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PLANNING COMMISSION COMMUNICATION MEMORANDUM

TO: Chairman Goode and Members of the Planning Commission

FROM: Sam Bishop, Community Development Director

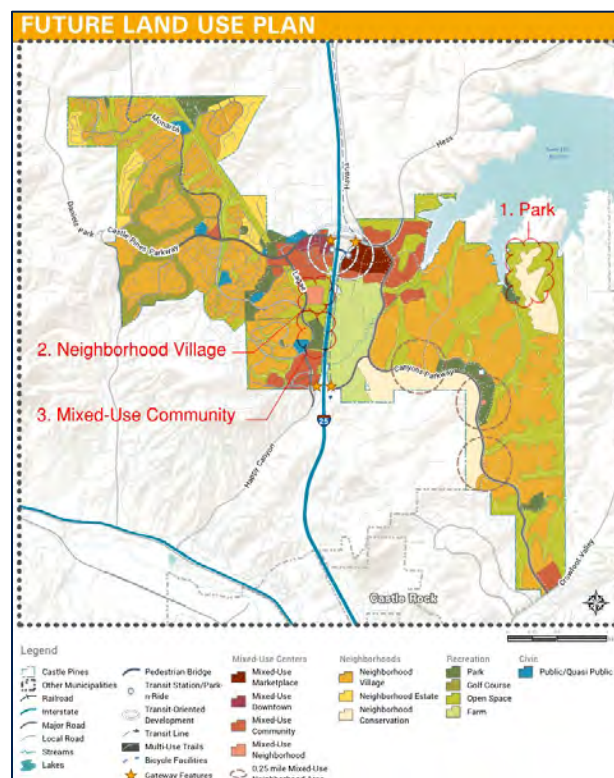
DATE: October 18, 2019

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 RECOMMENDATION:

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

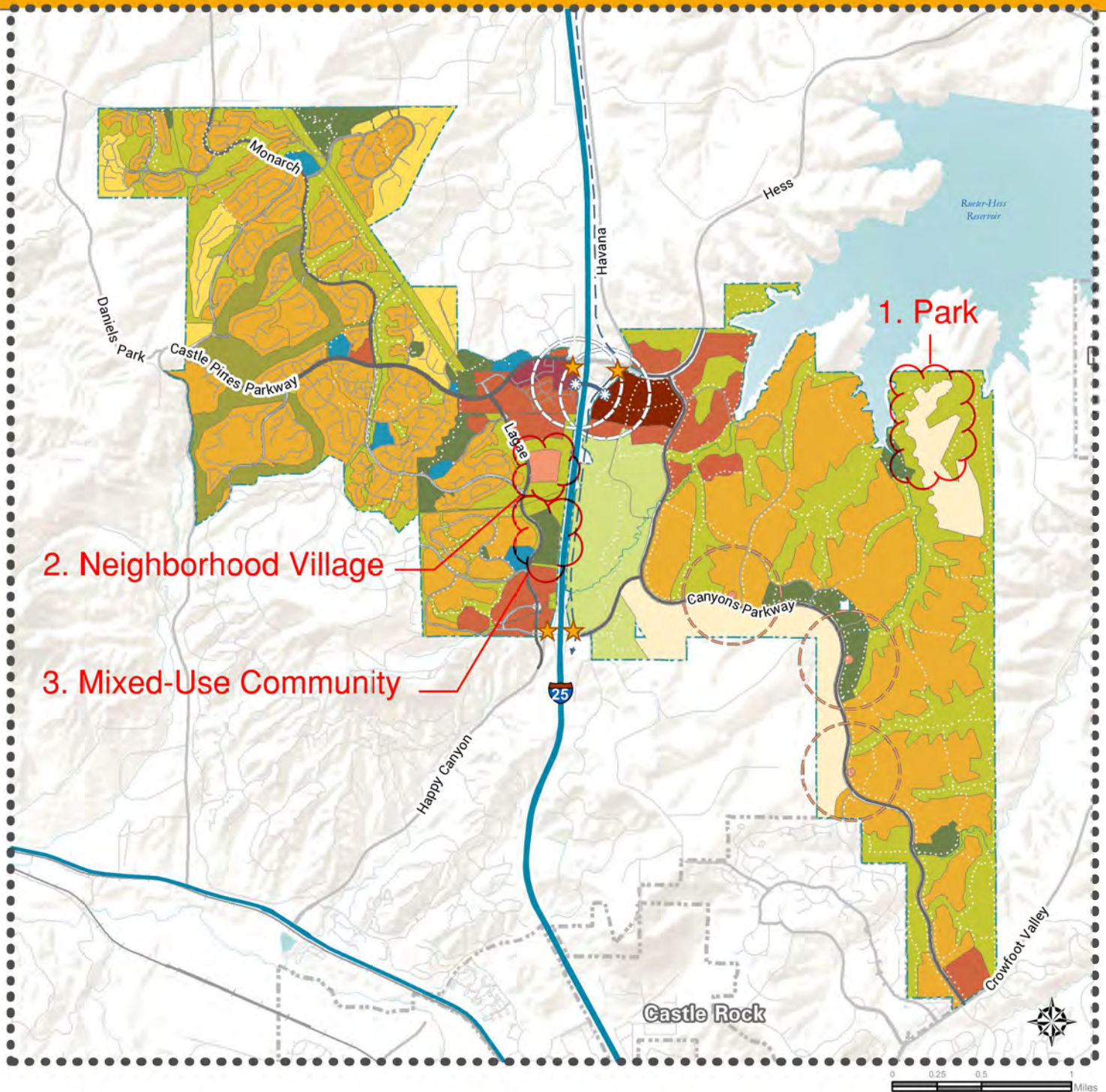
PROPOSED MOTION:

