@r2engineers.com	

If you are unable to submit written comments by the due date, or if you need additional materials or information, please contact me at (303) 705-0224, travis.seawards@castlepinesco.gov. Our office hours are Monday through Friday from 8 a.m. to 4:30 p.m.

Respectfully,

Travis Seawards, AICP
City of Castle Pines Community Development

Enclosed Via Email



City of Castle Pines • 360 Village Square Lane, Suite B • Castle Pines, CO 80108
Telephone (303) 705-0200 • Fax (303) 688-9414 • castlepinesco.gov

July 31, 2019

SUBJECT: Case No. PDM19-001: The Canyons Planned Development (PD), 2nd Amendment
30-Day Referral Response Request

Project Description: The applicant is requesting to amend The Canyons PD to allow up to 1,500 dwelling units in Planning Areas (PAs) 12-19; dedicate 167.5 acres of parkland in Planning Area O; dedicate 9.86 acres of school land; and make minor modifications to PD development standards.

Please examine the enclosed project and return your comments to the City of Castle Pines Community Development Department on or before **August 31, 2019**. Comments not received on or by the date indicated above, will be considered as an endorsement for approval.

Please review and comment in the space provided

<input checked="" type="checkbox"/>	NO COMMENT		
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: _____ _____		
<input checked="" type="checkbox"/>	SEE ATTACHED LETTER		
AGENCY:	<u>Pancrea Water & Sanitation District</u>		
PRINT NAME:	<u>Abby Hildebrandt</u>		
SIGNATURE:	<u>Abby Hildebrandt</u>		
PHONE #:	<u>720-842-4290</u>	DATE:	<u>8.5.19</u>
EMAIL:	<u>ahildebrandt@pnisd.org</u>		

If you are unable to submit written comments by the due date, or if you need additional materials or information, please contact me at (303) 705-0224, travis.seawards@castlepinesco.gov. Our office hours are Monday through Friday from 8 a.m. to 4:30 p.m.

Respectfully,

Travis Seawards, AICP
City of Castle Pines Community Development

Enclosed Via Email



City of Castle Pines • 360 Village Square Lane, Suite B • Castle Pines, CO 80108
Telephone (303) 705-0200 • Fax (303) 688-9414 • castlepinesco.gov


July 31, 2019

SUBJECT: Case No. PDM19-001: The Canyons Planned Development (PD), 2nd Amendment
30-Day Referral Response Request

Project Description: The applicant is requesting to amend The Canyons PD to allow up to 1,500 dwelling units in Planning Areas (PAs) 12-19; dedicate 167.5 acres of parkland in Planning Area O; dedicate 9.86 acres of school land; and make minor modifications to PD development standards.

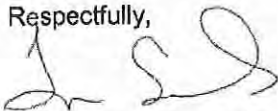
Please examine the enclosed project and return your comments to the City of Castle Pines Community Development Department on or before **August 31, 2019**. *Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT		
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: _____ _____		
<input checked="" type="checkbox"/>	SEE ATTACHED LETTER		
AGENCY:	<u>South Metro Fire Rescue</u>		
PRINT NAME:	<u>Scott Stone</u>		
SIGNATURE:	<u></u>		
PHONE #:	<u>720-989-2149</u>	DATE:	<u>8-8-19</u>
EMAIL:	<u>Scott.Stone@southmetro.org</u>		

If you are unable to submit written comments by the due date, or if you need additional materials or information, please contact me at (303) 705-0224, travis.seawards@castlepinesco.gov. Our office hours are Monday through Friday from 8 a.m. to 4:30 p.m.

Respectfully,



Travis Seawards, AICP
City of Castle Pines Community Development

Enclosed Via Email



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2030

Travis Seawords
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108
303.705.0224

Project Name: The Canyons Planned Development-2nd Major Amendment
Project File #: **PDM19-001**
S Metro Review #: REFOTH19-00216

Review date: 8-8-19

Plan reviewer: Scott Stene
720.989.2249
scott.stene@southmetro.org

Project Summary: The Canyons PD was approved in 2009. The 2nd Amendment to The Canyons PD, requests the addition of 1,500 dwelling units in Planning Areas (PA) 12, 13, 14, 15, 16, 17, 18, and 19 with mixed use commercial zoning to PA 19. PA 13 will provide an additional High School. All other prior approvals remain unchanged.

Code Reference: 2015 International Fire Code, 2015 International Building Code as adopted by Douglas County.

The South Metro Fire Rescue (SMFR) Fire Marshal's Office has reviewed the documents provided.

SMFR has no objection to the proposed 2nd Amendment Planned Development changes with the following comments provided and the improvements are constructed in accordance with all applicable codes and standards. Permits from South Metro Fire Rescue may be required prior to work.

Site Specific Comments:

- 1) An electronic submittal of the street layout should be submitted to this office for the purpose of assisting in identifying emergency response times and access.
- 2) The proposed High School shall be evaluated for location and access.
- 3) The proposed fire station site shall be evaluated for location, response times, and access.

Construction Comments:

1. Prior to Construction water distribution plans are to be submitted through SMFR's online permit/review system at www.southmetro.org, following the link for Electronic Plan Submittal. Plans will be reviewed as a Residential Water Distribution record for formal approval of hydrant placement and fire flows. Projected static pressures and modeling shall be provided. Approved plans will be signed as required for the water district. If the area will be built out in phases, water distribution plans for each phase may be individually submitted as needed.
2. Required access, road signage, and water supplies shall be completed for each area prior to the release of building permits for homes or other structures. Combustible building materials shall not be onsite until water supplies are completed and useable for the area.

3. Areas which contain more than 30 homes shall always maintain two routes into and out of the area once homes have been completed.
4. Road grading shall not exceed 6%.



August 23, 2019

Travis Seawards
City of Castle Pines
7501 Village Square Drive, Suite 10
Castle Pines, CO 80108

RE: The Canyons Planned Development, 2nd Amendment
TCHD Case No. 5777

Dear Mr. Seawards,

Thank you for the opportunity to review and comment on the Amendment to allow up to 1500 dwelling units in Planning Areas 12-19, dedicate 167.5 acres of parkland in Planning Area O, and dedicate 9.86 acres of school land within the Canyons Planned Development. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a long horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, TCHD

C. Applicant's Response to Agency Comments

The Canyons

September 25, 2019

Sam Bishop, AICP
City of Castle Pines Planner
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

Re: Canyons Planned Development – 2nd Amendment, Case No. PDM19-001;
Referral and Second City Comment Letter Responses

Mr. Bishop,

We have received the second letter of City and City consultant comments, City Attorney letter, and the noted referrals, related to the submittal of the 2nd Amendment to the Canyons Planned Development (PD) Land Use Application, Case No. PDM19-001. Comments of referral agencies, City staff members and others have been considered in this revision to the PD and ADA. This letter provides a summary of the referral and applicant responses below to all comments:

Referral Agency Comments

- **Douglas County Planning**– The Planning Department noted that higher densities with smaller lot setbacks along the eastern edge of the Canyons will result in greater visual impact to abutting residents, suggesting that community open space areas are an opportunity for visual screening and enhanced community character.

Applicant Response: The 2009 PD approval included significant open space corridors particularly located along the property's edges to reduce visual impacts to adjoining developments. Parcel 3 is 1441 acres of which approximately 712 acres remains open space, representing almost 50%. Dimensions of the open spaces corridors at the perimeter typically exceed 250' in width. No changes to 2009 PD development boundaries are proposed with this amendment, thereby maintaining existing buffers to neighbors. In areas of high visibility, earth toned colors on buildings, berming, landscaping and downcast lighting will be used to minimize viewshed impacts.

- **Douglas County Engineering**– Please see traffic-related comment summary and responses provided in the attached letter from Felsburg Holt Ullevig on behalf of the applicant.
- **Colorado Geological Survey**- No objection provided
- **Tri County Health** – No comments provided



- **Parker Water and Sanitation District** – No additional comments beyond the will-serve letter that was provided, noting that it is physically and economically feasible for the District to provide sewer and water service to the Canyons additional 1500 units.
- **CDOT** – Please see comment summary and responses provided in the attached letter from Felsburg Holt Ullevig on behalf of the applicant. We note that this PD Amendment is a planning level approval, and further review and traffic studies will be incorporated as the platting process moves forward, providing additional opportunities to examine the development’s potential traffic related impacts.
- **Town of Castle Rock** –
 - Fire Department** – Castle Rock Fire Protection District provided comments in their “will-serve” letter indicating they will serve the portion of the property within their District, subject to applicable laws, fees, charges and taxes and compliance with all agreements, rules and regulations of the District and the Town.
 - Floodplain** - Town of Castle Rock comments were to ensure that floodplains are delineated and Lemon Gulch flooding and erosion concerns are addressed.
 - Applicant response:** As this PD Amendment is a planning/zoning process updating residential densities and land uses, our engineers suggest that delineating the undesignated floodplains in Parcel 3 is best an effort performed during preliminary and final subdivision designs of the project. Section VI(A) within the Drainage Report has been updated to provide this guidance. Additional language has been added to the second paragraph of VI(B) “Major Drainageways” to specifically identify that Lemon Gulch and it’s impacts and stability will be studied during the preliminary and final plat design stages of the project.
 - TIS Comments:** Please see comment summary and responses provided in the attached letter from Felsburg Holt Ullevig on behalf of the applicant.
- **Douglas County School District** – The Douglas County School District (DCSD) referral requested a revision of the Douglas County School dedication figure to be 31.96 acres, rather than the proposed dedication of 9.86 acres, according to their calculations corresponding to the addition of 1500 units within the development. The letter requested the City enter into an MOU with the District addressing how the educational needs of the Canyons can be met through additional future land dedication, cash-in-lieu, or a combination, addition of schools as a use by right within all planning areas, and City codification of student generation and land dedication requirements used by DCSD, along with development monitoring and milestones to ensure adequate land is available for school purposes.
 - Applicant Response:** The applicant and City of Castle Pines are committed to providing appropriate land for necessary DCSD facilities as the Canyons community grows. The District has discussed the future need for a high school site within the City, along with the potential for a middle school sited together. The proposed PD Amendment includes a land dedication proposal sufficient to develop a future

combination high and middle school site along with proposed designation of schools as a “Permitted Use by Special Review” within Planning Areas 13 and 14, consistent with City request. These planning areas are specifically designated because they are sufficiently large and flat enough land character to support the development of a large school facility.

The applicant’s traffic consultant has estimated traffic generated by a flagship high school in PA13 or 14 is between 19-34% of the morning peak along varying sections of Canyonside Blvd. These significant percentages of traffic volumes will be accommodated in the road system designed and installed by The Canyons, reflecting a substantial investment in traffic improvements on behalf of District impact.

- **South Metro Fire Rescue** - Comments include no objections provided improvements are designed and constructed in accordance with applicable codes and standards. They would like to review street layout, high school location, and fire station site.

Applicant Response: No improvements are currently proposed with this PD Amendment application. At such time, the noted street, high school and fire station improvements will be designed, submitted for review/approval and constructed in accordance with applicable codes and standards and provided for South Metro Fire Rescue review.

- **Cherry Creek Basin Water Quality Authority** – Authority comments were that development will need to provide construction and post-construction BMPs per Authority’s Control Regulation 72. Comments included a request for mapped floodplains and more details on Construction BMPs and GESC.

Applicant response: As a PD Amendment process, no construction is proposed with this application. Inserted below is page 3 from the originally approved 2009 PD showing 100 year mapped floodplains are associated with both South Newlin Gulch and Lemon Gulch within the project area. At such time that subdivision and construction is proposed, appropriate BMPs and GESC plans to address water quality in these drainages will be provided. The Drainage Report will be updated at the time of platting to show the floodplain limits on the Detailed Drainage Map. Language addressing future study of the drainages and the future provision of appropriate mitigation and BMPs has been included in Section VI(B) “Major Drainageways” of the Drainage Report.

notification of the avigation easement, and request to show the airport and the Outer Marker on the vicinity map.

Applicant Response: The following responses are noted in sequential order matching the comment letter:

The Airport's concerns are duly noted. The applicant notes that development boundaries of this PD Amendment are unchanged from the original PD Approval in 2009. Disclosures will be made to all buyers of proximity to the Centennial Airport. Overflight disclosures will be made to all buyers and potential avigation easements, covenant disclosure, or plat notes will be recorded as deemed appropriate and necessary by the Developer or Assigns.

A residential noise test meeting Airport recommendations will be performed prior to land development within the site to assess the potential for interior noise levels at or below 45 db.

The applicant expects limited conflicts with the 100:1 slope to the nearest point of the Centennial Airport runway since the south area has a max elevation of 6510 in PA10/PA15 area. That leaves roughly 400' or more window from the approach surface depending on where measured. However, should future development or cranes penetrate this area, the Canyons will obtain all applicable FAA permits.

If it is found that an avigation easement is required for the Development, a copy will be shared with the Arapahoe County Public Airport Authority, and marked on the required plats/plans as required by the City of Castle Pines.

The vicinity map meets the City of Castle Pines requirements. The outer marker property has been shown on the vicinity map and is located on Sheet 2 of the PD. However, the Airport is far beyond the limits of the vicinity map and has not been included.

