

# NORTH CANYONS DEVELOPMENT REFERRAL

TOWN COUNCIL  
DECEMBER 3, 2019

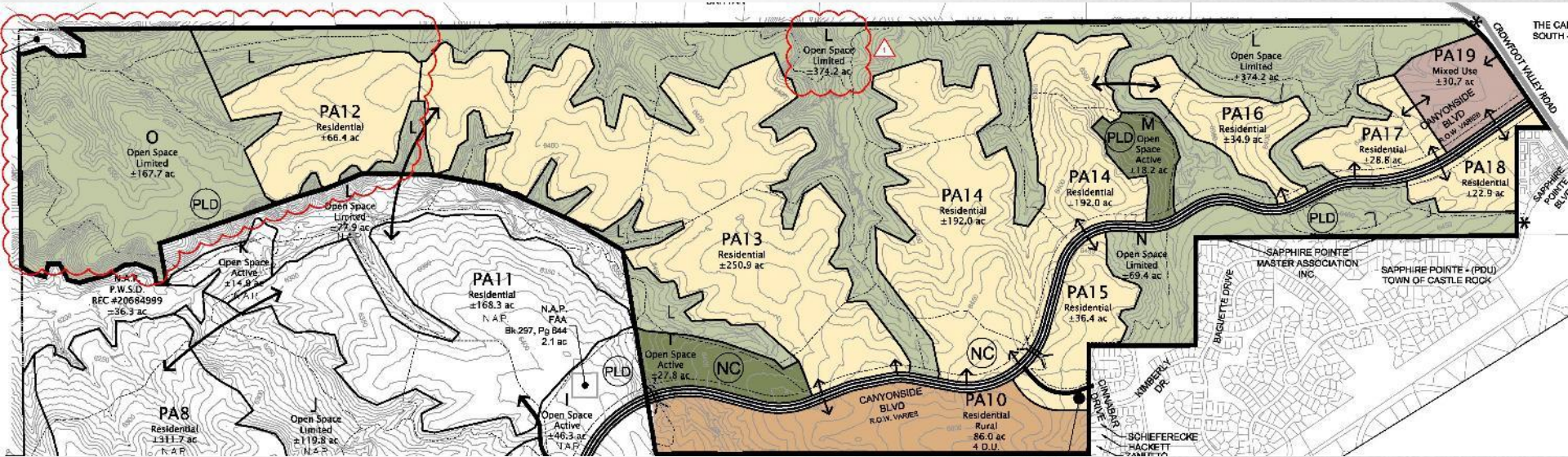


# PDP Proposal

- The initial zoning for Canyons North in 2007 allowed 2,500 du. The first amendment allowed an additional 1,000 du located on the north area of the site. The second amendment under consideration is for 1,500 du on the east and south areas of the site.
- The proposed PDP includes PLD open space tracts between Canyons North and Sapphire Point and a connection on Cinnabar Drive.
- The proposed PDP includes construction of Canyonside Boulevard that connects the I-25 / Castle Pines Interchange on the north and Crowfoot Valley Road on the south.
- Canyonside Boulevard was approved with the initial Canyons North PDP and was viewed as a transportation alternative for County and Town residents to access the I-25 / Castle Pines Interchange instead of Crowfoot Valley Road to access the I-25 / Founders Interchange.



# Proposed Development Plan



# Issues for Discussion

1. The Cinnabar Drive connection between Canyons North and Sapphire Pointe.
  - The connection may benefit residents in Sapphire Point wishing to access the I-25 / Castle Pines Interchange.
  - The connection should not result in residents from Canyons North using Cinnabar Drive southbound through neighborhoods in Sapphire Pointe.
  - Canyonside Boulevard is the quickest connection to Castle Rock services.
  - Staff recommends Cinnabar be restricted to emergency access only.
2. A transition between residents in Sapphire Pointe and Canyons North.
  - A PLD buffer is shown east of existing Sapphire Pointe residents.
  - Staff suggests that areas north of residents in Sapphire Pointe include a buffer and homes with the same density as Sapphire Pointe.



# Summary and Discussion

The Castle Pines City Council will hear this item on second reading on December 10. Staff provided the City of Castle Pines Planning staff with referral comments on the proposed Canyons North 2<sup>nd</sup> PDP amendment, but did not present a Town position given we did not discuss this issue with Council.

Staff is seeking feedback and asking if Council wants to expand the referral comments to include any of the items noted.



# QUESTIONS & DISCUSSION