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

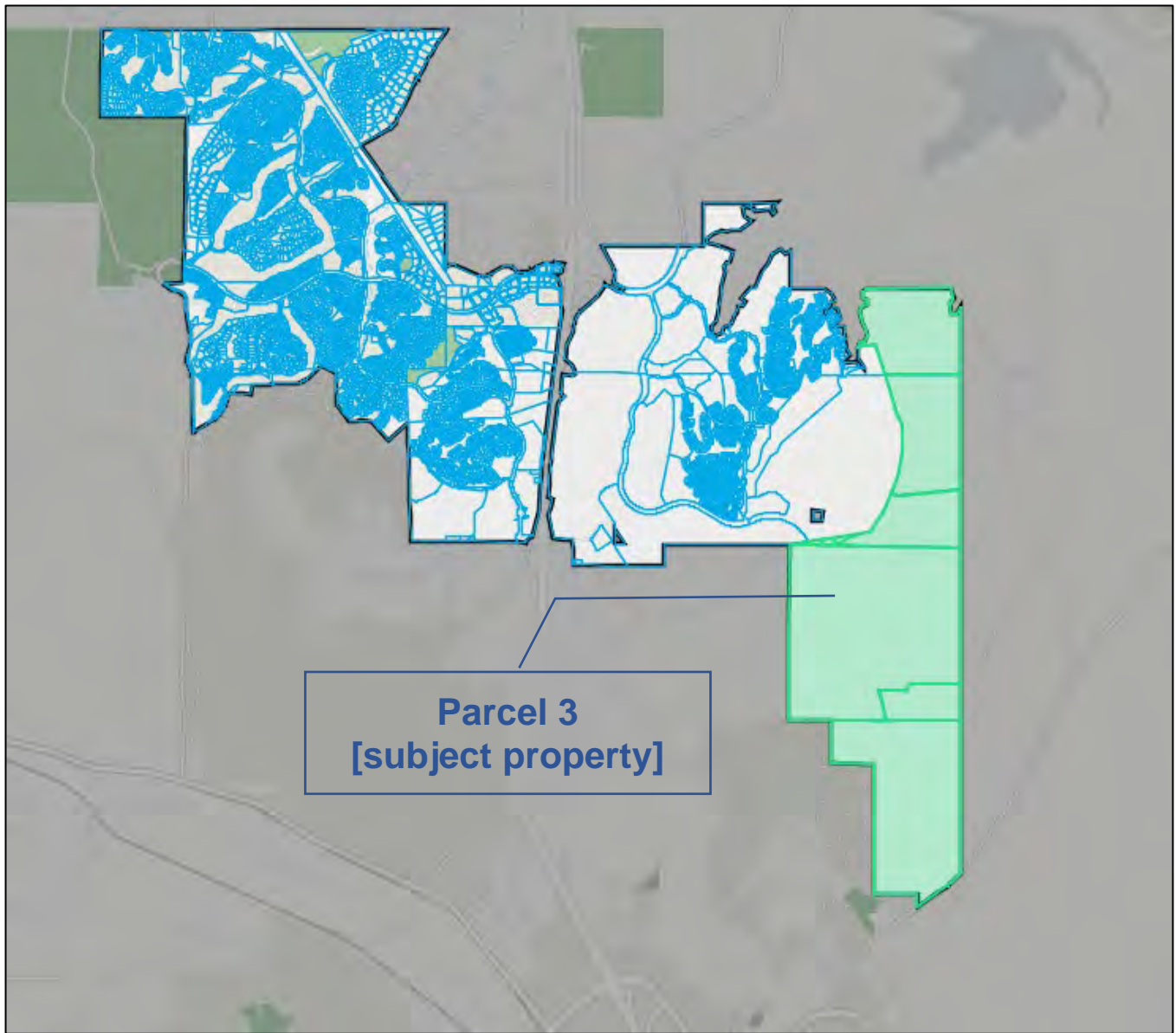
Castle Pines	Pedestrian Bridge	Mixed-Use Marketplace	Neighborhood Village	Park	Civic
Other Municipalities	Transit Station/Park-n-Ride	Mixed-Use Downtown	Neighborhood Estate	Golf Course	Public/Quasi Public
Railroad	Transit-Oriented Development	Mixed-Use Community	Neighborhood Conservation	Open Space	
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.

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”.

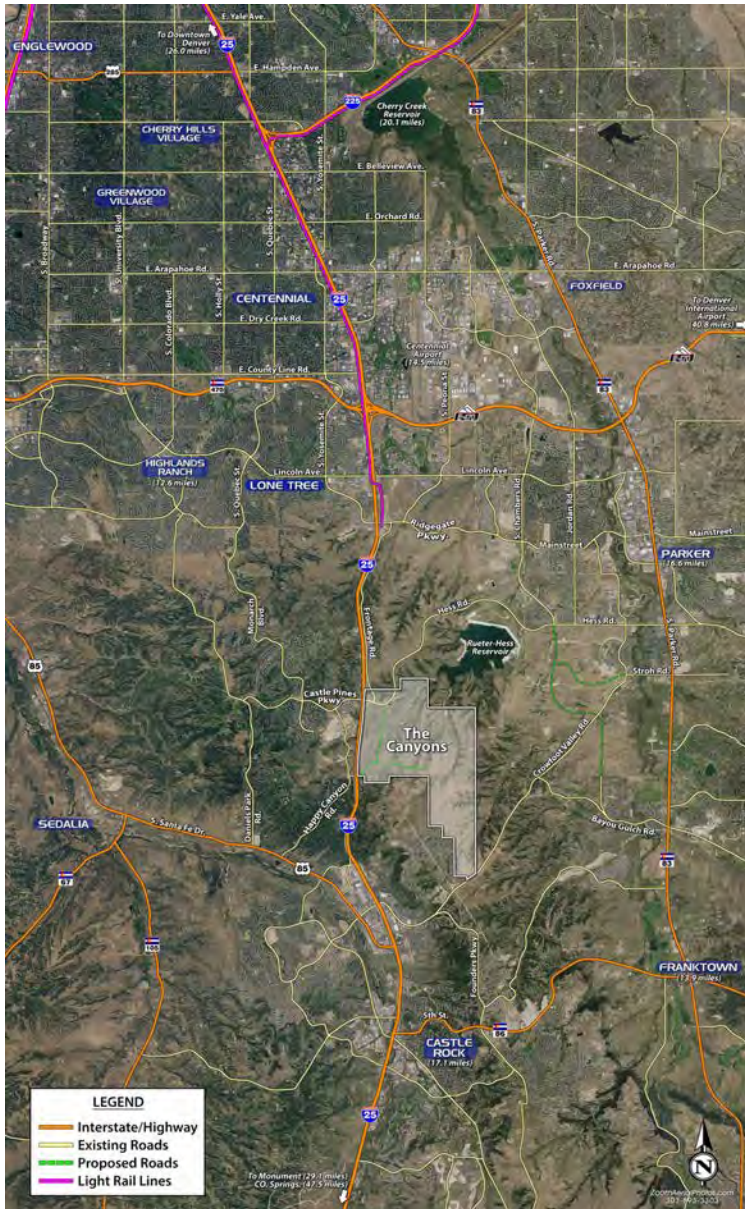
In 2015, North Canyons LLLP sold 1,270 acres and 2,000 units to homebuilder Shea Canyons, who has commenced construction on 1,000 dwelling units in Phase 1 of their development. The allocation of 2,000 dwelling units to Shea Canyons was required to support the amount of infrastructure required for the 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 PWSD 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.