City and City Consultant Second Review Letter

P. Planning Comments:

P1. No additional redlines were required.

S. Survey Comments:

S1. No additional comments.

T. Traffic Comments:

T1. All previous traffic comments have been addressed.

D. Drainage & Utility Comments:

D1. All previous drainage comments have been addressed.

PW. Public Works/Transportation Comments:

PW1. Previous Public Works comments have been addressed.

PW2. Please revise Section 4.2.3.c to redirect reader to original PD to see roadway sections.

Applicant Response: This revision has been included.

L. Legal Comments: The City attorney requested that “high school” references be changed to “school” to allow any school use, and to add the school use change to the title block.

Applicant Response: These revisions have been made to the PD Plan. We note a second draft of an Amended Annexation and Development Agreement is accompanying this resubmittal for review and finalization.

NEXT STEPS

The revised Planned Development Plan Exhibit and supporting documents are hereby resubmitted to address the City of Castle Pines comments. We believe we have sufficiently addressed all comments concerning the PD Amendment and request the application be scheduled for public hearings.

Please contact me if you have questions or need further information.

Regards,



Mary Hart
Project Coordinator
North Canyons LLLP

CC: Sam Bishop, AICP- Castle Pines Community Development Director

D. Parker Water and Sewer Will Serve Letter



June 11, 2019

Ms. Mary Hart
Project Coordinator
North Canyons, LLLP
3033 East 1st Avenue, Suite 725
Denver, CO 80206

Subject: Will-Serve Letter and Section 18A Report for the Parker Water and Sanitation District to Provide Water and Sanitary Sewer Services for Canyons PD Amendment #2

Dear Ms. Hart:

Please accept this letter in response to your request for confirmation of service by the Parker Water and Sanitation District (the "District").

COMMITMENT TO SERVE

The District provides service to future developments in its boundaries (and certain areas outside of its boundaries) based on the water supply sources available within the District's water rights portfolio. The development known as The Canyons, located in the County of Douglas, State of Colorado, is within the Parker Water and Sanitation District. As such, water and sanitary sewer service will be provided and conditioned upon compliance with all District Rules and Regulations, Standards and Specifications, and/or conditions specific to the property. Provision of service is limited by the amount of water conveyed to the District by the developer. If a development requires more water service than the quantity of water conveyed to the District, a developer may purchase additional service from the District, provided the District agrees. Additional water service is purchased in the form of water resource credits, with each water resource credit giving the developer the right to water service equal to one single family equivalent (SFE). In addition, payment of all applicable fees and charges and construction of required infrastructure is required.

DISTRICT WATER DEMAND

The current total District water demand is approximately 7,800 acre-feet per year (ac-ft/yr). At buildout, it is estimated that the total water demand will be 20,720 ac-ft/yr, based on a buildout of 43,507 taps (please visit www.pwsd.org where the District's 2014 MASTER PLAN is available for review). This buildout demand includes demand from The Canyons pursuant to its current development plan. The District's buildout demand will be updated to include the recent additional buildout projections of The Canyons as related to both PD Amendment #1 And PD Amendment #2 as part of a Masterplan update schedule for this year.

CANYONS WATER DEDICATION

Upon inclusion of the real property commonly referred to as The Canyons development, water rights sufficient to serve 3,606 single family equivalents (SFEs) were dedicated to the District. In return, the District allocated 3,606 water resource credits for use on The Canyons property. In March of 2019, the Canyons had requested an additional 1,000 water resource credits to serve additional planned development on The Canyons property. The Canyons is subsequently requesting an additional 1,500 residential units in Areas 12-19 of the southern part of the Canyons, which the District is currently willing to sell to The Canyons, subject to execution of an agreement concerning the terms of purchase by The Canyons and the District.

DISTRICT WATER SUPPLY

The District has a water rights portfolio of adjudicated Denver Basin aquifer ground water rights, both junior and senior tributary rights, storage capacity in Rueter-Hess Reservoir of 71,920 ac-ft (shared with certain partner water providers), and effluent and lawn irrigation return flow reuse rights as part of its augmentation plan. The attached Table 1 summarizes the District's adjudicated first-use rights, which indicates a total of 31,569 ac-ft/yr (the anticipated yield of these rights in both an average and dry year). Not included in Table 1 are the rights associated with storage in Rueter-Hess Reservoir or any of the District's reuse rights, which will provide additional supplies.

WATER QUALITY

Water provided by the District to its customers complies with the Colorado Department of Public Health and Environment testing and quality requirements.

SANITARY SEWER SERVICE

The District is able to provide sanitary sewer service for the water taps serving The Canyons.

FEASIBILITY OF SERVICE

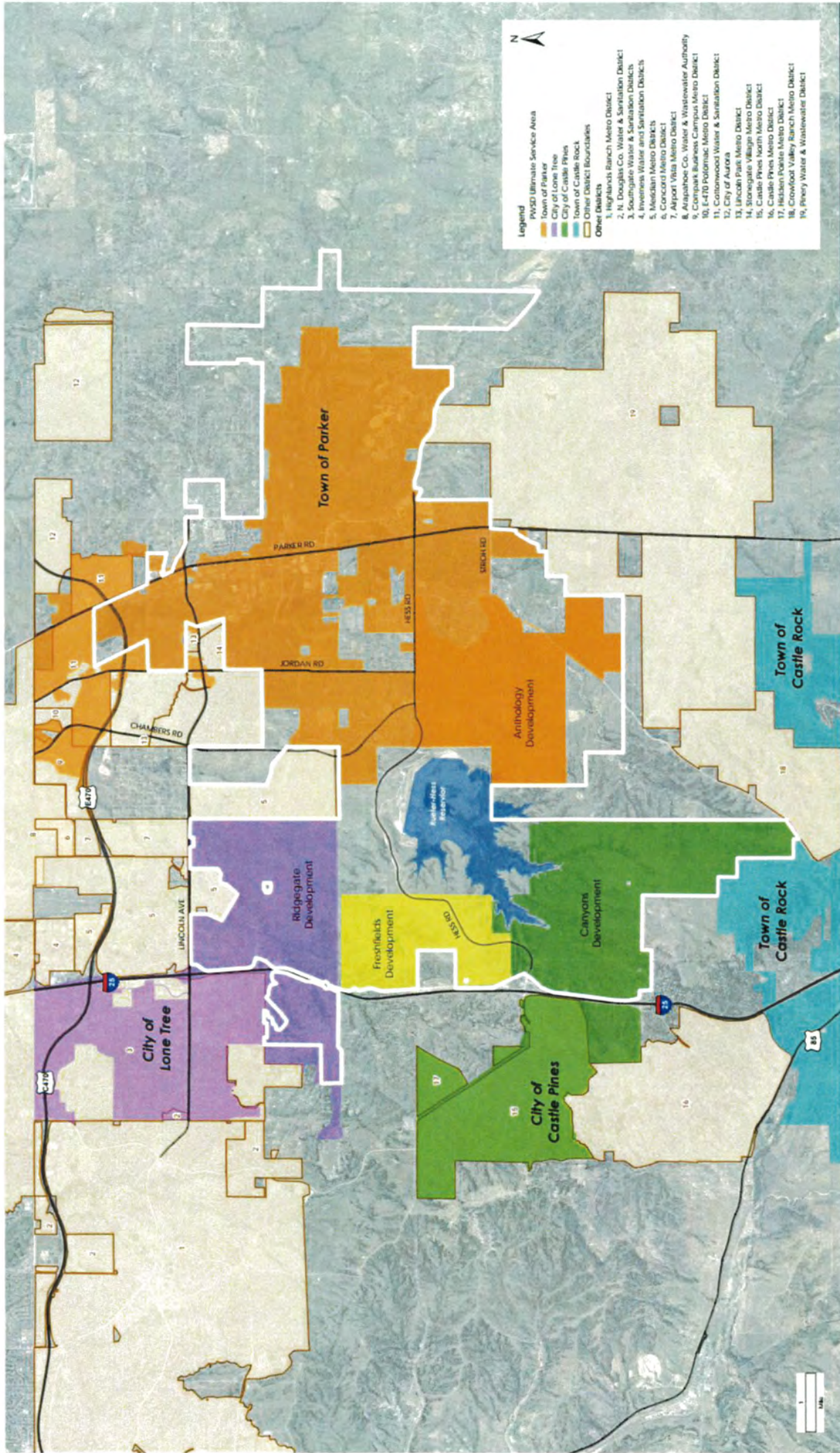
It is physically and economically feasible for the District to provide water and sewer service to The Canyons Development. As with any water provider in the State of Colorado, climate conditions, weather patterns, regulatory changes, and unforeseen events can all impact the ability of the District to serve its customers. Consequently, all representations set forth herein are based on the District's best evaluation of currently available information.

If you have any questions regarding any of the information provided or the District's ability to provide service to The Canyons, please do not hesitate to give us a call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Tejada".

Rebecca Tejada, P.E.
Director of Engineering



**TABLE 1
SUMMARY OF PWSD WATER RIGHTS**



DECEED WATER AVAILABLE FOR PWSD USE

SOURCE	Volume (ac-ft/yr) Deceeded in Case No.										TOTAL	
	83CW348(A)	95CW039	87CW104(A) ¹⁾	87CW104(B) ²⁾	95CW089 ³⁾	99CW006 ³⁾	06CW179 ³⁾	02CW227 ³⁾	94CW042 ⁴⁾	03CW258, et al ⁵⁾		82CW434 ⁶⁾
Cherry Creek alluvium ¹⁾	726.7	132.3										859.0
Lower Dawson-NT			742.6	631.8	391.8	430.2	868.6	30.6	178.3	821.0	364.0	4,458.9
Lower Dawson-NNT			219.4	0.0	79.5	380.8	807.6					1,487.3
Denver-NT			430.1	908.6	272.6	611.9	235.6	94.4	104.0	1258.0	422.0	4,337.2
Denver-NNT			1016.2	9.0	377.9	616.1	1980.6					3,999.8
Arapahoe-NT			1161.7	627.0	698.3	1945.7	2447.1	64.5	547.3	2954.0	487.0	10,932.6
Laramie-Fox Hills-NT			1044.1	625.3	419.2	700.8	1350.0	49.4	16.0	980.0	310.0	5,494.8
											TOTAL =	31,569.6⁸⁾

DENVER BASIN WATER DECEDED AS PART OF INCLUSION (NOT CURRENTLY PART OF PWSD WELL FIELDS)

SOURCE	Volume (ac-ft/yr) Dedicated as Part of PWSD Inclusion of				TOTAL
	CHERRY CREEK CROSSING	MILLER CREEK	JDA-DOMINY	NEWLIN CROSSING	
Lower Dawson-NT	18.6	3.5	2.3		24.4
Lower Dawson-NNT				27.4	27.4
Denver-NT	26.0	7.4			33.4
Denver-NNT			3.2	43.3	46.5
Arapahoe-NT	28.1	7.9	3.2	20.5	59.7
Laramie-Fox Hills-NT	18.0	5.4	2.2	27.9	53.5
				TOTAL =	244.9

GRAND TOTAL (DENVER BASIN AND CHERRY CREEK WATER RIGHTS) = 31,814.5

- 1) Water rights changed to municipal use. All of this water is fully consumable and reusable.
- 2) PWSD well field decree.
- 3) Hover parcel.
- 4) Well field established between PWSD and Stroh Ranch for full Stroh Ranch water supply, but water availability limited to volume of water deeded to PWSD from Stroh Ranch.
- 5) Rights also include water deeded in 82CW116, W-8033, 81CW403, 83CW333, and 98CW459. Water deeded to PWSD from RidgeGate property but not part of the PWSD well fields.
- 6) Water deeded to PWSD from Freshfields property but not part of the PWSD well fields.
- 7) Combined water supply availability from 82CW470 and 05CW265.
- 8) The anticipated yield of these rights in both an average and dry year." (Section 1805A.01.2(2) b. of the DCZR).

2014 Annual Report to Consumers Tap Water Quality

This information applies only to water provided by Parker Water & Sanitation District PWSID# CO0118040.

Parker Water & Sanitation District is committed to providing residents with a safe and reliable supply of high-quality drinking water. Testing is done using sophisticated equipment and advanced procedures to detect possible drinking water contaminants. The District's water meets, or exceeds, state and federal standards for both appearance and safety. This annual "Consumer Confidence Report," required by the Safe Drinking Water Act (SDWA) & Public Notification Rule, explains the water source, test results, and other important information about your drinking water.

Contacts and Public Comment Information

Contact the Director of Operations, James Roche, at 303-841-4627 with questions or comments about the Consumer Confidence Report, or other drinking water concerns. District board meetings are open to the public and are held the second and fourth Thursday of every month at 6:00pm. The meetings are held at the North Wastewater Reclamation Facility located at 18100 E. Woodman Drive in Parker. Contact Ron Redd, District Manager, at 303-841-4627 for information on other opportunities for public participation in decisions about drinking water.

Overview

Parker Water & Sanitation District plans to meet the water demand by utilizing the Reuter-Hess Reservoir in the near future and maintaining existing wells. For more information on long-term planning, contact the District office or visit the District web site: www.pwsd.org.

