

PUBLIC HEARING

# CROWSNEST REFERRAL RESPONSE LETTER

DAVID L. CORLISS, TOWN MANAGER  
FEBRUARY 17, 2026



# CROWSNEST REFERRAL RESPONSE

## PROPOSED DEVELOPMENT IN CASTLE PINES

VT Crowfoot Valley Landco, LLC has submitted an application for initial zoning for the property subject to the Crowsnest Annexation, totaling approximately 795 acres, of which about 750 acres are subject to residential, mixed-use, and commercial development, and 45 acres to remain as Crowfoot Valley Road right-of-way.

The property is located along the Crowfoot Valley Road corridor north of Pradera Parkway and south of Chambers Road.

The proposed zoning is Planned Development (PD) and includes up to 3,965 residential dwelling units comprising both single-family and multifamily units, and approximately 121 acres for mixed-use and commercial planning areas with a floor area ratio (F.A.R.) of 1.0.

The proposed zoning will require review and decision by City Council, after a review and recommendation by Planning Commission. The decision by City Council is tentatively scheduled for March 24, 2026.

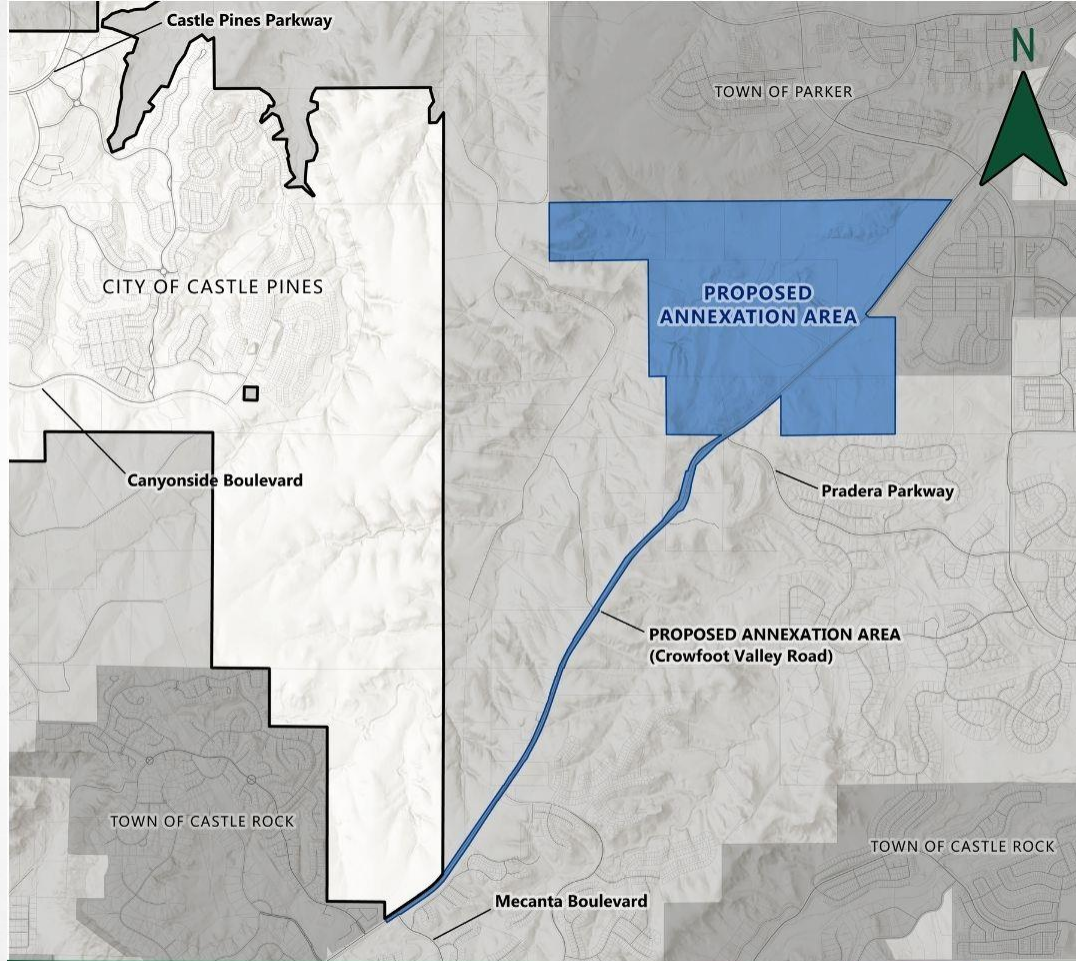
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Town of Castle Rock staff has generally reviewed the proposed development and offers comments that are reflected in the draft letter that is proposed to be sent to the City of Castle Pines, these include concerns about public water supply availability, increased traffic and cut-thru traffic on Crowfoot Valley Road impacting Castle Rock, including Founders Parkway, and concerns related to impact on wildlife. Staff recommends to Town Council the proposed letter be sent to the City of Castle Pines.

The Town requested, and the City of Castle Pines provided, materials for responding to the Crowsnest proposed development.

Referral comments are due to the City of Castle Pines by March 2, 2026.



# Annexation Petition Boundary



# CROWSNEST REFERRAL RESPONSE

## PROPOSED DEVELOPMENT IN CASTLE PINES

PROPOSED MOTION:

*“I move for Mayor to sign the referral response letter expressing concerns, as outlined by staff.”*

## QUESTIONS?