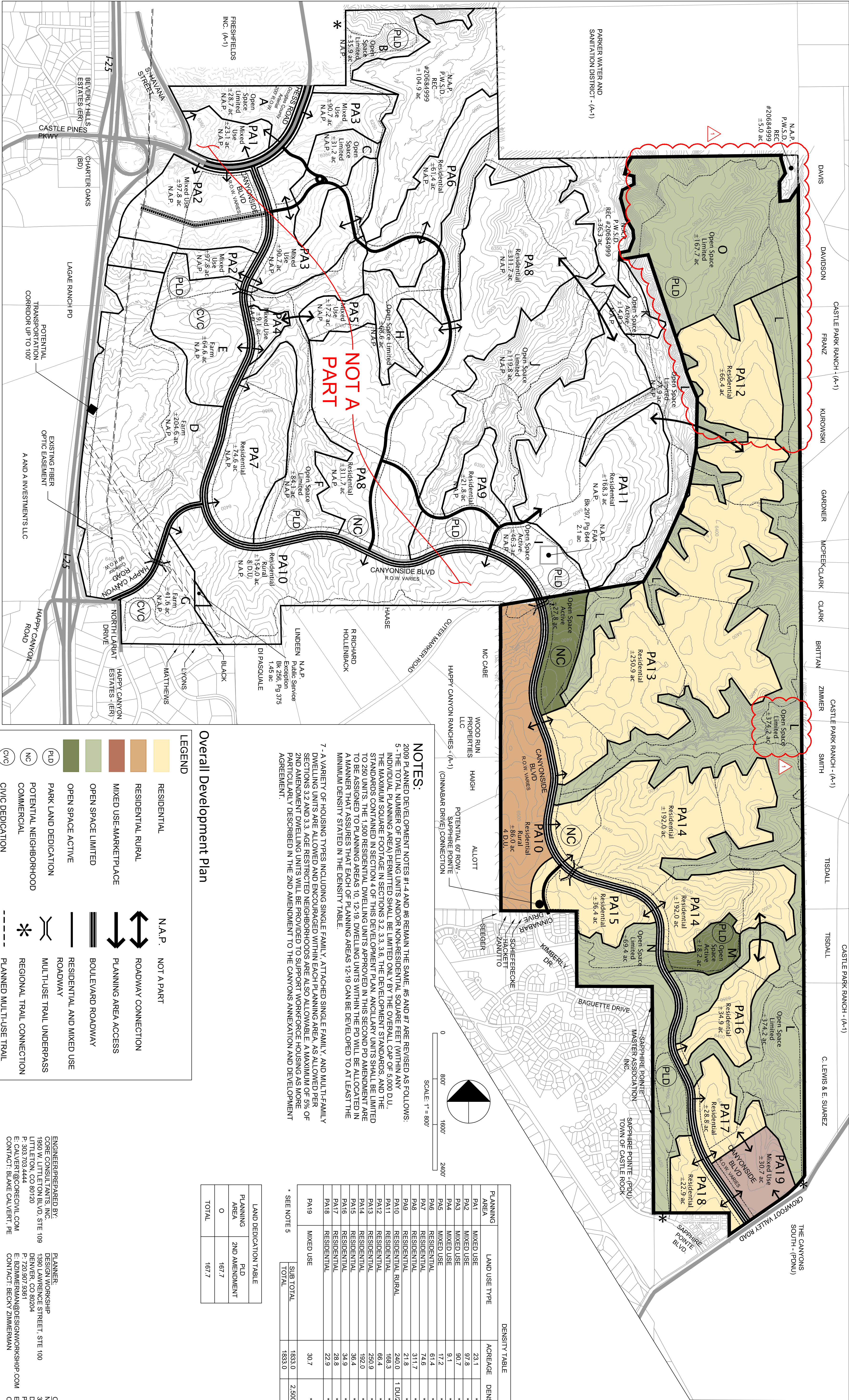
- *For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Ordinance.*

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,
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1,440.95 ACRES +/-, CASE NO. PDM19-001



THE CANYONS

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1,440.95 ACRES +/-, CASE NO. PDM19-001

3. Permitted Uses Cont'd

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

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

3.1.2 Accessory Uses

- 1) The following shall be allowed within the Building Envelope only when a principal use has been established on the lot:
 - a) 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) 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 sf)(excluding mobile home)(per 5 acres of lot area)
 - b) Caretaker residence (1200 sf)(excluding mobile home)(per 5 acres of lot area)
 - c) Barn (1500 sf)
 - d) Shed (500 sf)
 - e) Gazebo (500 sf)
 - 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

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

- 1) Residential
 - a) 1 single family Dwelling Unit per lot (excluding mobile home)
 - 2) Multifamily - apartment, condominium
- 2) 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) Guardhouses and/or gates at entries, exits, ingress/egress points
 - 6) Minor Utility Facilities
 - 7) Multi-use trails and trailheads
 - 8) Parks and recreation facilities
 - 9) Geothermal energy systems

3.2.2 Accessory Uses

- 1) The following shall be allowed only when a principal use has been established on the lot:
 - a) 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. Secondary structures include one each of (no more than 2 total) the following:
 - a) Shed (200 sf)
 - b) Gazebo (200 sf)
 - c) Green house (private) (200 sf)

3. Permitted Uses Cont'd

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

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

- 1) Multifamily - apartment, condominium
- 2) Single family detached or attached residential (excluding mobile home)
- 3) Non-Residential
 - a) 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)
- 4) Pharmacy
- 5) Printing/copy shop
- 6) Repair or rental service (small)
- 7) Restaurant, cafe and other places serving food and beverages, including drive-through with indoor/outdoor dining areas and related facilities
- 8) Retail/service business - indoor/outdoor
- 9) Senior housing, retirement, nursing, or convalescent home and other extended care facilities
- 10) Studio, including television and radio broadcasting station with roof mounted antennas and microwave dishes, but excluding free standing antenna towers and microwave dishes
- 11) Transit terminal/park and ride facility
- 12) Veterinary clinic/hospital/snail animal daycare/short term boarding facility - animals shall be confined in an enclosed building which is part of the principal structure
- 13) Other uses of similar character and impact as determined by the City

- 1) Community Uses
 - a) 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
 - 8) Hospital
 - 9) Library
 - 10) Minor Utility Facilities
 - 11) Multi-use trails and trailheads
 - 12) Museum/civic institution
 - 13) Outdoor entertainment facilities, including amphitheaters
 - 14) Parks

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

3. Permitted Uses Cont'd

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

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

3.1.2 Accessory Uses

- 1) The following shall be allowed within the Building Envelope only when a principal use has been established on the lot:
 - a) 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) 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 sf)(excluding mobile home)(per 5 acres of lot area)
 - b) Caretaker residence (1200 sf)(excluding mobile home)(per 5 acres of lot area)
 - c) Barn (1500 sf)
 - d) Shed (500 sf)
 - e) Gazebo (500 sf)
 - 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

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

- 1) Residential
 - a) 1 single family Dwelling Unit per lot (excluding mobile home)
 - 2) Multifamily - apartment, condominium
- 2) 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) Guardhouses and/or gates at entries, exits, ingress/egress points
 - 6) Minor Utility Facilities
 - 7) Multi-use trails and trailheads
 - 8) Parks and recreation facilities
 - 9) Geothermal energy systems

3.2.2 Accessory Uses

- 1) The following shall be allowed only when a principal use has been established on the lot:
 - a) 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. Secondary structures include one each of (no more than 2 total) the following:
 - a) Shed (200 sf)
 - b) Gazebo (200 sf)
 - c) Green house (private) (200 sf)

3. Permitted Uses Cont'd

3. Permitted Uses Cont'd

- 9) Post office
- 10) Recreation facility - indoor/outdoor
- 11) Sheriff/police substation
- 12) Geothermal energy systems

3.3.2 Accessory Uses

- 1) The following shall be allowed only when a principal use has been established on the lot:
 - a) 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 (Single Family)
 - 3) Detached garages - private, limited to a maximum size of 2 cars per Dwelling Unit
 - 4) Gardens, water features and fountains (private)
 - 5) Parking (including structured) - public or private
 - 6) Play structures not exceeding an area of 400 square feet and height of 15 feet
 - 7) Storm shelters (below ground)
 - 8) Swimming pools, tennis courts, barbecue pits

3.3.3 Permitted Uses by Special Review

- 1) The following uses are permitted throughout Mixed Use, upon approval by the City in accordance with the Zoning Ordinance.
 - a) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Automobile filling station, which may offer repair
 - 3) Car wash
 - 4) Churches, synagogues, places of worship totaling 500 seats or more
 - 5) Equipment rental - small
 - 6) Heliport
 - 7) Mini warehouse or self-storage - no storage of dangerous/flammable materials, and no sales or services from any unit
 - 8) Motorized vehicle - sales and rental with associated service, limited to automobiles and smaller vehicles
 - 9) Open space active uses - see sections 3.6.1 and 3.6.2
 - 10) School - K-8
 - 11) Utility - major facility and service facility
 - 12) Building heights greater than 120', but not to exceed 180', in PA2 Marketplace only