Water Source

The District is currently reliant upon groundwater wells located throughout the Parker area. The wells penetrate the Cherry Creek Alluvium as well as the Denver, Dawson, Arapahoe, and Laramie Fox Hill aquifers with depths ranging from 52 feet to 2,674 feet. In the very near future, the District will add surface water from the Rueter-Hess Reservoir to the list of sources that supply the distribution system.

The Colorado Department of Public Health and Environment has provided us with a Source Water Assessment Report for our water supply, you may obtain a copy of the report by visiting <http://wqcdcompliance.com/ccr> or by contacting James Roche at 303-841-4627. The report is located under "Source Water Assessment Reports", and then "Assessment Report by County". Select DOUGLAS County and find 0118040; PARKER WSD.

The Source Water Assessment Report provides a screening-level evaluation of potential contamination that **could** occur. It does not mean that the contamination **has or will** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan.

The potential sources of discrete contamination to the water system, as stated in the revised Source Water Assessment Report, include aboveground, underground and leaking storage tank sites and other facilities. Potential sources of contamination in our area also include possible accidental hazardous materials releases.

The potential contamination from dispersed contaminant sources includes the following:

Commercial, industrial/transportation
High intensity residential
Low intensity residential
Urban Recreational grasses
Row crops
Fallow
Small grains
Pasture/Hay
Evergreen forest
Septic Systems
Road miles

Please contact PWS D if you have questions or concerns regarding this information.

Water Protection

Residents can help to protect source water quality by disposing of household chemical wastes properly. The Household Chemical Roundup is held annually in Parker. For more information about this event or how to properly dispose of waste, please call Parker Water and Sanitation or visit <http://www.tchd.org/250/Home-Chemical-Waste>.

Water Conservation

Parker Water & Sanitation District strongly encourages water conservation to preserve our limited resources. The majority of our groundwater supply is finite and is being depleted rapidly. Currently, irrigation of lawns and gardens is the single greatest demand on our water supply. Reducing reliance on drinking water for irrigation can greatly reduce the burden on our diminishing supplies. For more information on reducing your irrigation water consumption, visit <http://www.pwsd.org/874/Conservation>.

Utilizing water saving appliances, showerheads, faucets, fixing leaks, and not running water excessively can also aid in conservation. The District offers water saving tips and shower head fixtures to any customer. Please conserve whenever possible.

Possible Drinking Water Contaminants

The sources of drinking water (both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some

cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- *Microbial contaminants*, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- *Inorganic contaminants*, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- *Pesticides and herbicides* that may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- *Organic chemical contaminants*, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.
- *Radioactive contaminants* can be naturally occurring or be the result of oil and gas production and mining activities.

Given the location and depth of our source water, the occurrence of pollution, other than naturally occurring, is not likely. Shallow wells are more susceptible to potential contamination, and it is possible that groundwater contamination could occur due to infiltration from Cherry Creek or storm runoff drainage that contains pollutants. Consequently, it is critical to keep chemical spills, urban and agricultural runoff from entering our groundwater and surface water. This is also why we continually test our wells for contaminants. Once surface water supplies the system, increased testing will also be completed routinely.

An Explanation of the Water Quality Data Table

The table shows the results of water quality analysis from the latest routine samplings. Every **regulated** contaminant **detected**, even in minute traces, is listed. The table contains the name of each substance; the highest level allowed by the Safe Drinking Water Act, the ideal goals for public health, the amount detected, the usual source of such contamination, footnotes explaining the findings, and a key to units of measurement.

Contaminants that are not detected are not listed. If you are interested in the full list of analytes tested, please contact the Parker Water and Sanitation Laboratory.

Important Terms and Abbreviations

- **Maximum Contaminant Level or MCL:** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **Maximum Contaminant Level Goal or MCLG:** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Parts per million (ppm) or Milligrams per liter (mg/L)** - one part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion (ppb) or Micrograms per liter (µg/L)** - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Picocuries per liter (pCi/L)** - picocuries per liter is a measure of the radioactivity in water.
- **Action Level (AL)** - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Gross Alpha, Including RA, Excluding RN & U:** This is the gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222 and uranium.

(Table is a separate document)

TABLE KEY

AL	Action Level
BDL	Below Detection Limit
CFU	Coliform-Forming Units
MCL	Maximum Contaminant Level
MCLG	Maximum Contaminant Level Goal
MRDL	Maximum Residual Disinfectant Level
MRDLG	Maximum Residual Disinfectant Level Goal
ND	Non-Detect
pCi/L	Picocuries per liter (a measure of radioactivity)
ppm	Parts per million, or milligrams per liter (mg/l)
ppb	Parts per billion or micrograms per liter (µg/l)

Water Quality Table Footnotes

- 1 The 90th percentile for lead sample results was 0.0013 ppm.
- 2 The 90th percentile for copper sample results was 0.48 ppm.

- 3 Parker Water and Sanitation does not add fluoride to the drinking water.
- 4 Reported value is Free Chlorine.

Non-Detected Contaminants

In addition to the compounds listed in the table above, our water was analyzed for many contaminants that were not detected. These compounds are not listed. If you have any concerns about contaminants not addressed in this report, feel free to contact Lisa Scurlock, Technical Services Manager, at 303-841-4627.

Non-Health Related Water Quality

The ground water sources currently utilized in the District contain minerals resulting in a soft to moderately hard water. Hardness is not a regulated contaminant, but does have associated aesthetic and functional concerns. Hardness can reduce effectiveness of soaps and form scale or deposits. The minerals that make up hardness in water are a necessary dietary requirement. Updated hardness values for the drinking water can be found at www.pwsd.org.

The District's well water also contains iron and manganese that can discolor the water. Iron generally turns the water an orange or red color, while manganese can be gray to black. These minerals primarily affect the aesthetic qualities and pose no health concern at the concentrations in our water. Iron and manganese are also necessary dietary requirements. These minerals can make water look unappealing, can stain clothes, appliances and fixtures.

The District is currently adding a polyphosphate blend to our well water to keep the iron, manganese, and hardness in solution. For more information regarding red water or to report a problem, please visit our website at www.pwsd.org.

Additional Health Information

All drinking water, even bottled water, may reasonably be expected to contain at least small amounts of some contaminants. To ensure that tap water is safe to drink, the EPA prescribes limits on the amount of certain contaminants in water provided by public water systems. The FDA regulates limits for contaminants in bottled water. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).

Special Populations

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons, such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, persons with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. In these instances, advice about drinking water should be sought from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* are available from the Safe Drinking Water Hotline (800-426-4791).

El informe contiene informacion importante sobre la calidad del agua en su comunidad. Traduzcalo o hable con alguien que lo entienda bien.

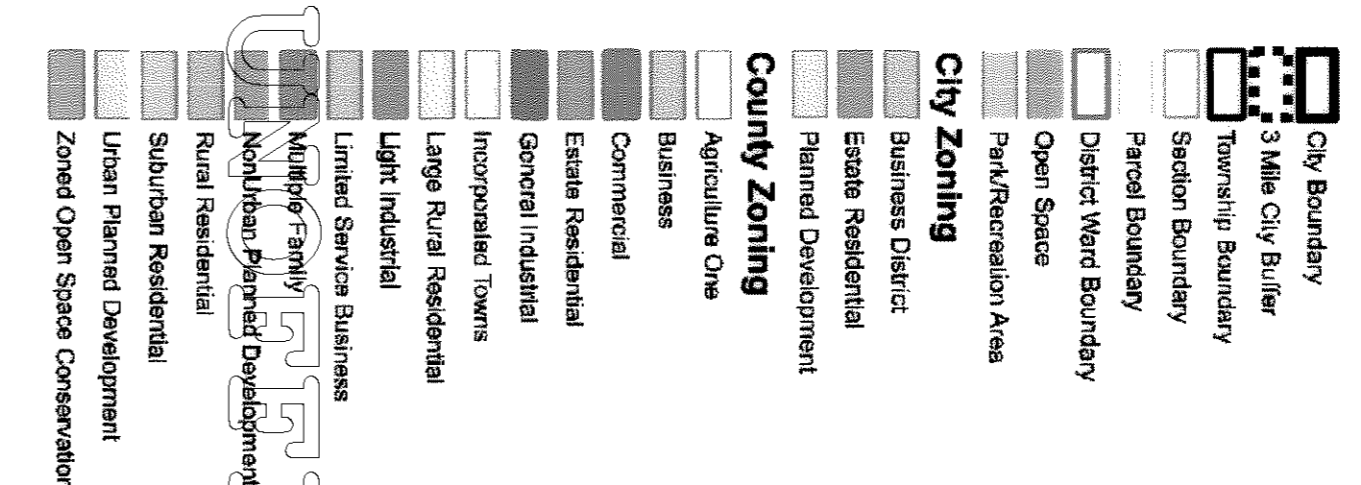
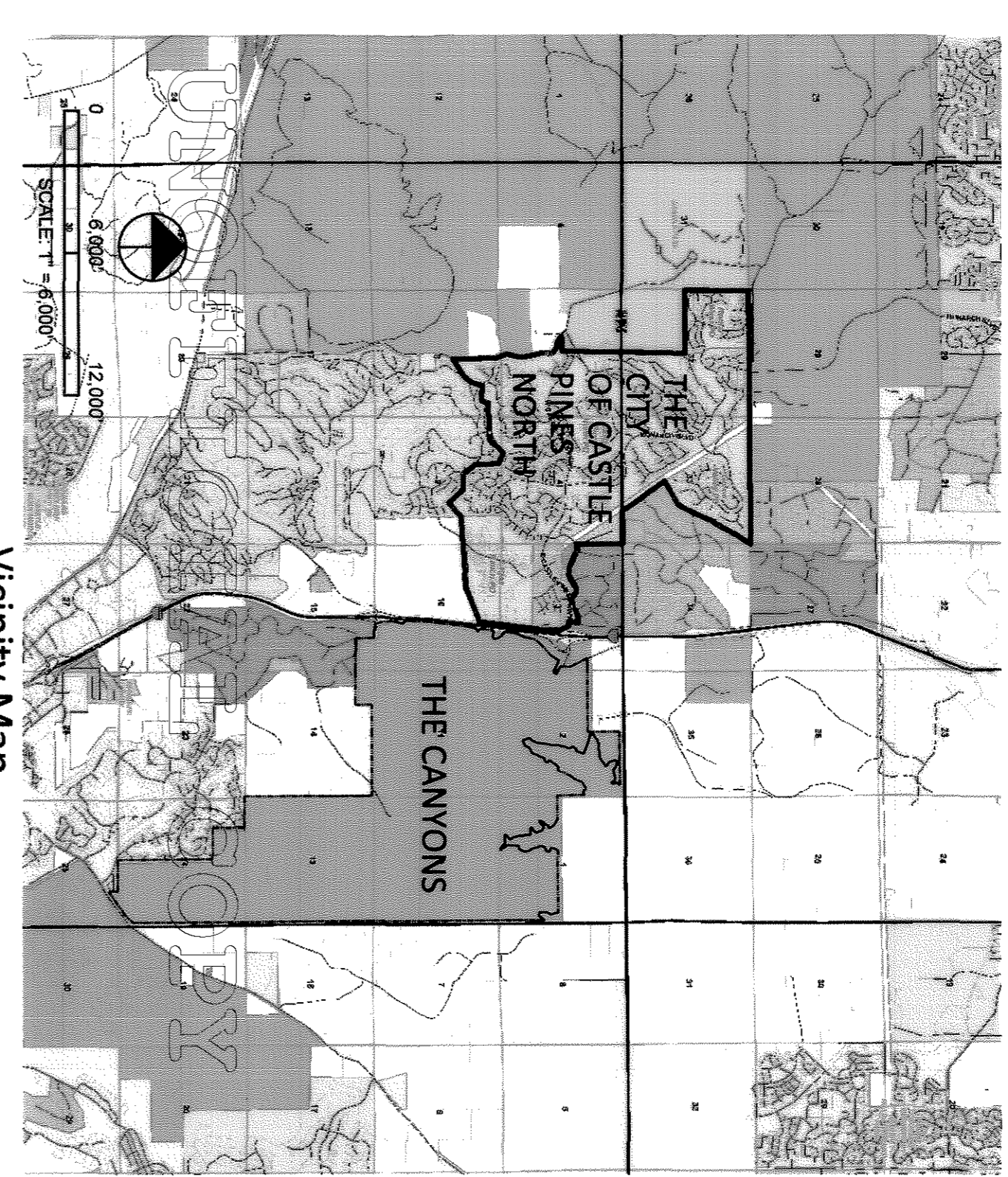
Contaminant	Test Date	Unit	MCL	MCLG	Highest Detected Level	Range	Typical Sources	Violation
Microorganism Contaminants Sampled in the Distribution System:								
Coliform, Total	2014	cfu	No more than 5% positive samples per period	0	0	0	Naturally present in the environment	NO
Inorganic and Organic Contaminants:								
1 Lead	2014	ppm	AL=0.015	0	0.0045	<0.001 - 0.0045	Corrosion of plumbing systems	NO
2 Copper	2014	ppm	AL=1.3	1.3	0.79	0.14 - 0.79	Corrosion of plumbing systems	NO
3 Fluoride	2014	ppm	4	4	1.9	0.8 - 1.9	Erosion of natural deposits	NO
4 Chlorine Residual, Free	2014	ppm	4.0 MRDL	4.0 MRDLG	1.96	0.08 - 1.96	Water additive used to control microbes	NO
Barium	2014	ppm	2	2	0.18	0.087 - 0.18	Erosion of natural deposits	NO
Chromium	2014	ppm	0.1	0.1	0.0026	<0.0009 - 0.0026	Discharge from steel and pulp mills; erosion of natural deposits	NO
Nitrate	2014	ppm	10	10	0.662	<0.05 - 0.662	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits	NO
Radioactive Contaminants:								
Alpha Emitters	2014	pCi/L	15	0	8	1.3 - 8	Erosion of natural deposits	NO
Beta/Photon emitters	2014	pCi/L	50	0	8.5	1.5 - 8.5	Decay of natural and man-made deposits	NO
Combined Radium	2014	pCi/L	5	0	4.3	0.97 - 4.3	Erosion of natural deposits	NO
Uranium	2014	ppb	30	0	7.6	<0.03 - 7.6	Erosion of natural deposits	NO
Disinfection Byproducts:								
Haloacetic Acids (HAA)	2014	ppb	60	NA	6.3	3.4 - 6.3	By-product of drinking water disinfection	NO
Total Trihalomethanes (TTHMs)	2014	ppb	80	NA	29.8	17.6 - 29.8	By-product of drinking water disinfection	NO

