

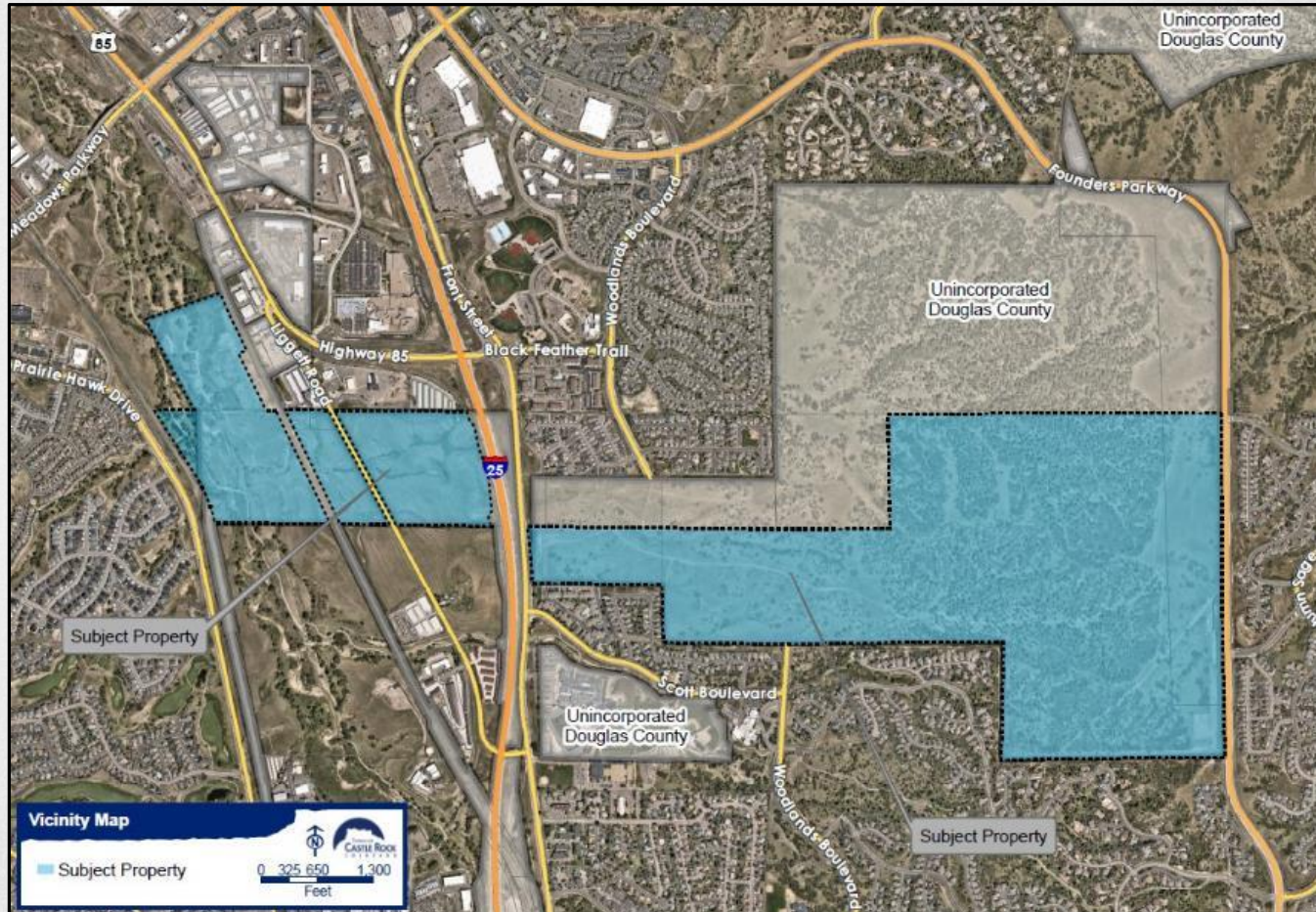
**PINE CANYON ANNEXATION,
PLANNED DEVELOPMENT PLAN AND ZONING
REGULATIONS,
ANNEXATION AND VESTED PROPERTY RIGHTS
DEVELOPMENT AGREEMENT, AND
VESTING SITE-SPECIFIC DEVELOPMENT PLANS
THROUGH DECEMBER 31, 2050**

TOWN COUNCIL

MAY 20, 2025



VICINITY MAP



- 533.5 acres
- Located on both the east and west sides of I-25, west of Founders Parkway.
- Current use as agricultural, two residential units and outbuildings
- County zoning for agriculture, general industrial zoning, rural residential