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

- 1) Community Uses
 - a) 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
- 2) Geothermal energy systems

3.4.2 Accessory Uses

- 1) The following shall be allowed only when a principal use has been established on the lot:
 - a) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure

3.4.3 Permitted Uses by Special Review

- 1) The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance.
 - a) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Barn
 - 3) Parking lots
 - 4) Storage structures
 - 5) Fire station/polic/sheriff station
 - 6) School - K-8
 - 7) Utility - major facility and service facility only when located in Planning Areas D or G
 - 8) Other uses of similar character and impact as determined by the City

3.5 Open Space- Limited A, B, C, F, H, J, L, N, and O

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

- 1) Community Uses
 - a) Artificial waterways and ponds
 - 2) Cemetery
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 4) Gazebo, kiosk, or similar facilities/improvements.
 - 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 in Planning Areas F, H, J and portions of Planning Area L located in Parcel 2, Canyons Superblock Plat #1 only:
 - 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) Vistors/nature center and special events, in Planning Area O only.
 - 7) Minor Utility Facilities
 - 8) Multi-use trails and trailheads

3. Permitted Uses Cont'd

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

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

- 1) The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance.
 - a) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Fire station/polic/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

- 1) Community Uses
 - a) 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 I and K
 - 18) Restroom facilities
 - 19) Sport fields - with limited lighting, when located in Planning Area I only
 - 20) View overlooks
- 2) Geothermal energy systems

3.6.2 Accessory Uses

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

3.6.3 Permitted Uses by Special Review

- 1) The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended.
 - a) 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 a location having sufficient access and appropriate buffering from adjacent residential uses
 - 2) Fire station
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

ENGINEER/REVIEWED BY: PLANNER: OWNER/APPLICANT:
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LITTLETON, CO 80120 DENVER, CO 80204 DENVER, COLORADO 80206
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PREPARATION DATE: OCTOBER 16, 2019

Revision per Canyons Planned Development 2nd Major Amendment

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
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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 principles 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 (DCRDCS), 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, attractive 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 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-die-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 detached 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 neighborhood to neighborhood. Traffic carried by collector streets should have slow speeds and a forgiving and destination within the community. Collector streets shall include wide shoulders and a 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, see sheet 6 of 8 from original Canyons PD, Reception No. 200910033.
- For Collector and Boulevard roadway sections, curb trench drains are not required.
- 4.2.4 Sidewalks, Curb and Gutter, and Driveways**
 - Sidewalks and multi use trails located along roadways adjacent to Mixed Use and Residential land 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'.
 - 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 (DCSDDTGM).

4.2.5 Drainage

- The minor and major storm drainage systems shall be designed in accordance with the DCSDDTGM, 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.
- 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 from flowline-flowline.
- 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 DCSDDTGM. 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 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 profile. Warp of the side streets shall match across the street within 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.

Table 4.2 Roadway Design and Technical Criteria

	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
Planning Area Use District (PAU)	AI	PA 5-18	PA 5-18	PA 5-18	PA 5-18	PA 1, 2, 3, 4, 5, 19	PA 1, 2, 3, 4, 5, 19	PA 1, 2, 3, 4, 5, 19	
Design Speed (MPH)	40	30	20-25	20-25	20-25	25	25	25	
Posted Speed (MPH)	35-40	25-30	<12,000 yrd	<500 yrd	<1,500 yrd	<12,000 yrd	<12,000 yrd	<12,000 yrd	
Travel Lanes	>12,000 yrd	60 NM (9)	62	46	60	20	44 (9)	52	
1. Bulb-Out/Lane	120' NM (9)	80 NM (9)	62	2 (9)	60	2 (9)	2 (9)	52	
2. Intersecting Lanes	4 (9)	2 (9)	28' FL TO FL	22' FL TO FL	24' FL TO FL	28' FL TO FL	30' FL TO FL	22' FL TO FL	
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	22' FL TO FL	
3. Lane Width - Minimum	11'	11'	-	-	-	-	10'	-	
4. Shoulder Width (or Roadside Swales)	6'	4'	-	-	4'	2'	-	-	
5. On-Street Parking	None	Parallel w/ adst 6' Lanes or Shoulder w/ City Approval	Parallel Both Sides	Parallel Both Sides	None or Adst 6' Lanes/Shoulder	Parallel Both Sides	Parallel Both Sides	-	
6. Driveways Permitted - Single Family	No	Stt Crown	2%	2%	2%	2%	2%	2%	
7. Cross Slope (w/ or w/o Swale)	2%	6" Vertical or 6" Edge/Rebound or 6" Distribution	6" Vertical or 6" Edge/Rebound or 6" Distribution	6" Vertical or 6" Edge/Rebound or 6" Distribution	6" Vertical or 6" Edge/Rebound or 6" Distribution	6" Vertical or 6" Edge/Rebound or 6" Distribution	6" Vertical or 6" Edge/Rebound or 6" Distribution	6" Vertical or 6" Edge/Rebound or 6" Distribution	
8. Curb and Gutter Type	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	
9. Median Swales Permitted	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	Urban or Rural	
10. Median Width	6'	8'	5'	5'	5'	5'	5'	5'	
11. Sidewalk Width (at Use Trail - Minimum)	5'	8'	5'	5'	5'	5'	5'	5'	
12. Median Landscaping	Detached	Optional	Attached or Detached (12)	Attached or Detached (12)	Attached or Detached (12)	Attached or Detached (12)	Attached or Detached (12)	Attached or Detached (12)	
13. Median Landscaping	Yes	Optional	Optional	Optional	Optional	Optional	Optional	Optional	
14. Width FL-R	20'-30'	4'-30'	16'	16'	16'	16'	16'	16'	
15. FL-R Width per Roadway Side - Minimum	Per Section	16'	16'	20'	20'	20'	20'	20'	
16. Min. Curb Width per Roadway Side	-	20'	20'	20'	No	Yes	Yes	Yes	
17. Bulb-Outs Permitted	Yes @ ped crossings	Yes @ ped crossings	Yes	Yes	18 M	18 M	18 M	18 M	
18. Intersection Spacing - Minimum	18 M	18 M	18 M	18 M	18 M	18 M	18 M	18 M	
19. Location (Intersections - Mid-Block)	(10)	CL TO CL, 160'	CL TO CL, 150'	CL TO CL, 150'	CL TO CL, 150'	CL TO CL, 150'	CL TO CL, 150'	(10)	
20. Collector, Entry Street, Mixed Use	-	CL TO CL, 200'	1200'	600'	-	1200'	600'	600'	
21. Block Length - Maximum	-	-	1200'	600'	-	1200'	600'	600'	
22. Side Slope - Maximum	3:1 (4)	3:1 (4)	3:1 (4)	3:1 (4)	3:1 (4)	3:1 (4)	3:1	3:1	
23. Fill - Soil	3:1	3:1	3:1	3:1	3:1	3:1	4:1	4:1	
24. Horizontal Alignment	470'	175'	125'	125'	125'	125'	125'	125'	
25. Min. Curve Radius	8:6	14:3	52:1	52:1	52:1	52:1	32:7	32:7	
26. Vertical Curves (Degrees)	8:6	14:3	52:1	52:1	52:1	52:1	32:7	32:7	
27. Min. Vert Curve Len. (ft)	50'	50'	50' (6)	50' (6)	20'	20'	20'	20'	
28. Max. Grade at CL	6%	7% (3)	8% (3)	8% (3)	6%	6%	6%	6%	
29. Min. Grade at CL	2%	1%	1%	1%	1%	1%	1%	1%	
30. Min. Curb Return Grade at Flowline	1%	1%	1%	1%	1%	1%	1%	1%	
31. K Value Crest Minimum	55	25	20	20	10	20	20	20	
32. Max. Grade Break	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	
33. Min. Tangent Length	100'	50'	10'	10'	10'	10'	10'	10'	
34. Between Horizontal Curves	100'	50'	10'	10'	10'	10'	10'	10'	
35. Approach Centerline Grade to Intersection (1)	100'	50'	-	-	-	-	-	-	
36. W/ Arterial/Boulevard	200' @ 3%	200' @ 3%	-	-	-	-	-	-	
37. W/ Residential/Avenue/Main Street	-	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	200' @ 3%	
38. W/ Residential/Avenue/Main Street	-	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	200' @ 3%	
39. Curb-Side	-	-	38' (7)	38' (7)	38' (7)	38' (7)	-	38' NM (7)	
40. Min. FL Grade	-	-	1%	1%	1%	1%	-	1%	
41. Max. FL Grade	-	-	5%	5%	5%	5%	-	4%	
42. Max. Number of Dwellling Units	-	-	25	25	25	25	-	25	
43. Max. Length (2)	-	-	600'	1200'	600'	600'	-	300'	
44. Max. FL Width with Median	-	-	24'	24'	20'	20'	-	24'	
45. Min. Median FL Radius	-	-	25'	25'	20'	20'	-	25'	
46. Curb Return Radius (at flowline) - (11)	-	-	25'	25'	20'	20'	-	25'	
47. w/ Arterial/Boulevard	25-30'	22-20'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	
48. w/ Collector/Avenue/Main Street	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	
49. Residential/Avenue/Main Street	-	22-25'	17-20'	17-20'	17-20'	17-20'	-	17-20'	
50. Measured from flow line of through road	-	-	-	-	-	-	-	-	
51. Measured from flow line of through road	-	-	-	-	-	-	-	-	
52. Measured from flow line of through road	-	-	-	-	-	-	-	-	
53. When terrain dictates, up to 10% Maximum for up to 500' long CL	-	-	-	-	-	-	-	-	
54. A 10' rock condition, 1' 11" max w/ Geotechnical Engineer's recommendation and city approval	-	-	-	-	-	-	-	-	
55. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
56. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
57. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
58. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
59. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
60. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
61. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
62. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
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65. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
66. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
67. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
68. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
69. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
70. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
71. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
72. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
73. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
74. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
75. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
76. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
77. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
78. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
79. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
80. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
81. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
82. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
83. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
84. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
85. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
86. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
87. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
88. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
89. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
90. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
91. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
92. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
93. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
94. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
95. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
96. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
97. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
98. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
99. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
100. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
101. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
102. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
103. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
104. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
105. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
106. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
107. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
108. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
109. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
110. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
111. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
112. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
113. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
114. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
115. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
116. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
117. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
118. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
119. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
120. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
121. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
122. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
123. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
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131. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
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134. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
135. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
136. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
137. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
138. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
139. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
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143. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
144. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
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149. On road surfaces and concrete edges (inlet curb) permitted in lieu of standard curb section	-	-	-	-	-	-	-	-	
150. On road surfaces and concrete edges (inlet curb									