E. Existing Canyons Planned Development (circa 2009)

THE CANYONS

PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO,
 3.3424 ACRES ± ZR09 - 001



APPROVAL OF THIS PLANNED DEVELOPMENT CONSTITUTES APPROVAL OF A SITE SPECIFIC DEVELOPMENT PLAN THAT CREATES VESTED PROPERTY RIGHTS THAT EXTEND THE TERM OF THE VESTED PROPERTY RIGHTS FOR A PERIOD OF TIME OF MORE THAN THREE YEARS, PURSUANT TO ARTICLE 98, TITLE 24, C.R.S., AS AMENDED.

All Commitments to be Dedicated and Conveyed by Separate Document at Final Plat		Commitments Matrix				Additional Dedication Required
Dedication	Acreage	Construction Responsibility	Maintenance Responsibility	Ownership		
Park Land	112.5 Acres	City	City	City	No	
School Land	49.0 Acres	DCSD, Heir, or Assigns	City, DCSD, Heir, or Assigns	City, DCSD, Heir, or Assigns	No	
Civil/Community Land	20.0 Acres	City	City	City	No	
Trails and Open Space (Min. 4.0 Acres)	Per Development Map	Owner, Heir or Assigns	City, HOA or Special District	City, HOA or Special District	No	
Fire Station	1.5 Acres	City, Heir or Assigns	City, Heir or Assigns	City, Heir or Assigns	No	

Ownership Certification
 Land Title Guarantee Company, a qualified title company, duly licensed by the State of Colorado, do hereby certify that the above described parcel of land is owned in fee simple by North Canyons, LLP and Judge Inc., at the time of this zoning application.

LAND TITLE GUARANTEE COMPANY
 By: *David W. King* Date: 12-21-09
 STATE OF COLORADO
 COUNTY OF Denver

The foregoing instrument was acknowledged before me this 21st day of December, 2009 by David W. King as Title Officer of land Title Guarantee Company.
 Witness my hand and official seal.
 My commission expires 11-27-2010
 Notary Public *Linda Stary-Craig*
 LINDA STARY-CRAIG
 NOTARY PUBLIC
 STATE OF COLORADO

Owner Signature
 BY: Albert Canyons, LLC, a Colorado Limited Liability Partnership
 Name: Albert Canyons
 Title: Manager
 STATE OF COLORADO
 COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 23rd day of December, 2009 by Albert Canyons, LLC, as General Partner of North Canyons, LLP, a Colorado Limited Liability Partnership.
 Witness my hand and official seal.
 My commission expires 12-15-11
 Notary Public *John J. Lipp*
 JOHN J. LIPP
 NOTARY PUBLIC
 STATE OF COLORADO

Owner Signature
 JUDGE INC., a Colorado Corporation
 BY: Judge Inc.
 Name: Judge Inc.
 Title: Secretary
 STATE OF COLORADO
 COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 17th day of December, 2009 by DAVID W. KING and LELA S. MILLER as SECRETARY and SECRETARY of Judge Inc., a Colorado Corporation.
 Witness my hand and official seal.
 My commission expires 12-15-11
 Notary Public *John J. Lipp*
 JOHN J. LIPP
 NOTARY PUBLIC
 STATE OF COLORADO

City Certification
 This zoning request to Planned Development has been reviewed and found to be complete and in accordance with Ordinance 09-17 approving the Planned Development and all applicable City of Castle Pines North Regulations.
 Mayor, City of Castle Pines North
[Signature] Date: 12-22-09
 Director of Community Development
[Signature] Date: 12-22-09
 City Clerk (Witness)
[Signature] Date: 12-22-09

Clerk and Recorder Certification
 STATE OF COLORADO)
 COUNTY OF DENVER)
 I hereby certify that this plan was filed in my office on this 29th day of December, 2009 A.D. at 11:38:34 AM o'clock (p.m.) and was recorded per Reception No. 2009100333.
 Douglas County Clerk and Recorder
[Signature]

Engineer/Prepared by: NOCTE Associates Inc.
 8000 South Chester St., Suite 200
 Centennial, Colorado 80112
 Ph: 303.220.6400
 Fax: 303.220.9001
 Contract: Bake Cartwright PE
 Planner: SVA Group
 3033 E. 1st Ave., Suite 501
 Denver, Colorado 80206
 Ph: 303.773.3400
 Fax: 303.674.4445
 Contract: Mark Nickless, LEED AP

2.1 Authority
 This Development Plan is authorized by Section 15 - Planned Development District of the City of Castle Pines North City Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

2.2 Applicability
 The provisions of this Development Plan shall run with the land. The Owner, its successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved in accordance with the Zoning Ordinance.

2.3 Adoption
 The adoption of this Development Plan shall evidence the findings and decision of the City that the Development Plan for the Property is in general conformity with the Castle Pines North Comprehensive Master Plan is authorized by the Mayor and Council of the City of Castle Pines North and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

2.4 Relationship to City Regulations
 The provisions of this Development Plan shall prevail and govern the development of the Property, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Zoning Ordinance, or any other applicable resolutions or regulations of the City, shall be applicable.

2.5 Enforcement
 To further the mutual interest of the residents, occupants, and owner of the Planned Development and of the public in the preservation of the integrity of the Development Plan, the provisions of the Development Plan relating to the use of land and the location of common open space shall run in favor of the City and shall be enforceable at law or in equity by the City without limitation of any power or regulation otherwise granted by law.

2.6 Conflict
 Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the City Manager or his/her designee.

2.7 Maximum Level of Development
 The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Area is the maximum development requested for siting or construction per the Land Use Table on sheet 2 of 8. The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements, and carrying capacity, or other requirements of the City. Notwithstanding the foregoing, the total number of dwellings shall not be more than 2500.

2.8 Third Party Beneficiaries
 Except for Owner, City, and their respective successors and/or assigns, there are no third party beneficiaries to this Development Plan.

2.9 Tracking
 At the time of subdivision Final Plat, the applicant shall provide a summary of the development, to date, along with the final plat submitted to the City, in order to assure maximum development limits are not exceeded.

2. Statement of Commitments
 The certain specific commitments set forth below and in the Annexation and Development Agreement approved concurrently with this Development Plan collectively define the extent of Owner's obligations with respect to the development of the land in this Development Plan. All references to "Owner" as specified herein shall mean the entity which, at any given time, is the party to the Annexation and Development Agreement, as successor to Canyons North, LLP's rights and obligations thereunder. Commitments set forth herein are the responsibility of the Owner, however, other appropriate entities, including Special Districts, may assume the responsibility for commitments.

All public land dedications to the City shall be made by the respective Final Plat containing such land, unless otherwise agreed by the City and Owner, and the City agrees that the appropriate entity managing facilities on the dedicated land will be required to maintain the facilities to a quality level consistent with the quality envisioned for the Property as reflected in City and project development standards.

All conveyances and dedications will occur at Final Plat approval to allow flexibility to refine locations as appropriate and shall be located in areas designated in the Development Plan as Open Space Limited and Open Space Active. School dedications shall be in areas designated for that use in the Development Plan. Co-location will be considered in order to share public resources and more efficiently utilize land based on approval by the City.

2.1 Dedications
 2.1.1 Parks and Open Space
 The Owner shall dedicate a total of 112.5 acres of land to the City for park and open space uses within Open Space Limited and Open Space Active planning areas. Final locations and acreages shall be determined and phased through the subdivision process. Refer to the Park Land Dedication Table on sheet 2 of 8 for conceptual locations and acreages.
 2.1.2 Schools
 The Owner shall dedicate land suitable for the development of schools as set forth in the subdivision agreement. Final locations shall be determined and phased through the subdivision process. Owners may pay cash in lieu of the dedication to fulfill the requirements. The City shall own and maintain the land until conveyance.
 2.1.3 Transit
 The Owner shall dedicate land suitable for the development of a mass transit station as set forth in the Annexation and Development Agreement. Final locations shall be determined and phased through the subdivision process. The City shall own and maintain the land until conveyance.
 2.1.4 Civic/Community Land
 The Owner shall dedicate a total of 20.0 acres of land to the City for municipal or civic uses as set forth in the Annexation and Development Agreement. Locations and acreages shall be determined and phased through the subdivision process.
 2.1.5 Fire Station
 The Owner shall dedicate 1.5 acres of land to the City for a new fire station. The location shall be determined and phased through the subdivision process, and such dedication shall be made at the time of approval of the final plat containing the land.