RECENT HISTORY

- 2020-2024 Pine Canyon submitted to Douglas County for:
 - PD Zoning, Water Appeal, and Metro District Service Plan
 - Town opposes urban level development within the unincorporated County
 - Sept 16, 2024 Board of County Commissioners continued the public hearings to allow Owner and the Town opportunity to work toward Annexation and Zoning in the Town
 - Dec 17, 2024 applications tabled in the County
- Dec 17, 2024 Pre-Annexation Agreement approved by Town Council
- Jan 31, 2025 Pine Canyon Annexation submitted to Town
- Feb 19, 2025 Pine Canyon PD Zoning submitted to Town
- April 24, 2025 Planning Commission recommended approval to Town Council for Pine Canyon Annexation and Planned Development Plan

PRE-ANNEXATION AGREEMENT

A contract between Owner and Town outlining the terms and conditions for future annexation and zoning

Key Items

- Pine Canyon **applications in the County** will be continued/tabled, while they work with Town on Annexation and Zoning
- **Zoning Content** have same density and general plan as proposed in the County
- **Water Agreement** for Town to serve property with no additional water resources required, Owner able to use 106 acre-feet for agricultural uses on west side
- **Traffic Study is not required** to be updated now, however all future Site Development Plans will have updated Traffic Studies
- **View Plane/Tree Protection** standards in PD instead of Skyline/Ridgeline regulations
- If Town Council does not approve annexation and zoning, **Owner can resume** applications in the County

PINE CANYON DEVELOPMENT

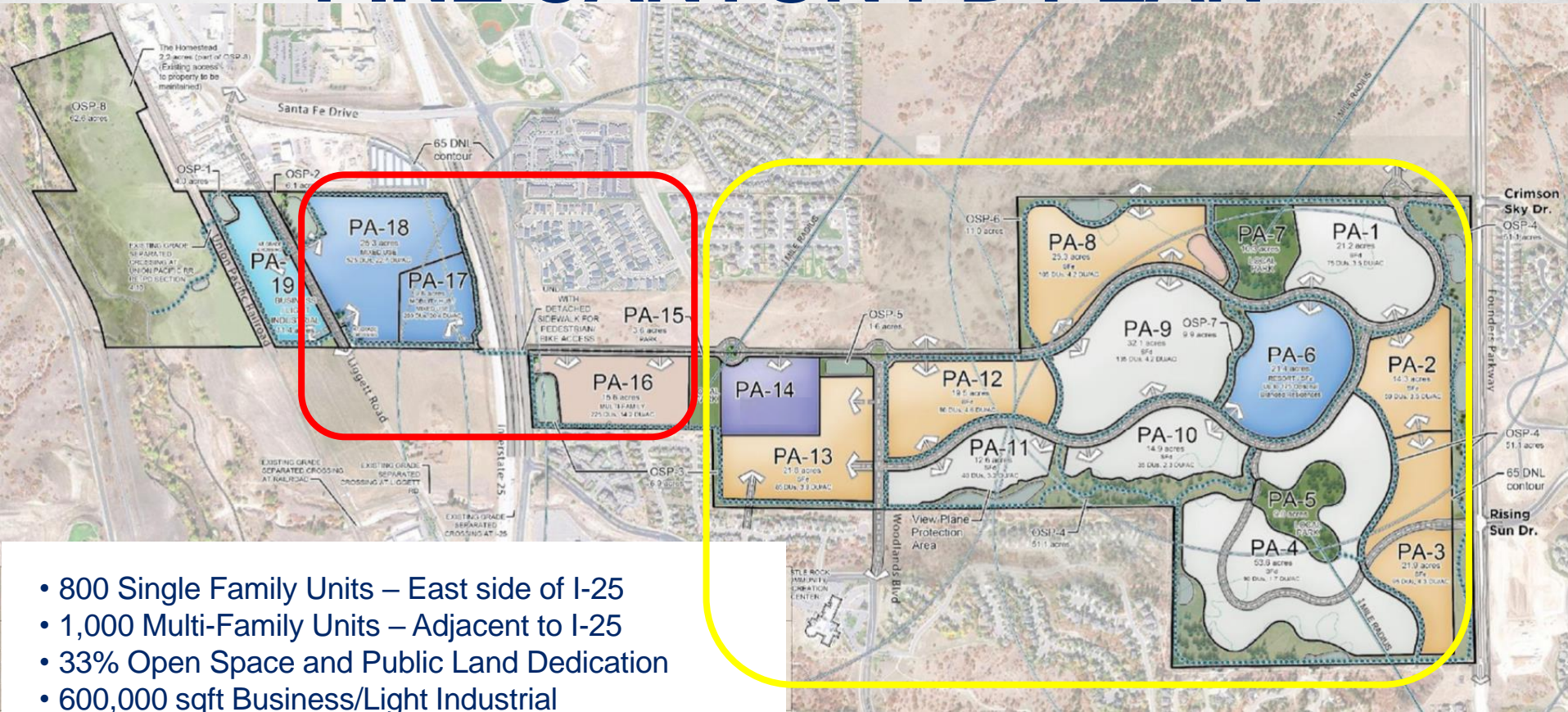
Development will happen.