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	



COLORADO
Department of Transportation

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,

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: 9/17/2019

Highway:

I-25

Mile Marker:

188

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.

Schermer 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", written over a white background.

Jill Carlson, C.E.G.
Engineering Geologist

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,

A handwritten signature in blue ink, appearing to read 'Matt Williams', is positioned above the typed name.

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.

- 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 black ink, appearing to read "Steve Ormiston", is written over a light gray rectangular 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

- ☐ NO COMMENT
☐ 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: 

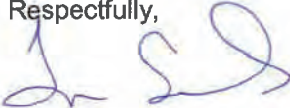
PHONE #: 303.488.7571

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>Parker Water & Sanitation District</u>	
PRINT NAME: <u>Abby Hildebrandt</u>	
SIGNATURE: <u><i>Abby Hildebrandt</i></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

July 25, 2019



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>South Metro Fire Rescue</u>	
PRINT NAME: <u>Scott Stone</u>	
SIGNATURE: <u>[Signature]</u>	
PHONE #: <u>720-989-2249</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 cursive script, appearing to read "K Boyer", followed by a horizontal line.

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

3033 East 1st Avenue, Suite 725, Denver, CO 80206
303.773.3400



- **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.

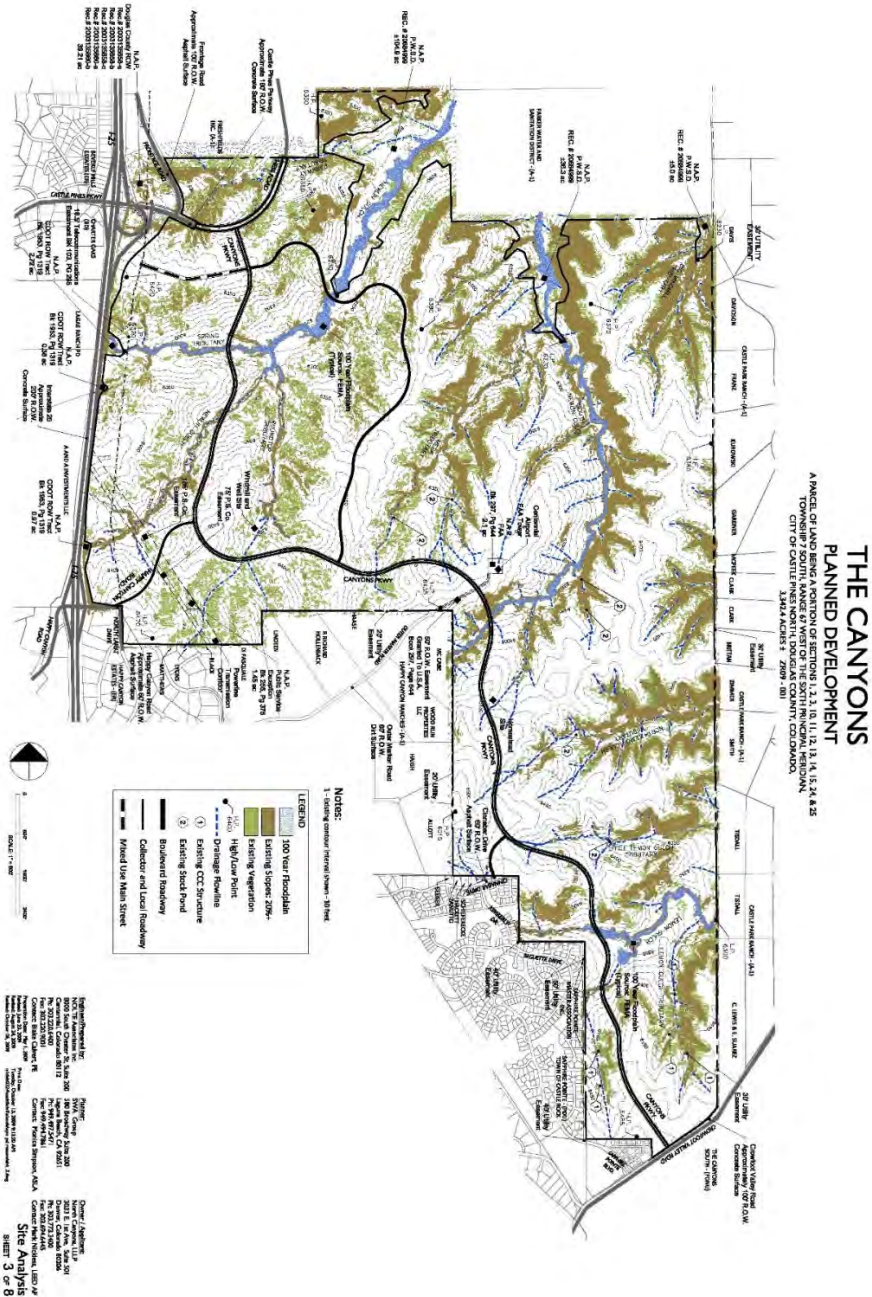
The applicant’s traffic consultant has estimated traffic generated by a flagship high school in PA13 or 14 is between 19-34% of the morning peak along varying sections of Canyonside Blvd. These significant percentages of traffic volumes will be accommodated in the road system designed and installed by 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.