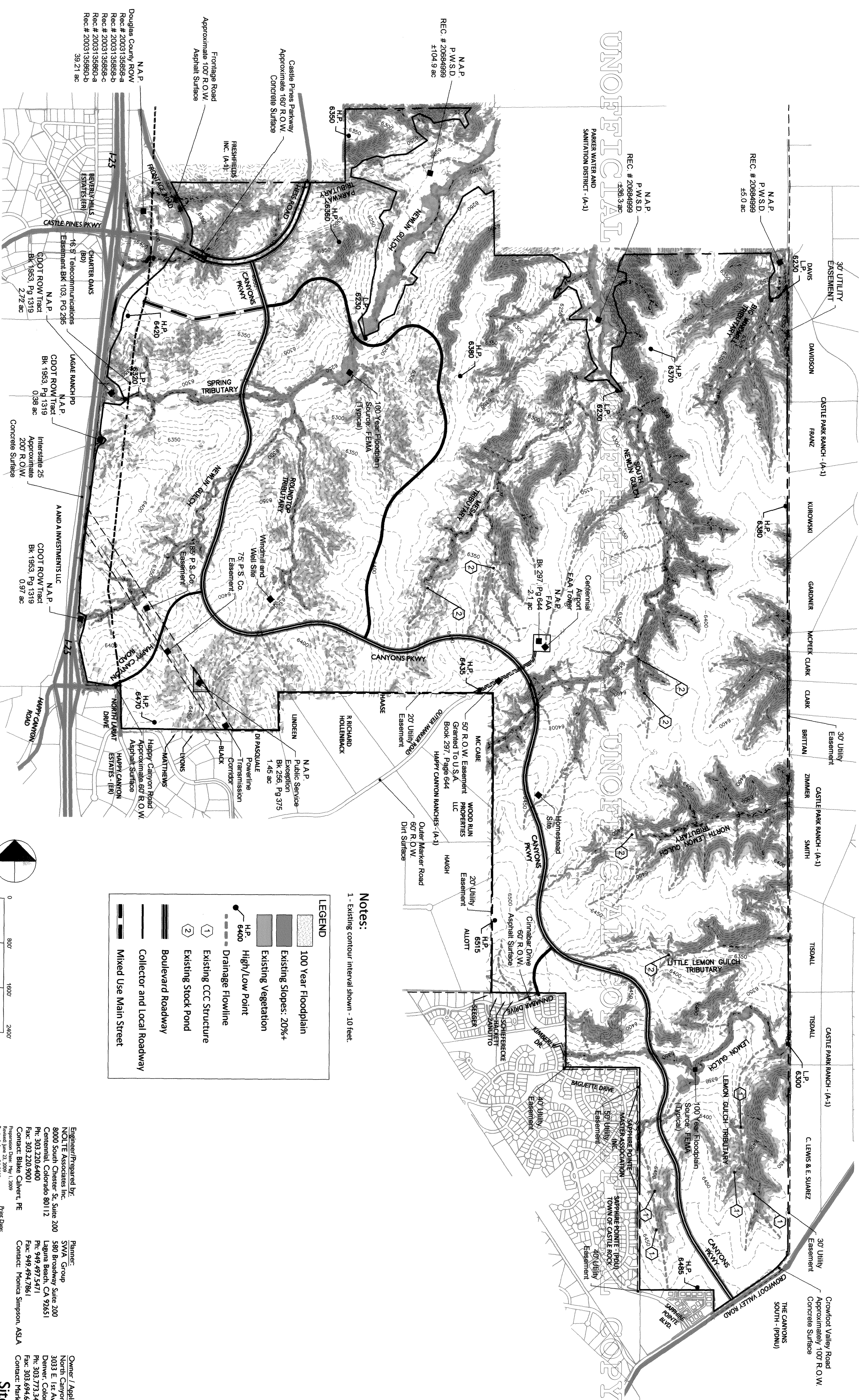
2.2 Statement of Commitments Cont'd
 2.2.1 Owner Reserved Rights
 In making the dedications as provided above, the Owner shall have the right to reserve to themselves, their successors and assigns, at the time of Final Plat, specified easements to use portions of the dedicated lands for Water Facilities, Wastewater Facilities, Utility Services Facilities and Drainage Facilities and including any other easements required for development, in accordance with this Development Plan.
 2.2.2 On- or Off-Site Improvements
 2.2.1 Roadways
 Traffic Impact Study
 The Owner shall prepare a Traffic Impact Study in connection with each plat application in accordance with the terms of the development agreement based on final build-out levels, current traffic counts, and the Canyons Master Transportation Study (Final) (Approved October 2009).
 2.2.2 Trails
 Conceptual locations of multi-use trails (dirt and improved) are shown on the Plan Exhibit. Final alignments shall be determined at the time of Final Plat approval for the land containing any portion of such multi-use trails. Each portion of the trails shall be constructed concurrently with the associated subdivision infrastructure. Trails, including the related tracks and/or easements, shall be dedicated by Final Plat, to the City, a special district, or homeowners' association at the Owner's discretion. Trail uses include, but are not limited to: equestrian, pedestrian, bicycle, and alternative vehicles.
 2.2.3 Water and Sanitation
 PWSI Inclusion Agreement - Pursuant to that certain Real Property Inclusion Agreement dated February 27, 2003 and that certain Memorandum of Understanding, dated February 27, 2003, the Parker Water and Sanitation District shall serve as the central provider of water and sewer facilities for the Property. Locations for any treatment facilities to be constructed within the Property, and odor control plans relating thereto shall be determined as part of the State site approval and DRCOG utility plan approval procedures for such facilities. Owner will designate these locations through the subdivision process.
 2.2.4 Drainage, Water Quality and Detention
 The Owner will comply with the regional efforts to maintain water quality within the Property. Drainage, water quality and detention facilities will be designed and constructed per applicable City regulations and Urban Drainage Flood Control District (UDFCD) criteria, and will comply with the best management practices adopted by the Cherry Creek Basin Water Quality Authority. Such facilities will also be designed based upon the principles of Low Impact Development (LID) and Minimizing Directly Connected Impervious Areas (MDCIA).
 2.2.5 Overlot Grading
 All grading and building permit applications made to the City shall be consistent with the CN Grading, Erosion, and Sediment Control criteria, or applicable standards adopted by the City at the time of such application.
 2.3 Wildlife and Wetlands Preservation Plan
 The Owner shall cooperate with the City and the State Division of Wildlife in the development of wildlife and wetland management programs for the Property when associated with the applicable Final Plat.
 2.4 Phasing Restrictions
 The Owner agrees to minimize the effect on services and cooperate with the City to identify project phasing during the subdivision process.

2.3 Statement of Commitments Cont'd
 2.3 Fire Protection
 The Property is located within the boundaries of the South Metro Fire Rescue Authority and the Castle Rock Fire Department. The portions of the Property within the South Metro Fire Rescue Authority or Castle Rock Fire Department will be served under an automatic aid agreement between these two districts.
 2.4 Payment of Taxes on Land to be Dedicated for Public Use
 All taxes on land to be dedicated for public use shall be paid in full prior to dedication, unless at the time of dedication such taxes are subject to a protest. In such event, the Owners shall remain liable following dedications to pay any property taxes due on the dedicated property up to the date of conveyance to the City.
 2.5 Water Conservation
 The Owner commits to water conservation in this community. The owners shall consider potable use measures which identify high-performance plumbing fixtures and accessories that reduce water uses, such as the "WaterSense" (an equivalent) program sponsored by the U.S. Environmental Protection Agency. Water conservation shall also include the use of native and drought resistant plant material where practical, efficient irrigation systems, and best management practices for constructed environments.
 2.6 Homeowner's Association Agreement
 Owner, Happy Canyon Homeowner's Association, Inc., and The Pinery Homeowner's Association, Inc., entered into the certain Agreement, dated August 31, 2000, and which was recorded in the real property records of Douglas County, Colorado, on September 1, 2000, at Reception No. 00081774, in Book 1890 at Page 59 (the "Agreement"). The City acknowledges that the Owners intend to terminate or amend the Agreement to permit the maximum development contemplated by this Development Plan, provided, however, that unless and until such amendment or termination has occurred, to the extent the terms of this Development Plan conflict with the terms of the Agreement, the terms of the Agreement will control.
 2.7 Viewshed
 The Owners agree to utilize berms, landscaping, or similar techniques to mitigate the visual impacts of improvements as determined by the architectural review committee. For buildings visible from the Pinery, restrictive covenants shall require each homeowner to: 1) plant a minimum of two (2) to 6 foot evergreen trees and two deciduous trees, 2) "faller" on each lot; 2) use of earth-tone colors and low reflective materials on all buildings; and 3) use downward directed exterior lighting.
 2.8 Supplemental Development Standards
 In addition to the standards contained in section 4 of this Development Plan, the Owners will prepare Supplemental Development Standards for the Property prior to or concurrent with the approval of the first Preliminary Plat containing any portion of the Property. (The "Development Standards"). The Development Standards shall be subject to City review and approval. Amendments to the standards contained in section 4 of the Development Plan or the Development Standards shall be approved administratively in accordance with the Zoning Ordinance.
 The supplemental Development Standards content shall include at a minimum:
 • Sustainability
 • Aesthetic Use Design Criteria
 • Site Planning Criteria
 • Landscaping and Streetscape Criteria
 • Lighting Criteria
 • Signage Criteria
 Sheet Index
 1 General Provisions/Requirements
 2 Site Analysis
 3 Land Use Standards
 4 Development Standards
 5 - 7 Legal Description

THE CANYONS

PLANNED DEVELOPMENT

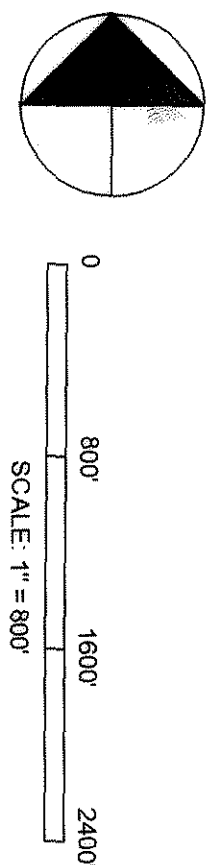
A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO.
3.342,4 ACRES ± ZR09 - .001



LEGEND

- 100 Year Floodplain
- Existing Slopes: 20%+
- Existing Vegetation
- H.P. High/Low Point
- Drainage Flowline
- Existing CCC Structure
- Existing Stock Pond
- Boulevard Roadway
- Collector and Local Roadway
- Mixed Use Main Street

Notes:
1 - Existing contour interval shown - 10 feet.



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THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO,
3.3424 ACRES ± ZR09 - 001

3. Permitted Uses

3.1 Residential - Rural PA 10 and 12

Residential - Rural is intended to be primarily residential in character, providing detached single family homes with a minimum density of 1 Dwelling Unit per 20 acres, with a minimum lot size of 20 acres.

3.1.1 Principal Uses

- a. Residential
 - 1) 1 single family Dwelling Unit per lot (excluding mobile home)
- b. Community Uses
 - 1) Agricultural
 - 2) Artificial waterways and ponds
- c. Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
- d. Guardhouses and/or gates at entries, exits, ingress/egress points
- e. Minor Utility Facilities
- f. Multi-use trails and trailheads
- g. Geothermal energy systems

3.1.2 Accessory Uses

- a. The following shall be allowed within the Building Envelope only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- b. Ancillary Unit - 1 per lot

3) Detached garages - private, limited to a maximum size of 1,200 square feet

- 4) Domestic animals - including only horses, cattle, mules, alpacas, and llamas (1 per 2.5 acres of Estate Envelope to a total combination of 4 per lot)
- 5) Domestic animals - including only, up to a total of 14 per lot:
 - a) Chickens (six (6) hens and one (1) rooster)
 - b) Turkeys (six (6) hens and one (1) tom)
 - c) Ducks (six (6) hens and one (1) drake)
- 6) Play structures not exceeding an area of 400 square feet and height of 15 feet
- 7) Private gardens, water features and fountains
- 8) Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below, including only one per lot and no more than 3 total per lot of the following:
 - a) Guest house (1200 sqft)(excluding mobile home)(per 5 acres of lot area)
 - b) Caretaker residence (1500 sqft)
 - c) Barn (500 sqft)
 - d) Shed (500 sqft)
 - e) Green house (private) (800sqft) (+200 sqf per 5 acres of lot area)
 - f) Storm shelters (below ground)
 - g) Swimming pool, tennis court, barbecue pit (one each)

3.1.3 Permitted Uses by Special Review

- a. The following uses are permitted throughout Residential - Rural, upon approval by the City in accordance with the Zoning Ordinance.
 - 1) Alternative energy solar and wind systems, which are not a part of a primary structure
 - 2) Daycare - large
 - 3) Fire station
 - 4) Open space active uses - see sections 3.5.1 and 3.5.2
 - 5) Utility - major facility and service facility

3.2 Residential PA 6, 7, 8, 9, 11, 13, 14, 15, 16, 17, and 18

Residential is intended to be primarily residential in character, providing detached single family, attached single family, clustered single family, and multi family Dwelling Units.

3.2.1 Principal Uses

- a. Residential
 - 1) 1 single family Dwelling Unit per lot (excluding mobile home)
- b. Multifamily - apartment, condominium
- c. Community Uses
 - 1) Agriculture
 - 2) Artificial waterways and ponds
 - 3) Community Facilities
 - 4) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 5) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 6) Guardhouses and/or gates at entries, exits, ingress/egress points
 - 7) Minor Utility Facilities
 - 8) Multi-use trails and trailheads
 - 9) Parks and recreation facilities
 - c. Geothermal energy systems

3.2.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- 2) Ancillary Unit - 1 per lot
- 3) Chickens - up to six (6) hens and one (1) rooster on lots 2 acres and larger
- 4) Detached garages - private, as follows:
 - a) Lots 1 acre and larger may have a detached garage up to 1200 square feet
 - b) Lots less than one acre may have a detached garage up to 800 square feet
- 5) Gardens, water features and fountains (private)
- 6) Hoses - One hose per 2.5 acres
- 7) Play structures not exceeding an area of 400 square feet and height of 15 feet
- 8) Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below, secondary structures include one each of (no more than 2 total) the following:
 - a) Shed (200 sqft)
 - b) Gazebo (200 sqft)
 - c) Green house (private) (200 sqft)

3. Permitted Uses Cont'd

3.3 Mixed Use PA 1, 2, 3, 4, 5, and 19

Mixed Use is intended to allow for a variety of uses, including a range of residential densities and housing types: Up to 2.1 million square feet of non-residential uses are permitted in the Mixed Use areas. Subject to the Development Standards herein and the Supplemental Development Standards as approved by the City.

3.3.1 The Marketplace

- a. The Marketplace will be an urban concentration of development and density, situated adjacent to major regional roadways (I-25 and I-76) and a potential RTD transit stop. All mixed use development in the Marketplace shall be a mix of uses. The mix of uses will occur both vertically and horizontally, where uses will be combined in the same building in a stacked configuration or mixed between adjacent parcels.
 - 1) Storm shelters (below ground)
 - 2) Swimming pool, tennis court, barbecue pit (one each)
- b. The following uses are permitted throughout Residential, upon approval by the City in accordance with the Zoning Ordinance:
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Churches, synagogues, places of worship totaling less than 350 seats
 - 3) Daycare - large
 - 4) Fire station
 - 5) Library
 - 6) Neighborhood commercial center - only when located in Planning Areas 3 and 14, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants, cafes (excluding drive-through) and retail and sport services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 7) Open space active uses - see sections 3.5.1 and 3.5.2
 - 8) Schools - K-8 - only located in Planning Areas 8, 14, 18
 - 9) Utility - major facility and service facility

3.3.2 Mixed Use PA 1, 2, 3, 4, 5, and 19

Mixed Use is intended to allow for a variety of uses, including a range of residential densities and housing types: Up to 2.1 million square feet of non-residential uses are permitted in the Mixed Use areas. Subject to the Development Standards herein and the Supplemental Development Standards as approved by the City.