The question is **who will regulate it?** Castle Rock or Douglas County

Annexation and Zoning with the Town ensures:

- ❑ Better regional water and wastewater management,
- ❑ Town control of transportation network,
- ❑ Infrastructure funding,
- ❑ Public open space and parks that benefit the entire Town, and
- ❑ Onsite infrastructure built to Town standards.

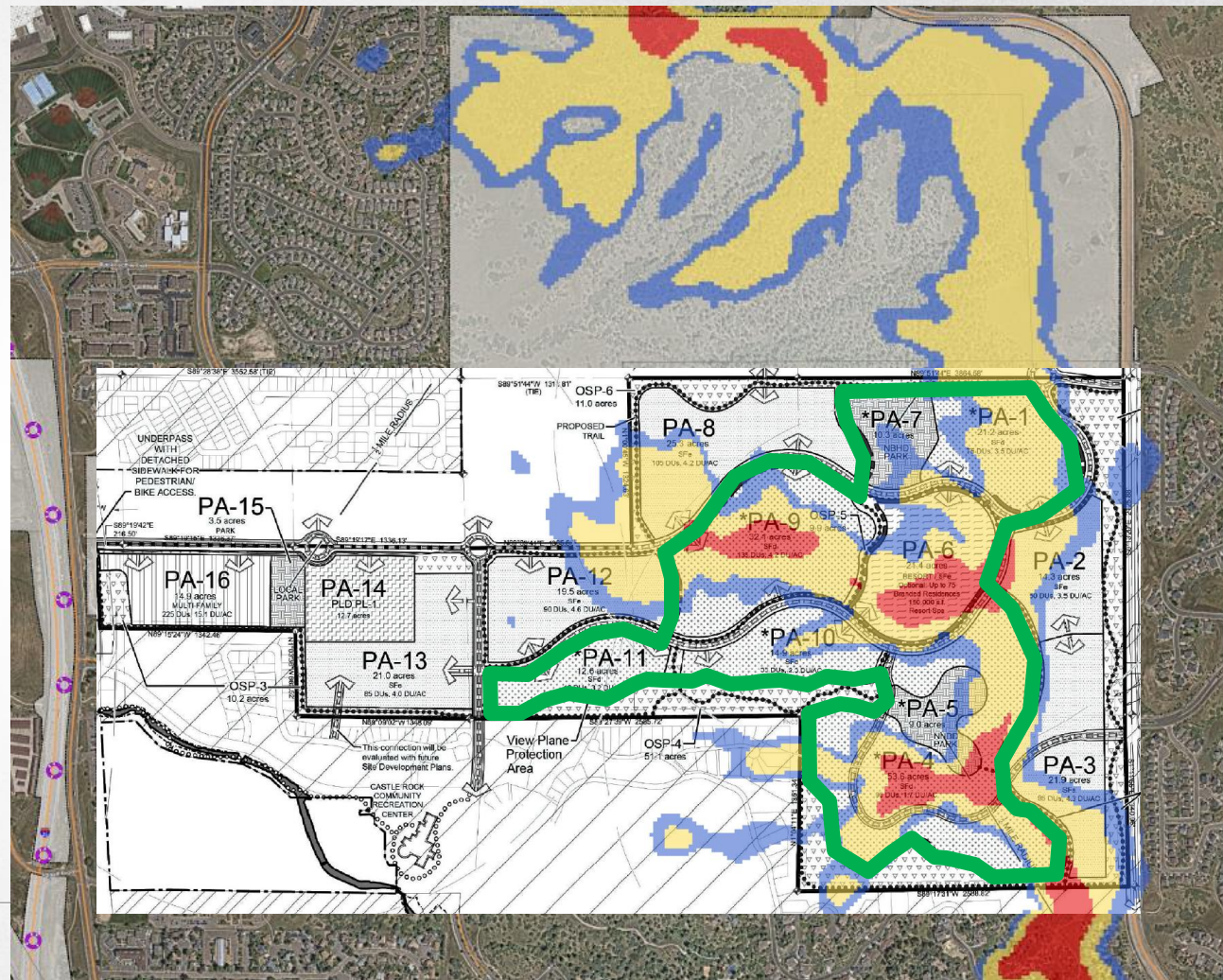
PINE CANYON PD PLAN



- 800 Single Family Units – East side of I-25
- 1,000 Multi-Family Units – Adjacent to I-25
- 33% Open Space and Public Land Dedication
- 600,000 sqft Business/Light Industrial
- 21 acre Resort area or Single Family
- Roadway connections – north/south and east/west