2009 PD Site Analysis Sheet 3/8

- **Centennial Airport / Arapahoe County Public Airport Authority** – Airport comments included concern for homes within the Instrument Landing Approach with low aircraft levels, suggesting notification with both an avigation easement and overflight disclosure. Additional comments include a recommended noise test, approval of FAA Form 7460-1 for objects penetrating a 100:1 slope from the nearest runway, plat

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,

A handwritten signature in black ink, appearing to read "Mary Hart", with a stylized flourish at the end.

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

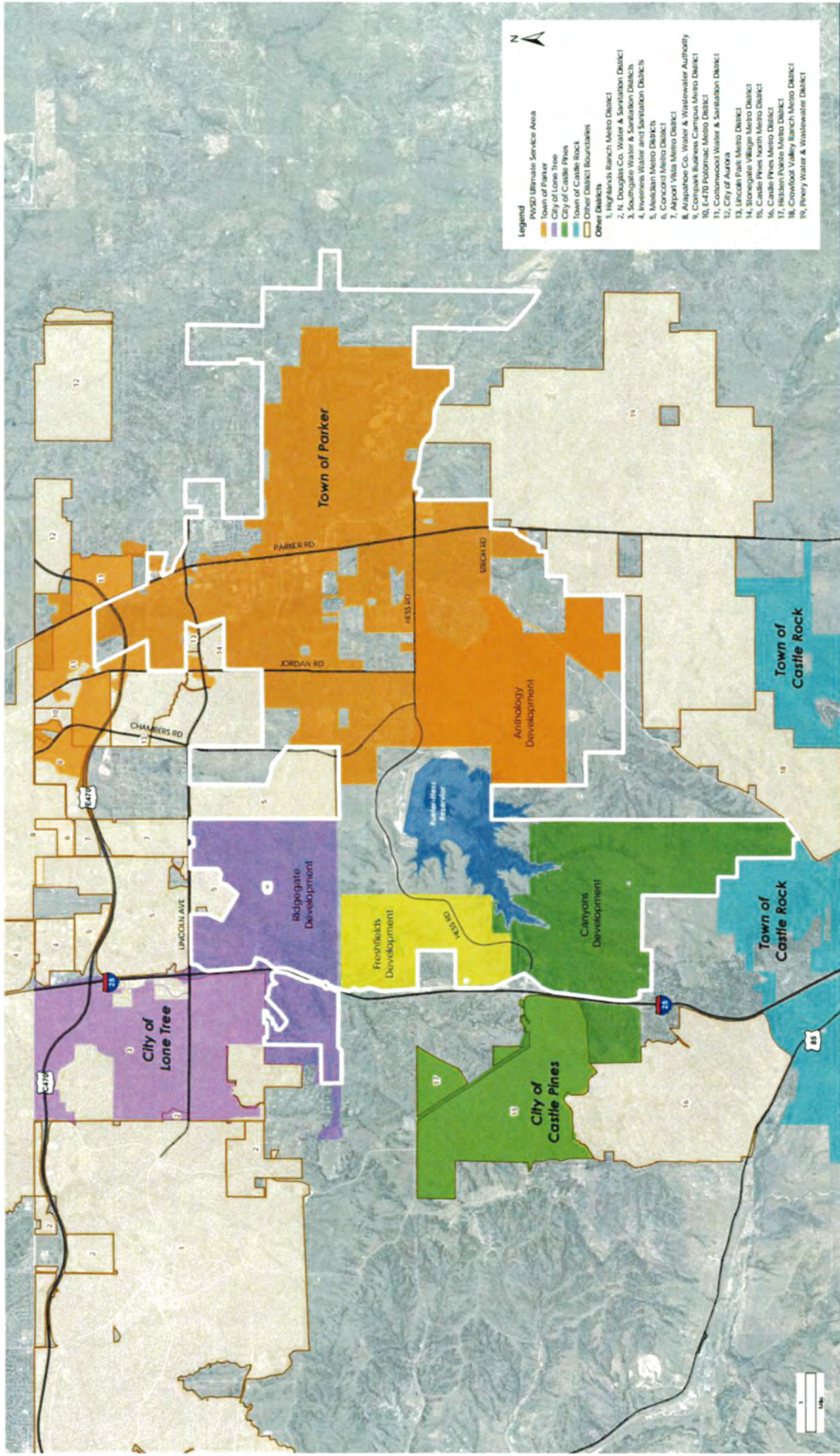
It is physically and economically feasible for the District to provide water and sewer service to The Canyons Development. As with any water provider in the State of Colorado, climate conditions, weather patterns, regulatory changes, and unforeseen events can all impact the ability of the District to 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", is written over a light blue circular background.

Rebecca Tejada, P.E.
Director of Engineering



Law

SOURCE	Volume (ac-ft/yr) Decreed in Case No.											TOTAL
	83CW348(A)	95CW039	87CW104(A) ⁽¹⁾	87CW104(B) ⁽²⁾	95CW089 ⁽³⁾	99CW006 ⁽²⁾	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 =											\$1,569.6 ⁽⁸⁾

SOURCE	Volume (ac-ft/yr) Dedicated as Part of PWSD Inclusion of				
	CHERRY CREEK CROSSING	MILLER CREEK	JDA-DOMINY	NEWLIN CROSSING	TOTAL
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

- Parker Water & Sanitation District ~ 19801 E. Mainstreet ~ Parker, CO 80138 ~ 303-841-4627

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://wqedcompliance.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 PWSD 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.