3.3.1 Principal Uses

- a. Residential
 - 1) Multifamily - apartment, condominium
 - 2) Single family detached or attached residential (excluding mobile home)
 - 3) Non-Residential
 - 1) Amusement arcade and center (excluding Sexually Oriented Businesses)
 - 2) Art studio and gallery
 - 3) Auditorium, theater - indoor/outdoor
 - 4) Bank/financial institution
 - 5) Bar/lounge/club/brew pub (excluding Sexually Oriented Businesses)
 - 6) Bed and Breakfast
 - 7) Daycare - small or large
 - 8) Hotel/motel, including conference or convention facilities located within the principal building
 - 9) Laundry, coin-operated and dry cleaner collection station
 - 10) Nursery
 - 11) Office - general, medical, dental, professional, governmental, non-profit, community, sales
 - 12) Parking lot (including structured) - public or private
 - 13) Personal service shops including spa, barber and beauty parlor
 - 14) Personal wireless service facility (including telecommunications, cellular, radio and television antennas)
 - 15) Pharmacy
 - 16) Printing/copy shop
 - 17) Repair or rental service (small)
 - 18) Restaurant, cafe and other places serving food and beverages, including drive-through with indoor/outdoor dining areas and related facilities
 - 19) Retail/service business - indoor/outdoor
 - 20) Salon/troung, retirement, nursing, or convalescent home and other extended care facilities
 - 21) Studio, including television and radio broadcasting station with roof mounted antennas and microwave dishes, but excluding free standing antenna towers and microwave dishes
 - 22) Transit terminal/park and ride facility
 - 23) Veterinary clinic/hospital/small animal daycare/short term boarding facility - animals shall be confined in an enclosed building which is part of the principal structure
 - 24) Other uses of similar character and impact as determined by the City
- b. Community Uses
 - 1) Agriculture
 - 2) Equestrian
 - 3) Artificial waterways and ponds
 - 4) Churches, synagogues, places of worship totaling less than 350 seats
 - 5) Community Facilities
 - 6) Fire station
 - 7) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, when located in Planning Areas 4 and 5 only. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 8) Higher Education - including college or university and related facilities
 - 9) Hospital
 - 10) Library
 - 11) Minor Utility Facilities
 - 12) Multi-use trails and trailheads
 - 13) Museum/civic institution
 - 14) Outdoor entertainment facilities, including amphitheaters
 - 15) Parks

3. Permitted Uses Cont'd

3.4 Farm D, E, and G

Farm is intended to be primarily used for agricultural uses, providing limited park and picnic facilities, Drainage facilities, water and wastewater facilities, trails, and primarily native landscaping.

3.4.1 Principal Uses

- a. Community Uses
 - 1) Agriculture including community supported agriculture and farm sales
 - 2) Artificial waterways and ponds
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 4) Fish hatchery
 - 5) Gazebo, kiosk, or similar facilities/improvements
 - 6) Minor Utility Facilities
 - 7) Multi-use trails and trailheads
 - 8) Native and ornamental landscaping
 - 9) Nursery
 - 10) Park / playground - only when located in Planning Area E
 - 11) Picnic and barbecue areas
 - 12) Restroom facilities
 - 13) View overlooks
 - c. Geothermal energy systems

3.4.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- b. Barn
- c) Parking lot
- d) Storage structures

3.5 Open Space- Limited A, B, C, F, H, J, L, and N

Open Space Limited is intended to be primarily maintained in its natural character, providing passive recreational activities, Drainage facilities, water and wastewater facilities, trails, and primarily native landscaping.

3.5.1 Principal Uses

- a. Community Uses
 - 1) Agriculture including community supported agriculture and farm sales
 - 2) Artificial waterways and ponds
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 4) Fish hatchery
 - 5) Gazebo, kiosk, or similar facilities/improvements
 - 6) Minor Utility Facilities
 - 7) Multi-use trails and trailheads
 - 8) Native and ornamental landscaping
 - 9) Nursery
 - 10) Park / playground - only when located in Planning Area E
 - 11) Picnic and barbecue areas
 - 12) Restroom facilities
 - 13) View overlooks
 - c. Geothermal energy systems

3.5.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- b. Barn
- c) Parking lot
- d) Storage structures

3.5.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance:
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Fire station/police/sheriff station
 - 3) School - K-8
 - 4) Utility - major facility and service facility only when located in Planning Areas D or G
 - 5) Other uses of similar character and impact as determined by the City

3. Permitted Uses Cont'd

3.5.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- 2) Parking lots
- 3) Storage structures 500 sq maximum

3.5.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance:
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Fire station/police/sheriff station
 - 3) Parks/Playgrounds
 - 4) School - K-8
 - 5) Sports Fields - when located in Planning Area N only
 - 6) Utility - major facility and service facility
 - 7) Other uses of similar character and impact as determined by the City

3.6 Open Space- Active I, K, and M

Open Space Active is intended to provide both passive and active recreational opportunities, organized recreation facilities, Drainage facilities, Community Facilities, water and wastewater facilities, limited small scale commercial facilities associated or consistent with uses otherwise permitted in these Planning Areas, trails, and native and ornamental landscaping. The maximum permitted non-residential square feet per Planning Area is calculated as follows: 0.02 multiplied by the total Planning Area acreage.

3.6.1 Principal Uses

- a. Community Uses
 - 1) Agriculture including community supported agriculture and farm sales
 - 2) Amphitheater
 - 3) Art studio and gallery
 - 4) Artificial waterways and ponds
 - 5) Cemetery
 - 6) Children's play equipment
 - 7) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 8) Gazebo, kiosk, or similar facilities/improvements
 - 9) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 10) Minor Utility Facility
 - 11) Multi-use trails and trailheads
 - 12) Museum/civic institution indoor/outdoor
 - 13) Native and ornamental landscaping
 - 14) Park / playground
 - 15) Picnic and barbecue areas
 - 16) Recreation facility indoor/outdoor
 - 17) Restaurants, cafes and other places (excluding fast food) serving food and beverages including indoor/outdoor dining areas and related facilities only when located in Planning Areas I and K
 - 18) Restroom facilities
 - 19) Sport fields - with limited lighting, when located in Planning Area I only
 - 20) View overlooks
 - c. Geothermal energy systems

3.6.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
- b. Barn
- c) Green house (500 sq maximum)
- d) Green house
- e) Open air pavilion
- f) Parking lot
- g) Caretaker residence (excluding mobile home) (500 sq maximum)
- h) Storage structure

3.6.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended:
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (including drive-through) and retail and support services, when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

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Reviewed June 23, 2009 Reviewed August 24, 2009 Reviewed October 04, 2009 Revised December 14, 2009	Print Date: Tuesday December 15, 2009 5:56:11 AM r:\440023\2\cadd\civil\lshavert\p\lshavert_4.5-17.dwg

THE CANYONS
PLANNED DEVELOPMENT

3.3424 ACRES ± ZR09 - 001

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24 & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO.

4. Development Standards

4.1 Planning Concept / Vision

Providing a break from the status quo, the Canyons will offer a more thoughtful, more health-conscious, more earth-conscious, more enjoyable way of life. The Canyons will provide large open spaces, include a multi-use network of trails, and provide a community with places for homes, shops, restaurants, workplaces, cultural facilities, and gathering places.

The Canyons is named for the property's deep natural ravines and rolling terrain, the most distinctive and outstanding characteristics of the site. The Canyons' development plan respects the natural landscape and wildlife habitats and celebrates the rugged topography and mature vegetation on the site.

Creating a community based on integrated sustainability principals is fundamental to the Canyons. Development at the Canyons will be encouraged to conserve natural resources such as water and energy, utilize renewable energy processes such as wind, solar, and geothermal, and encourage the use of green building. The Canyons will be designed to minimize the project's impact on the earth and its natural resources, to promote personal health and well-being, to ensure the core economic vitality of the community and to create a place of lasting relevance and enduring value.

- Transportation - provide a system that reduces greenhouse gas emissions as compared to a traditional community and fosters access and connectivity between destination points;
- Ecology - establish healthy ecosystems and an appealing open space system for recreational use;
- Water - reduce potable water use as compared to a traditional community; and
- Energy - reduce energy use as compared to a traditional community.

4.2 Roadways

The following subsections replace sections from the Douglas County Roadway Design and Construction Standards (DCRDCS), 1994, as adopted and generated by the City.

4.2.1 Vision

Circulation and streetscape design is perhaps the most critical factor for building a healthy and healthy community. The roadway standards provided herein are intended to provide a proper design flexibility to design, construct, and maintain a flexible, sensitive roadway network that promotes effective pedestrian, bicycling, and other non-motorized uses along with regional mobility and local access.

Walkable, bike-friendly neighborhoods and multi-use trails will be integrated and highly connected with parks, open space, community amenities and neighborhood commercial centers to eliminate many of the non-essential motorized trips.

The Canyons shall utilize pedestrian friendly, green streets throughout the community. Street designs will incorporate traffic calming features, tree canopies, swales, drought tolerant landscaping, and less impervious surface to reduce runoff and water quality impacts.

Canyons Roadway Principles:

- Roadway classifications and designs shall be context sensitive by incorporating the project vision and priorities, local objectives, and adjacent land uses or activities;
- Roadway design standards should permit flexibility in community design. They should allow street alignments to follow natural contours and preserve natural features when possible;
- Street planning should relate to overall community planning, placing a high priority on pedestrian and bicycle uses;
- Street networks in residential areas should be planned to reduce traffic volumes, congestion, and streets to non-motorized users;
- Streets are an important component of overall residential community design. Properly designed and scaled streets can create more attractive communities and can contribute to a clearly defined sense of place;
- The over design of streets shall be avoided. Excessive widths encourage greater vehicle speeds and threaten pedestrian and cyclist safety;
- Wherever possible, street pavement should be minimized to reduce storm water runoff;
- Where appropriate, conveyance of storm water runoff in landscaped roadway swales within rights-of-way or easements;
- Permit longer cul-de-sac lengths to lessen the need for excessive roadways and impervious area.

4.2.2 Road Hierarchy

Each street type includes flexible design standards that will enable roadway designs to change with the development patterns and landscape of the Property and create a network of streets that can respond the Canyons Roadway Principles.

The Canyons street classifications are defined follows:

- Boulevard** - Boulevard streets permit efficient and relatively unimpeded traffic movements throughout the community at medium speeds, connecting neighborhoods, parks, mixed-use, and schools, as well as communities with one another. They provide access from neighborhoods to commercial areas, and to other major destinations. Boulevard streets shall provide a safe and welcoming environment for motorized and non-motorized users. Commuter, bike lanes will be provided in addition to dedicated multi-use trails, primarily for pedestrians and casual cyclists. Where possible, the multi-use trail shall have significant buffering from the roadway travel lanes. Traffic calming will be limited primarily to wide landscaped medians, possible roundabouts and intersection treatments.
- Collector** - Collector streets collect and distribute traffic between Boulevard and Residential streets serving as main connectors within communities, linking one neighborhood to another. Traffic carried by collector streets should have slow speeds and an origin and destination within the community. Collector streets shall provide a safe and welcoming environment for local non-motorized users. Shared bike lanes will be provided in addition to dedicated multi-use trails primarily for pedestrians and casual cyclists. Along parks, civic, and other community uses, on-street parking will be permitted with City approval. Traffic calming measures are encouraged.
- Residential Streets** - Residential streets represent the majority of the roadways within the Canyons. Residential streets shall have slow speeds, low motor vehicle traffic, and provide a comfortable environment for non-motorized users. On-street parking will be permitted. Where practical, Type 3 Residential Streets are highly encouraged to provide infiltration, water quality, and attractive landscape buffers. Traffic calming measures are encouraged.

4.2 Roadways Cont'd

4.2.3 Roadway Design and Technical Criteria

- Mixed Use Main Street** - Mixed Use Main Street provides primary access and frontage for higher density residential, shops, restaurants, office, civic, light rail, etc. located in the Canyons Mixed Use areas. Mixed Use Main Streets shall have diagonal or parallel parking outside of the main travel lanes. Slow speeds, wide sidewalks, and attractive landscaping are required. Bike lanes and textured concrete (when appropriate at pedestrian crossings) are encouraged. Medians will be limited, however to promote safe pedestrian movement and calm traffic, bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.
- Mixed Use Avenue** - Mixed Use Avenues provide secondary access and frontage for higher density residential, shops, restaurants, office, civic, light rail, etc. located in the Canyons Mixed Use areas. Mixed Use Avenues shall have parallel or diagonal parking outside of the main travel lanes. Slow speeds, sidewalks and attractive landscaping are required, and bike lanes are encouraged. Medians and other traffic calming features are provided to promote safe pedestrian movement. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.
- Mixed Use Lane** - Mixed Use Lanes provide access to primarily medium density residential areas located in the Canyons Mixed Use areas. Slow speeds, short curb lengths, wide sidewalks and attractive landscaping are required, and bike lanes are encouraged. Lanes shall have parallel parking outside of the main travel lanes. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.
- Sea Table 4.2 Roadway Design and Technical Criteria**

4.2.4 Sidewalks, Curb and Gutter, and Driveways

- Sidewalks and Multi-Use Trails** - Sidewalks and multi-use trails located along roadways adjacent to Mixed Use and Residential areas shall be constructed on both sides of said roadways, and uses may be constructed on one side of said roadways, Space Limited, and Residential Rural land uses may be constructed on one side of said roadways. Sidewalks and multi-use trails located along roadways adjacent to Open Space Active, Open Space Limited, and Residential Rural land uses may be constructed on one side of said roadways. All sidewalks and multi-use trails located along residential roadways shall have a minimum width of 5'.
- All sidewalks and multi-use trails** located along boulevards, collectors, and mixed use roadways shall have a minimum width of 8'.
- Streets without standard curbs, ribbon/edger curbs, or valley pan** must provide a minimum 4' shoulder.
- Curb, gutter sidewalk, and driveway standards** are per the DCRDCS and Douglas County Storm Drainage Design and Technical Criteria Manual (DCSDDTOM).