VIEWPLANE PROTECTION

- View Plane Protection regulations in zoning instead of Skyline/Ridgeline
- No clear cutting/overlot grading for structures in PA 1, 4, 5, 6, 7, 9, 10 and 11
- Building Height limited to 35 ft in PA 1, 4, 5, 7, 9, 10 and 11, and to 65 ft in PA 6
- Site Development Plans will identify lot locations and tree preservation
- Tree preservation benefit more adjacent neighbors



COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings

Summary of Questions

- Buffer between existing residential
- Resort location, traffic, and need
- Increased traffic concern
- Increased school demand concern

Neighborhood Meetings		
Date	Format	Attendance
February 11, 2025	Hybrid	25
March 11, 2025	Hybrid	38
April 16, 2025	Hybrid	24

BENEFITS OF PINE CANYON DEVELOPING IN THE TOWN

Transportation

Roadway connections to be coordinated with existing Town roads and built to Town standards.

- New east-west and north-south roadway connections.
- Updated Traffic Study with each Site Development Plan.
- Area planned to be incorporated into the Town's transportation system for decades.
- Annexation allows Castle Rock to control traffic impacts, require road connections, and fund transportation improvements with developer impact fees.

BENEFITS OF PINE CANYON DEVELOPING IN THE TOWN

Trails and Parks

Development to provide open space, parks and trail corridors accessible to public and connected to existing Town facilities.

- Open space exceeds the Town's minimum 20% requirement at 33%.
- Ownership and maintenance of parks, trails and open space would be designated during the site development plan.
- Impact fees collected with building permits are used for parks and recreation projects throughout Town.

BENEFITS OF PINE CANYON DEVELOPING IN THE TOWN

Wastewater Treatment

Development would tie into Castle Rock Water's existing wastewater system, and separate treatment facility would not be needed.

- Regional treatment of wastewater is more cost effective for everyone.
- PCWRA is located northwest of Town and not along existing recreational trails or close to homes or businesses.
- Odor treatment is already in place at PCWRA.
- Developer will be contributing millions in system development fees to support improvements to the sewer system and PCWRA.
- Avoids traffic associated with solids handling and maintenance in Town.

BENEFITS OF PINE CANYON DEVELOPING IN THE TOWN

Stormwater

Development's stormwater system will connect into Castle Rock's system and contribute to improvements along East Plum Creek and further downstream.

- Residents in the new development will pay into the stormwater enterprise for operation and maintenance of Town wide facilities.
- Development will meet Town's stormwater infrastructure criteria which are more stringent than Douglas County's requirements.
- Development will comply with Town's erosion control standards during development activities.

BENEFITS OF PINE CANYON DEVELOPING IN THE TOWN

Fire Service

Having Castle Rock Water service the development would greatly improve the water supply for Castle Rock Fire, which would be the responding fire agency.

- Castle Rock Water helps Castle Rock Fire maintain an Insurance Services Office (ISO) rating of 2 in our water service area.
- Castle Rock Water receiving 39.37 out of 40 points in our last ISO audit for water supply.
- Castle Rock Water inspects and maintains every fire hydrant in our system annually maintaining a 96% overall condition index rating.

BENEFITS OF PINE CANYON DEVELOPING IN THE TOWN

Water Supply

Development will connect to Town's water treatment and distribution system.

- Castle Rock Water has planned to serve this area for over 20 years.
- Castle Rock Water will reserve existing excess nonrenewable groundwater already owned to ensure appropriate amount of nonrenewable groundwater available for the development.
- Development will pay system development fees at current and future rates, including Castle Rock Water's renewable water fee.
- Development will meet all of Town's water conservation standards, including the ColoradoScape requirements established in 2022.