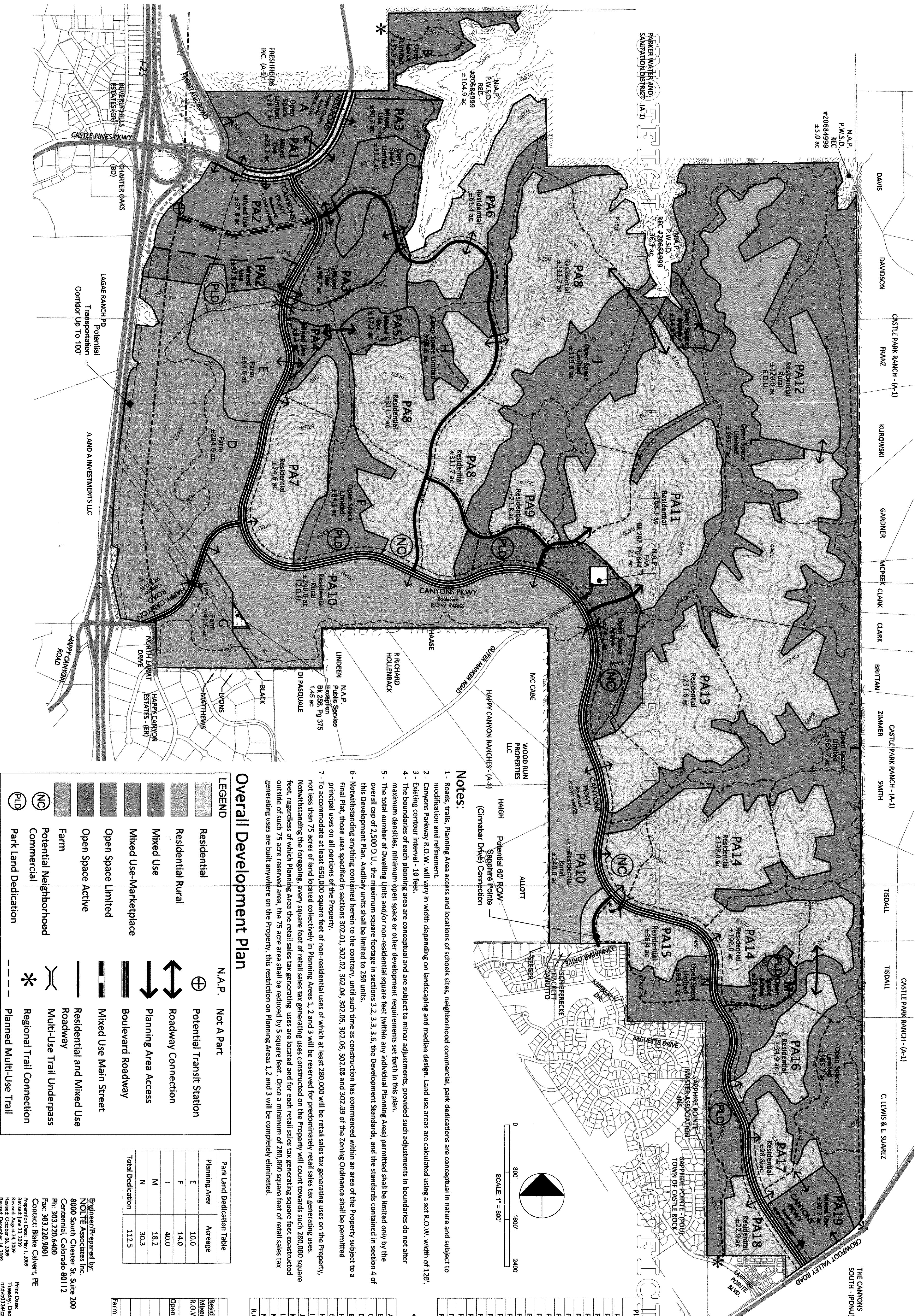
Contaminant	Test Date	Unit	MCL	MCLG	Highest Detected Level	Range	Typical Sources	Violation
Microorganism Contaminants Sampled in the Distribution System:								
Coliform, Total	2014	cfu	No more than 5% positive samples per period	0	0	0	Naturally present in the environment	NO
Inorganic and Organic Contaminants:								
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,
3.342.4 ACRES ± ZR09 - 001



Notes:

- 1 - Roads, trails, Planning Area access and locations of schools sites, neighborhood commercial, park dedications are conceptual in nature and subject to modification and refinement.
- 2 - Canyons Parkway R.O.W. will vary in width depending on landscaping and median design. Land use areas are calculated using a set R.O.W. width of 120'.
- 3 - Existing contour interval - 10 feet.
- 4 - The boundaries of each planning area are conceptual and are subject to minor adjustments, provided such adjustments in boundaries do not alter maximum densities, minimum open space or other development requirements set forth in this plan.
- 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 2,500 D.U., the maximum square footage in sections 3, 2, 3, 3, 6, the Development Standards, and the standards contained in section 4 of this Development Plan. Ancillary units shall be limited to 250 units.
- 6 - Notwithstanding anything contained herein to the contrary, until such time as construction has commenced within an area of the Property subject to a Final Plat, those uses specified in sections 302.01, 302.02, 302.04, 302.05, 302.06, 302.08 and 302.09 of the Zoning Ordinance shall be permitted principal uses on all portions of the Property.
- 7 - To accommodate at least 650,000 square feet of non-residential uses of which at least 280,000 will be retail sales tax generating uses on the Property, not less than 75 acres off and located collectively in Planning Areas 1, 2 and 3 will be reserved for predominantly retail sales tax generating uses. Notwithstanding the foregoing, every square foot of retail sales tax generating uses constructed on the Property will count towards such 280,000 square feet, regardless of which Planning Area the retail sales tax generating uses are located and for each retail sales tax generating square foot constructed outside of such 75 acre reserved area, the 75 acre area shall be reduced by 5 square feet. Once a minimum of 280,000 square feet of retail sales tax generating uses are built anywhere on the Property, this restriction on Planning Areas 1, 2 and 3 will be completely eliminated.

Overall Development Plan

LEGEND	N.A.P.	Not A Part
		Potential Transit Station
		Roadway Connection
		Planning Area Access
		Boulevard Roadway
		Mixed Use Main Street
		Residential and Mixed Use Roadway
		Multi-Use Trail Underpass
		Regional Trail Connection
		Planned Multi-Use Trail

Park Land Dedication Table	
Planning Area	Acreage
E	10.0
F	14.0
I	40.0
M	18.2
N	30.3
Total Dedication	112.5

Planning Area	Land Use Type	Acreage	Density
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	21.8	*
PA10	Residential Rural	240.0	1 DU/20 ac
PA11	Residential	168.3	*
PA12	Residential Rural	120.0	1 DU/20 ac
PA13	Residential	251.6	*
PA14	Residential	192.0	*
PA15	Residential	36.4	*
PA16	Residential	34.9	*
PA17	Residential	22.9	*
PA18	Residential	28.8	*
PA19	Mixed Use	30.7	*
SUB TOTAL		1833.0	2,500 DU

* - See Note 5

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	R.O.W.
Open Space Limited	28.7	35.9	31.2	204.6	64.6	84.1	41.6	86.6	74.1	119.8	14.9	565.7	18.2	69.4	88.0
Open Space Limited	35.9	31.2	204.6	64.6	84.1	41.6	86.6	74.1	119.8	14.9	565.7	18.2	69.4	88.0	1509.4
SUB TOTAL															

Land Use Summary	Acreage	% of Site
Residential	1276.4	38.2%
Mixed Use	268.6	8.0%
R.O.W.	88.0	2.6%
SUB TOTAL	1633.0	48.9%
Open Space	288.0	8.6%
Open Space Private (see 5.10)	1003.4	30.0%
Open Space Limited	107.2	3.2%
Open Space Active	1398.6	41.8%
Farm	310.8	9.3%
TOTAL	3342.4	100%

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Contact: Monica Simpson, ASLA