4.2.5 Drainage

- The minor and major storm drainage systems** shall be designed in accordance with the DCSDDTOM, 2008 as adopted and amended by the City.
- Except at intersections, where separation is required or roadside swale conditions, roadways shall be level from top of curb to top of curb (or flume to flume) and shall have a 2% cross slope.** A or within the "L" distance shown in Figure 4.4 of the DCRDCS, the maximum elevation difference between howlins is that dictated by the allowable intersection grade (see Figure 4.4 of the DCRDCS) and the actual distance between howlins.
- Sorted curbs shall be allowed in lieu of standard inlets in roadways with swales, where practical.**
 - In conditions where a roadside swale is located along one side of the roadway, the storm sewer from concentrated points of discharge shall not be allowed to flow over sidewalks, but shall run to the roadway by use of chase sections. Special chase sections shall be used with the DCSDDTOM. Street lighting design shall be based on the design on a case-by-case basis, and shall be designed to allow the design engineer to determine when permitted, first to be used to allow surface drainage to use of a standard inlet. Sidewalk chase sections are to be constructed in accordance with the Douglas County Standard Details found in Appendix A of the DCRDCS.

4.2.6 Intersections

- See Table 4.2 Roadway Design and Technical Criteria**
- Only collectors, entry streets, mixed use main streets, and mixed use avenues may intersect with boulevard or arterial streets.**
- The grade of the through street shall take precedence at intersections. At intersections of roadways with the same classification, the more important roadway, as determined by the through engineer, shall have this precedence. The design should weigh side streets to match through streets with as short a transition as possible.**
- All sight distances shall be maintained per the DCRDCS.**
- All sight distances shall be maintained per the DCRDCS.**
- All right-of-way, curb return radius shall be based upon the appropriate design context of the intersection and the primary design vehicles as determined by the design engineer. If large trucks (excluding buses and garbage trucks) are anticipated at an intersection with significant frequency, a larger radius may be used appropriate to the expected vehicle type. Radii larger than 35' require raised corner islands to provide pedestrian refuge points. At intersections with bike and/or parking lanes and no curb extensions, an effective return radius shall be calculated by the design engineer to permit a reduced curb return radius at flowline.**
- Curb Return Profiles** - Curb return profiles are required on all curb returns located within public right-of-way. Curb return design shall be set in accordance with the following design procedure. General standards for flowline control and profiles within the curb returns shall be as follows:
 - Design the flowline of the curb return such that the maximum slope of the flowline does not exceed 10%. Grade breaks at the PCR's will not exceed 2% for local and collector streets and 1% for arterials. Maximum vertical curves will equal the arc length of the curb return. The elevation of the high or low point within the return, if applicable, is to be called out in the elevation. Warp of the side streets shall match across the street within the "L" distance shown on Figure 4.4 of the DCRDCS.

4.2.7 Median Islands

- Permanent structures (planters, beds, rocks, etc.) may be placed within 1.5' of the traveled lane, when sight distances are maintained. However, trees shall be placed at least 3' from the nearest traveled lane.**
- On collector and mixed use streets, a minimum roadway surface flowline-flowline dimension of 16' may be permitted on both sides of median islands, including a 11' travel lane and a 5' bike lane. On residential streets, a minimum roadway surface flowline-flowline dimension of 12' may be permitted on both sides of median islands. Roadway widths greater than 16' shall only be permitted when in accordance with applicable traffic study recommendations.**
- A minimum of 20' horizontal clear distance and 13.5' vertical clearance shall be maintained on both sides of median islands.**
- Medians with curb and gutter shall have a 1' splash apron of concrete, stone, or similar material.**

4. Development Standards Cont'd

4.2 Roadway Design and Technical Criteria

Planning Area Use	Boulevard (B)	Collector	Residential Street		Mixed Use Avenue	Mixed Use Main Street	Mixed Use Lane
			Type "A"	Type "B"			
Design Speed (MPH)	40	All	PA 6-18	PA 2-18	PA 6-18	PA 1, 2, 3, 4, 5, 6, 9	PA 1, 2, 3, 4, 5, 6, 9
Posted Speed (MPH)	35-40	25-30	20-25	20-25	20-25	20-25	25
Traffic Volumes Right-of-Way-Maximum	>12,000 ypd	>5,000 ypd	<5,000 ypd	<5,000 ypd	<1,500 ypd	<3,500 ypd	>12,000 ypd
Moving Lanes	12/0 MN (9)	8/2 MN (9)	5/2	4/2	6/2	4/2 (9)	4/2 (9)
Street Width	28' FL TO FL x 2	32' FL TO FL	28' FL TO FL	22' FL TO FL	24' FL TO FL	28' FL TO FL	30' FL TO FL
Lane Width-Maximum	11'	11'	-	-	4'	2'	10'
Shoulder Width (w/ roadside swales)	6'	6'	Parade / Buffer Strips	Parade / Buffer Strips	None or Parade / Buffer Strips	Parade / Buffer Strips	Parade / Buffer Strips
On Street Parking	None	Permitted w/ 20' apron	Permitted	Permitted	Addr. of 10' w/ 20' apron	Permitted	Permitted
Driveways Permitted - Single Family	No	No	Yes	Yes	Yes	Yes	Yes
Cross Slope (w/ or w/o swale)	2%	2%	2%	2%	2%	2%	2%
Curb and Gutter Type	6" Vertical or Edger/Buffer	6" Vert. 6" Mountain or Edger/Buffer	6" Mountain or Edger/Buffer	6" Mountain or Edger/Buffer	6" Mountain or Edger/Buffer	6" Mountain or Edger/Buffer	6" Vertical
Realistic Swales Permitted	Urban or Ditch	Urban or Ditch	-	-	Urban or Ditch	Urban or Ditch	Urban or Ditch
Side Walk/ Multi Use Trail - Minimum	6'	6'	Shaded	Shaded	Shaded	Shaded	Shaded
Medians/Islands	Yes	Optional	Optional	Optional	Optional	Optional	Optional
Water FL - FL - Width per Footing - Side-Maximum	20'-30'	4'-30'	6'-16'	6'-16'	6'-16'	6'-16'	6'-12'
Right-of-Way - Minimum	75'	75'	75'	75'	75'	75'	75'
Right-of-Way - Maximum	150'	150'	150'	150'	150'	150'	150'
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Right-of-Way - Minimum	150'	150'	150'	150'	150'	150'	150'
Right-of-Way - Maximum	150'	150'	150'	150'	150'	150'	150'
Right-of-Way - Minimum	150'	150'	150'	150'	150'	150'	150'
Right-of-Way - Maximum	150'	150'	150'	150'	150'	150'	150'
Right-of-Way - Minimum	1						

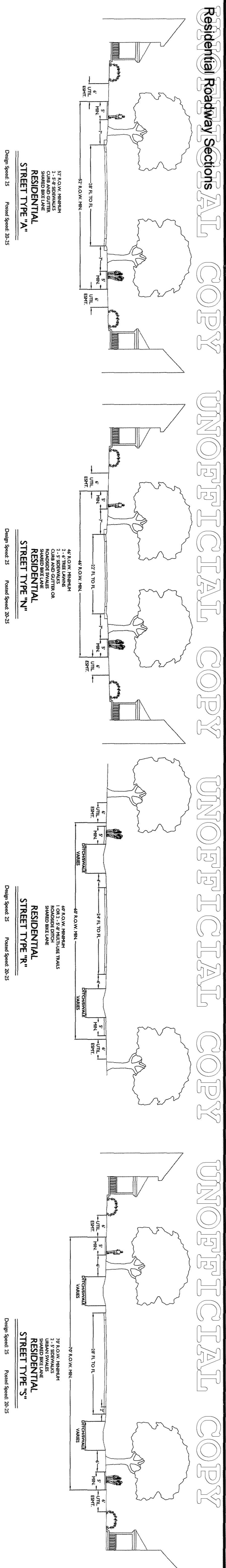
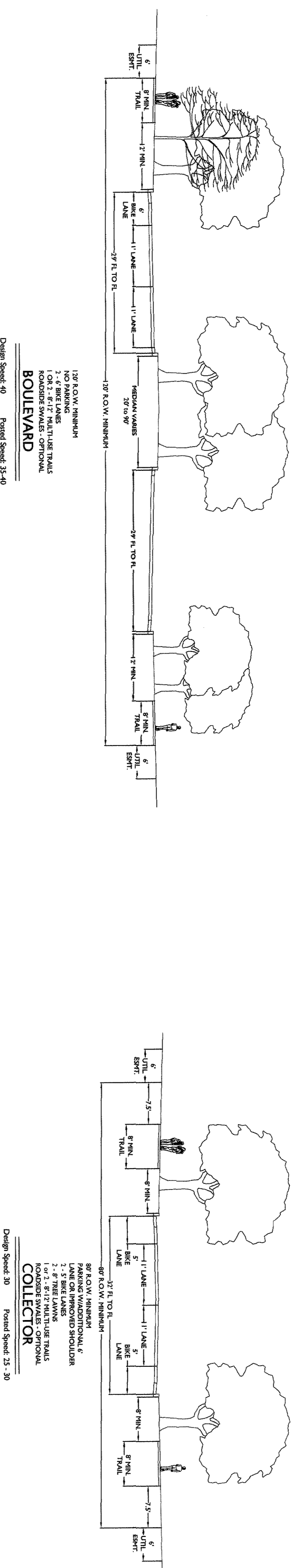
THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO.
3.3424 ACRES ± ZR09 - 001

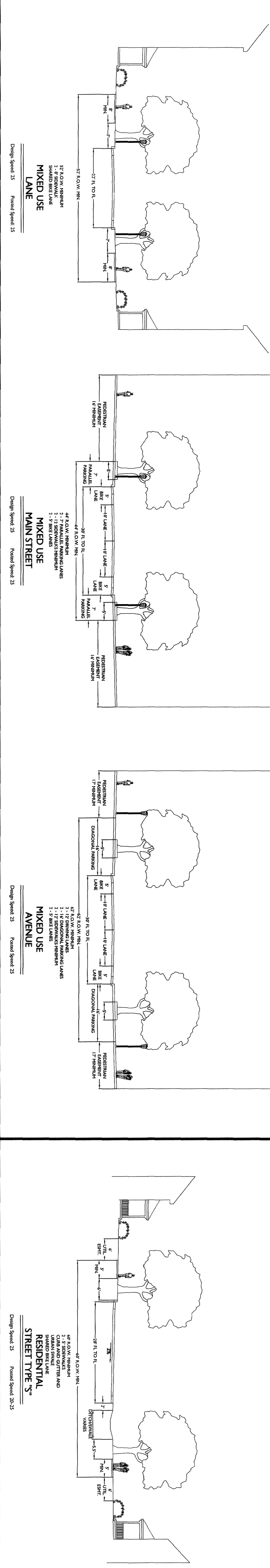
4. Development Standards Cont'd

4.2.11 Permitted Roadway Sections

Boulevard and Collector Roadway Sections



Mixed Use Roadway Sections



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Preparation Date: May 7, 2009
Revision 1: August 24, 2009
Revision 2: October 06, 2009
Revised: December 14, 2009

Print Date:
December 15, 2009 5:52:42 AM
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Ph: 303.773.3400
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Development Standards
SHEET 6 OF 8

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO.
3.3424 ACRES ± ZK09 - .001

THE CANYONS PLANNED DEVELOPMENT

4. Development Standards Cont'd.

4.2 Roadways Cont'd

- 4.2.1.2 Surfaces
- The design of all pavement sections shall comply with the requirements in Chapter 5 of the DCRCS or current City standards.
 - Concrete and asphalt are permitted throughout the Property with City approval.
 - Pervious concrete or asphalt shall be permitted in on- or off-street parking areas where appropriate.
 - Gravel shall be a permitted surface on private roadways, parking lots, and Type "R" Residential Streets.
 - Pavers are shall be permitted in public streets, however locations shall be limited to pedestrian crossings and intersections.

4.2.1.3 Private Roadways

- Alleys in residential and commercial areas shall have a minimum paved width of 12'.
 - They shall have a maximum length of 300 feet. If length exceeds 150', a turn around with appropriate Fire Code dimensions shall be provided at the terminus.
- Shared Driveways

4.3 Water and Sewer Facilities

4.3.1 Master Utility Study

Utility reports submitted during the subdivision process shall be in general conformance with the Master Utility Study as approved with zoning.