BENEFITS OF PINE CANYON DEVELOPING IN THE TOWN

Water Supply - continued

- Getting this development into the Town's water system and off of sole reliance on nonrenewable groundwater is important for the region and the long-term sustainability of the water supply for the Town, Douglas County and this development.
- Development will be connected to renewable water supplies and will not drain non-renewable supplies owned by Castle Rock.
- Development will not impact Castle Rock's existing wells and aquifer storage and recovery system.
- Development will have five times more water supply available through CRW.

KEY BENEFITS OF DEVELOPING WITHIN THE TOWN

- Town Control of Infrastructure and Design Standards
- Key Road Connections and Improved Circulation
- 178.5 acres of Open Space and Parks
- Trails and Parks Built to Town Standards
- Connection to Town's Renewable Water Supply
- Fire Service on Town Water
- Regional Approach to Wastewater Treatment – no new wastewater facility
- Drainage Improvements Built to Town Standards
- Preventing a Future Burden on Taxpayers
- Consistent Regulation and Governance for Adjacent Neighborhoods¹⁶ >

DEVELOPMENT AGREEMENT

- 757.5 acre feet of groundwater dedicated to the Town
- 106.4 additional acre feet reserved for Homestead agricultural uses
- Property is infill and does not require renewable water
- Town's restrictive landscape and irrigation regulations apply
- Viewplane protection regulations exempt PD from Skyline/Ridgeline regulations
- Transportation improvements required, updated Traffic Study with each SDP
- Plum Creek trail dedicated to Town, other open space and park ownership determined at time of SDP
- Homestead private open space for agricultural uses, two existing homes
- PLD for school – if no SDP/permit in 10 years, Owner shall develop it for parks and recreation uses or convey to Town for same
- Forest management plan in place, and fire mitigation plans with SDP
- Regional mill levy of 5 mills
- Vesting through December 31, 2050

STAFF ANALYSIS

The proposed Annexation and Planned Development Plan and Zoning Regulations:

- ✓ Have met State Substantial Compliance and Eligibility requirements,
- ✓ Meet the Town Code general design principles of land development,
- ✓ Is capable of being integrated into Town systems,
- ✓ Provide appropriate infrastructure improvements to mitigate impacts,
- ✓ Is compatible with surrounding zoning and land uses, and
- ✓ Provides a variety of housing types and lot sizes
- ✓ Conforms with the Pre-Annexation Agreement

ANNEXATION FINDINGS

Meets the 2030 Comprehensive Master Plan's Principles

- Responsible Growth (RG-2.1)
 - ✓ Is a logical extension or infill of Town boundaries.
 - ✓ Has demonstrated a significant benefit to the Town.
 - ✓ Will be provided with adequate urban services.
 - ✓ Is fiscally responsible.
 - ✓ Conveys to the Town all groundwater rights.

PD PLAN & ZONING REGULATIONS FINDINGS

Meets the Municipal Code Planned Development Requirements of Section 17.32 and the Criteria outlined in Section 17.34.030

- A. Community vision/land use entitlements.
- B. Relationship to surrounding area.
- C. Circulation and connectivity.
- D. Service, phasing and off-site impacts.
- E. Open space, public lands and recreation amenities.
- F. Preservation of natural features.

RECOMMENDATION

Planning Commission voted 6-0 to recommend approval of the Pine Canyon Annexation, and voted 7-0 to recommend approval of the Planned Development Plan and Zoning Regulations.

Staff recommends approval of the Pine Canyon Annexation and Vested Property Rights Development Agreement and Vesting Site Specific Development Plans through December 31, 2050.

PROPOSED MOTIONS

Approval:

*“I move to approve the **Pine Canyon Annexation** Ordinance, as introduced by title.”*

*“I move to approve the **Pine Canyon Planned Development Plan and Zoning Regulations** Ordinance, as introduced by title.”*

*“I move to approve the **Pine Canyon Annexation and Vested Property Rights Development Agreement and Vesting Site-Specific Development Plans through Dec. 31, 2050** Ordinance, as introduced by title.”*

ALTERNATE MOTIONS

Approval with Conditions:

“I move to approve the Pine Canyon Annexation Ordinance, as introduced by title, with the following conditions: _____.”

“I move to approve the Pine Canyon Planned Development Plan and Zoning Regulations Ordinance, as introduced by title, with the following conditions: _____.”

“I move to approve the Pine Canyon Annexation and Vested Property Rights Development Agreement and Vesting Site-Specific Development Plans through Dec. 31, 2050 Ordinance, as introduced by title, with the following conditions: _____.”

Continue item (need more information to make decision)

“I move to continue this [state which item] to the Town Council meeting on [date], 2025, at [time].”



QUESTIONS