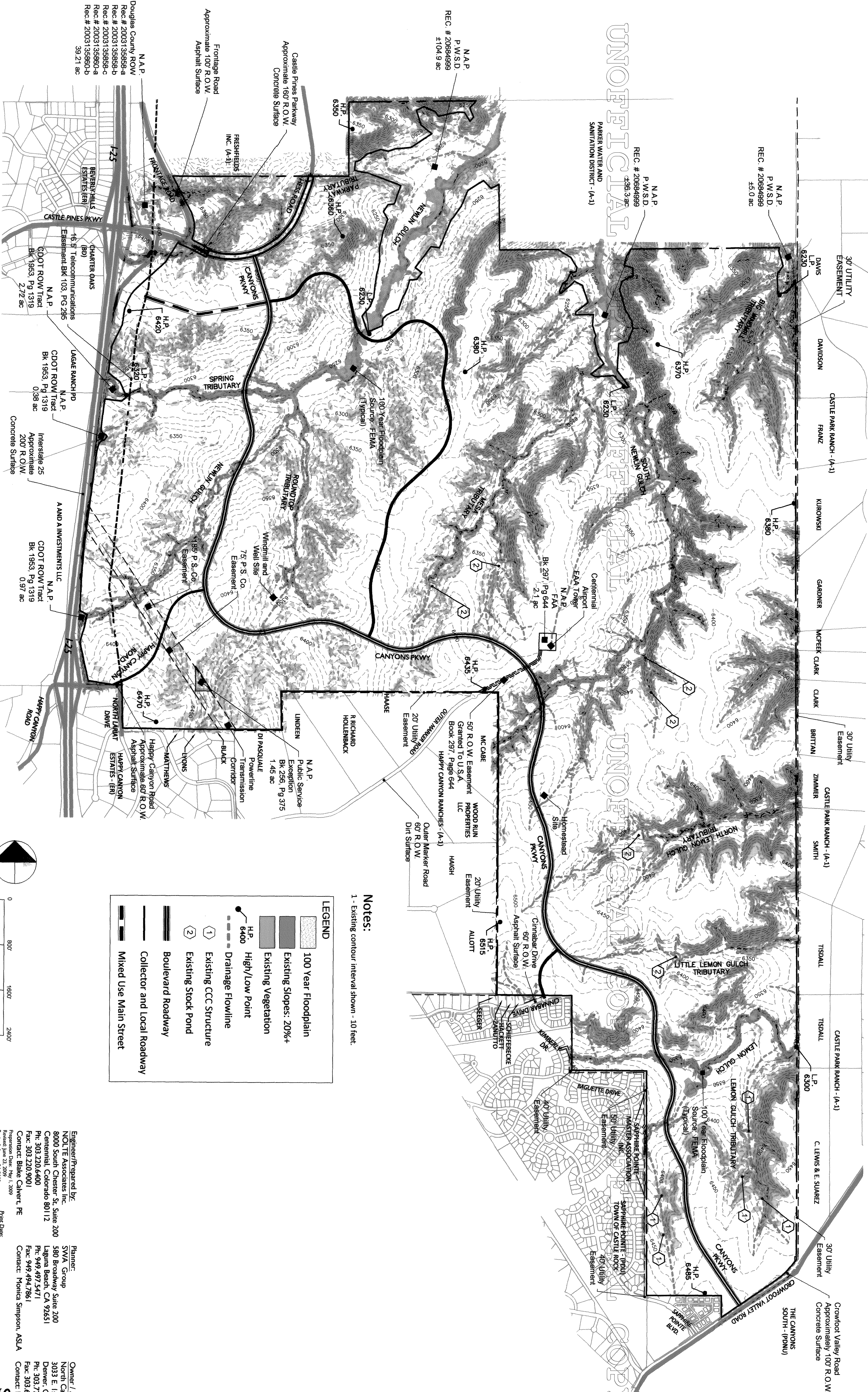
Planned:
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Revised: August 24, 2009
Revised: December 14, 2009

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.
3.342.4 ACRES ± 2809 - .001



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Revised: December 14, 2009
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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
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 4) Guardhouses and/or gates at entries, exits, ingress/egress points
 - 5) Minor Utility Facilities
 - 6) Multi-use trails and trailheads
- c. 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
 - 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 lot area)
- 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)(excluding mobile home)(per 5 acres of lot area)
 - c) Barn (500 sqft)
 - d) Shed (500 sqft)
 - e) Gazebo (500 sqft)
 - f) Green house (private) (800sqft +200 sqf per 5 acres of lot area)
 - g) Storm shelters (below ground)
 - h) 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 3.6.1 and 3.6.2
 - 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
 - 1) Multifamily - apartment, condominium
 - 2) 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.
 - 6) 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) 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) 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, 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

3.2.3 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 3 and 14, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants, cafes (including 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 - K-8 - only located in Planning Areas 8, 14, 18
 - 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 Standard as approved by the City.

3.3.1 The Marketplace

The Marketplace will be an urban concentration of development and density, situated adjacent to major thoroughfares (I-25 and I-75 and I-70) and a potential RTD transit stop. A mixed use development within the Marketplace will allow for a variety of uses. 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/ounge/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/snail 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
 - 8) Hospital
 - 9) Higher Education - including college or university and related facilities
 - 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

3.3.2 Permitted Uses by Special Review

- a. The following uses are permitted throughout Mixed Use, 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) Automobile filling station, which may offer repair
 - 3) Car wash
 - 4) Churches, synagogues, places of worship totaling 350 seats or more
 - 5) Equipment rental - small
 - 6) Heliprot
 - 7) Mini warehouse or self-storage - no storage of dangerous/flammable materials, and no sales or services from any unit
 - 8) Motorized vehicle - sales and rental with associated services, limited to automobiles and smaller vehicles
 - 9) Open space active uses - see sections 3.6.1 and 3.6.2
 - 10) School - K-8
 - 11) Utility - major facility and service facility
 - 12) Building heights greater than 120', but not to exceed 180', in PA2 Marketplace only

3.3.3 Permitted Uses by Special Review

- a. The following uses are permitted throughout Mixed Use, 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) Automobile filling station, which may offer repair
 - 3) Car wash
 - 4) Churches, synagogues, places of worship totaling 350 seats or more
 - 5) Equipment rental - small
 - 6) Heliprot
 - 7) Mini warehouse or self-storage - no storage of dangerous/flammable materials, and no sales or services from any unit
 - 8) Motorized vehicle - sales and rental with associated services, limited to automobiles and smaller vehicles
 - 9) Open space active uses - see sections 3.6.1 and 3.6.2
 - 10) School - K-8
 - 11) Utility - major facility and service facility
 - 12) Building heights greater than 120', but not to exceed 180', in PA2 Marketplace only

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
- b. 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
 - 2) Barn
 - 3) Parking lots
 - 4) Storage structures
- b. Permitted Uses by Special Review
 - 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

3.5 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) Artificial waterways and ponds
 - 2) Cemetery
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 4) Gazebo, kiosk, or similar facilities/improvements.
 - 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) Minor Utility Facilities
 - 7) Multi-use trails and trailheads

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 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/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) 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.
 - 10) 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
 - 11) Minor Utility Facility
 - 12) Multi-use trails and trailheads
 - 13) Museum/civic institution indoor/outdoor
 - 14) Native and ornamental landscaping
 - 15) Park / playground
 - 16) Picnic and barbecue areas
 - 17) Recreation facility indoor/outdoor
 - 18) 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

- 19) Sport fields - with limited lighting, when located in Planning Area I only
- 20) View overlooks

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 (500 sf maximum)
 - 4) Green house
 - 5) Open air pavilion
 - 6) Parking lot
 - 7) Caretaker residence (excluding mobile home) (500 sf maximum)
 - 8) 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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