4.3.2 Site Requirements

- The following standards shall apply to the water storage or water and wastewater treatment facility sites:
- The design of all buildings, facilities, vents, heating/cooling devices and other appliances shall be reasonably colored or visually screened to be compatible with the architecture and surroundings.
 - All lighting shall be shielded and limited in illumination intensity so as to minimize glare on adjacent residences, pedestrians or motorists.
 - All facts on barrier devices and retaining structures shall be considered as architectural elements. Such elements may be used for privacy and screening purposes and shall comply with the following restrictions:
 - All fences, walls and barrier devices shall be of materials and coloration compatible and in keeping with the architectural character established for the structures within the Property.
 - Natural character landscaping shall be incorporated into the overall design to break up linear appearance.
 - Retaining walls: Exterior surfaces of retaining walls shall be of materials indigenous to the site or similar enough in surface texture and coloration so as to appear compatible with its surroundings.

4. Development Standards Cont'd.

4.7 Landscaping

4.7.1 The Supplemental Development Standards and/or Design Guidelines shall establish standards for landscaping within the Property.

4.7.2 The Supplemental Development Standards and/or Design Guidelines shall contain requirements that provide for a variety of landscape treatments to be utilized to supplement natural screening or buffering and shall include at least one or any combination of the following treatments:

- Stabilized earthen berms
 - Vegetative planting
 - The width and composition of buffers may vary according to landscape treatments utilized and the degree of buffering necessary for different conditions. Plant material selected for visual screening buffering shall have a year-round effectiveness
 - Specific detailed revegetation techniques, plant lists, and additional design criteria will be addressed within the Design Guidelines for the Property.
 - Retaining walls may be utilized where appropriate for reducing slope grades. The Design Guidelines shall establish standards for the design of retaining walls for the Property
 - The Design Guidelines shall establish standards for the design of fencing for the Property
- 4.7.3 Drainage Facility Landscaping
- Where appropriate, Drainage Facilities shall incorporate trees, shrubs, and perennial to contribute to improved water quality and enhance the site and community.
- 4.7.4 Water Conservation - Water conservation measures shall include the use of native and drought resistant plant material where practical, efficient irrigation systems and best management practices for constructed environments, and household conservation practices.

4.7.5 Limitations on Irrigated Turf - The Supplemental Development Standards or Covenants shall impose landscaping restrictions that will limit the amount of irrigated turf.

- Xeriscape Principles
- Plantings within the Property shall incorporate xeriscape principles into the landscape design. This includes using drought tolerant plants and turf, and irrigation with non-potable water where possible.
- Xeriscape Demonstration Garden
- The Owners may develop a xeriscape demonstration garden and a program to educate homeowners about xeriscape gardening.
- Irrigation Systems
- Irrigation systems shall consider controls which prevent overwatering. Controls may include those which regulate the irrigation of landscape based upon current weather conditions.

4.8 Lighting

Except for the exceptions within the Supplemental Development Standards, the Property shall be governed by the lighting regulations found in Section 30 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.

4.9 Signage

Except for the exceptions within the Supplemental Development Standards, the Property shall be governed by the signage regulations found in Section 29 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.

4.10 Parking

4.10.1 Parking concepts may include:

- On street parking, parallel or diagonal
- Shared parking concepts
- Carpool options
- Car and van pool parking in the most convenient locations
- Ample bicycle parking/storage
- Landscape islands

4.10.2 Parking Standards

- Except for the exceptions below, the Property shall be governed by the parking regulations found in Section 28 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.
- Mixed Use Parking Reduction

Within the all Planning Areas, an area-wide 25% reduction in the number of required parking spaces shall be granted from the requirements of Section 28 of the Zoning Ordinance.

1) Reducing spaces of 26% to 50%. In order to obtain a reduction in the number of required parking spaces of 26% to 50%, information supporting such a reduction in the form of a shared parking analysis, trip reduction strategy, or transportation management plan shall be included in a Site Improvement Plan submitted. The total number of parking spaces required on an area-wide basis shall not be reduced by more than 50%.

2) Disabled parking - The number of spaces required for persons with disabilities shall not be reduced.

The maximum number of Residential-Attached off-street parking spaces required as listed below:

- Single-Family
 - 2 spaces per Dwelling Unit
 - Single-family attached
 - 2 spaces per Dwelling Unit
 - 0.25 Guest space per Dwelling Unit
 - Multifamily unit
 - 1.25 spaces per one bedroom unit
 - 1.75 spaces for two and three bedroom units
 - 2.25 spaces for four bedroom units
 - 0.25 Guest space per unit
 - Compact Car and Alternative Vehicle Parking
 - Compact car parking areas or spaces shall be clearly labeled or otherwise distinguished from full-sized parking areas or spaces. Compact parking areas shall be integrated into full sized parking areas. A maximum of 70% of the total required spaces may be designated as compact car parking spaces.
 - Surfacing
- Each off-street parking area which is accessory to any principal use shall be surfaced with asphalt, concrete, pervious pavement, recycled material, pavers, gravel, or other pervious materials consistent with the uses as determined in Final Plat.

4. Development Standards Cont'd.

4.11 Building Envelopes

4.11.1 On all lots five acres or larger, Building Envelopes (as provided below) will be established to ensure that a portion of each such lot is preserved as open space, in order to reasonably:

- Protect the visual character of the site;
- Provide open space;
- Maintain wildlife corridors;
- Preserve steep slopes, rock outcroppings, drainage ways and other sensitive areas; and
- Control private lot fencing

4.11.2 Building Envelopes shall be established on all lots five acres or larger as follows:

- A contiguous portion of each such lot, being a maximum of 50% of the lot area, shall be designated as a Building Envelope on the Final Plat.
- A portion of each such lot, being a maximum of 20% of the lot area, shall be a "Fencing Envelope" on the Final Plat. The Fencing Envelope shall contain the entire Building Envelope.
- The Covenants shall contain a restriction that the area within such lots located outside of identified Fencing Envelopes shall be left in its natural state. No improvements (other than driveways, sidewalks, multi-use trails, mailboxes, Minor Utility Facilities, open rail fencing along driveway) shall occur outside of the Fencing Envelope.
- Within the Fencing Envelope, fences shall be open in character and shall comply with wildlife friendly criteria. Solid fencing is allowed only within the Building Envelope in accordance with the Supplemental Development Standards.

4.12 Summary of Minimum Setbacks All Uses

As specified in each of the Land Use Types set forth below, the following minimum setbacks (shall) (subject) to any exceptions specified in the Land Use Types (below) apply to structures within the PD:

Land Use Type	Lot Size	Front	Side	Rear	Accessory Structure
Mixed Use - Non Residential	All	0'	0'	0'	All
All SF Residential Detached	5 Acres and Larger See 4.11	N/A	N/A	N/A	0'
	2.0 Acres - 4.99 Acres	25'	30'	25'	0'
	1 Acre - 1.99 Acres	25'	25'	25'	0'
	0.5 Acre - 0.99 Acre	20'	10'	25'	0'
	10,000 sq. ft. - 5,000 sq. ft.	15**	5'	20'	0'
	5,000 sq. ft. - 9,999 sq. ft.	15***	5'	15***	0'
All Residential Attached	All	0'	0'	0'	0'
Neighborhood Commercial	500 sq.ft. Minimum	0'	0'	7'	7'
Community Facilities	All	20'	30'	30'	0'
Open Space	All	20'	30'	30'	0'
Golf Course	All	20'	20'	20'	0'
Equestrian Facility	All	20'	20'	20'	0'
Parks	All	20'	30'	30'	0'
School	All	20'	75'	75'	0'

The setback is measured from the lot line to the foundation wall of the structure horizontally and perpendicular to the lot line. The setback from the power line is measured from the closest edge of the easement to the structure. Building separations must meet current fire code standards. Between planning areas 5 and 8, and Planning areas 17 and 19, a residential/non-residential horizontal building separation must be maintained between structures equal to the highest calculated building height between the two structures.

- ** 15 feet minimum front setback for residences with side entry garages.
- *** 5 feet minimum from alley or court; 10 feet minimum front setback for residences with side entry garages.
- **** 5 feet minimum for garage located near rear property line.

4.12.2 Encroachments

- A bay window, cornice, canopy, cantilevers, chimney, eaves, fireplace, wing wall or similar architectural feature may extend 3' into a required setback. Fire escapes may extend 6' into a required setback.
- An open, unenclosed, uncovered deck/porch less than 2' in height may extend 6' into a front or rear setback, 3' for a side setback.
- A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.
- Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substitution, or gas regulator/meter station shall meet the required setbacks.

4.12.3 Sign Setbacks

- Commercial - Commercial signs in mixed use areas may have a zero setback consistent with the PD Land Use section, and may be allowed to overhang a sidewalk into the right of way up to 42' provided 8' vertical clearance is maintained.
- Residential - Signs in residential areas may be located within public rights of way, including medians, provided they meet roadway design sight distance criteria, and a license agreement has been executed with the City.

4. Development Standards Cont'd.

4.13 Height Limitations

Use	Maximum Permitted Building Heights	Height (in feet)
Rural Residential		35
Residential (Single Family/Multifamily)		35/45
Mixed Use (PA 1, 2 Outside Marketplace), 3)		75
Mixed Use Marketplace (PA2)	120/180*	
Mixed Use (PA 4, 5, 19)		60
Open Space - All		35
Neighborhood Commercial		45
Farm		35

*Building heights greater than 120 feet and less than or equal to 180 feet are permitted within the Marketplace (PA 2) only upon proceeding the use proposing such height in accordance with the Use by Special Review procedures set forth in the Zoning Ordinance.

4.13.1 Building Height - Height is measured from the average proposed finished ground elevation at the front of the structure to the lowest point of the coping on a flat roof, to the average height of the highest gable of a pitched or hipped roof, or to the deck line of a mansard roof.

4.13.2 The maximum building height shall not apply to bellies, chutes, mechanical penthouses or domes not used for human occupancy, roof-mounted ductwork, spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appendages usually carried above the roof level. These may exceed the maximum height limitations by no more than 20'.

5. Definitions

All terms not defined in this Development Plan shall have the meanings ascribed to them in the Zoning Ordinance. Where terms are defined in both this Development Plan and the Zoning Ordinance, the definitions contained in this Development Plan shall control.

- Agriculture - Limited agricultural activities, including: small dairies, poultry and egg production facilities, grazing of livestock, crop production, fruit and nut tree orchards excluding, however, feed lots and hog farms.
- Ancillary Unit - A one-bedroom dwelling not greater than 1,000 square feet in size located on the same lot and detached from the principal dwelling, and which may be held out for lease or rent by principal owner.
- Bed and Breakfast - A dwelling where overnight or otherwise short-term temporary lodging for the general public is provided with or without meals, in which there are no more than 10 guest rooms/suites and 8 accessory units. The operator of the facility may live in the dwelling.
- Community Facilities - Structures, which may contain outdoor elements, intended for recreational and cultural activities. Use of such facilities may be restricted to persons living in a specific geographical area, but shall not be based upon race or creed. Any fees assessed shall apply equally to all users.
- Community Uses - Recreational and cultural uses intended for the general public. Such uses may be restricted to persons living in a specific geographical area, provided such restriction is not based upon race or creed. Any fees assessed shall apply equally to all users.
- Drainage Facilities - Drainage ways and stormwater structures, conveyances, retention and detention areas and facilities, and easements for the foregoing.
- Dwelling Unit - Any single family residential unit permitted as a principal use but specifically excluding guest houses, Ancillary Units, and caretaker units.
- Minor Utility Facility - Above-grade utilities of less than ten-thousand (10,000) square feet of gross lot area that have a localized impact on surrounding properties and are necessary to provide essential services, including the following:
 - Electric services, limited to electrical substation, and electrical relay switching stations; if electric substation transformers are exposed, an enclosing fence, berm, or wall at least eight (8) feet high, adequate to minimize visibility and noise, shall be provided.
 - Natural gas transmission and distribution, limited to natural gas distribution substations
 - Telephone transmission and telephone switching stations, excluding, however, communication towers
 - Wastewater collection, limited to utility lift stations
 - Water supply, limited to utility pumping stations
- Owner - Owner is defined as "Developer, Owners, Successor, and/or Assigner" as to their respective ownership parcels.
- Private Open Space - Within Residential - Rural, the portion of private land located outside of the Building Envelope.
- Utility Service Facilities - Any electric distribution line, natural gas distribution pipeline, telegraph/telephone line, cable television line, neighborhood substitution, gas regulator/motor station, cell site, or water storage/treatment, or wastewater treatment facility, and any similar or related structures, facilities and equipment, and easements for any of the foregoing.
- Engineer/Prepared By:

SW/A Associates Inc. 8000 South Chester St, Suite 200 Centennial, Colorado 80112 Ph: 303.220.6400 Contract: Blake Clowers, PE Revision Date: Nov. 1, 2009 Prepared: June 23, 2009 Revised: August 24, 2009 Revised: December 14, 2009	Planner: SW/A Group 800 South Chester St, Suite 200 Centennial, Colorado 80112 Ph: 949.497.5471 Contract: Monica Simpson, SW/A Revision Date: Nov. 1, 2009 Prepared: June 23, 2009 Revised: August 24, 2009 Revised: December 14, 2009
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