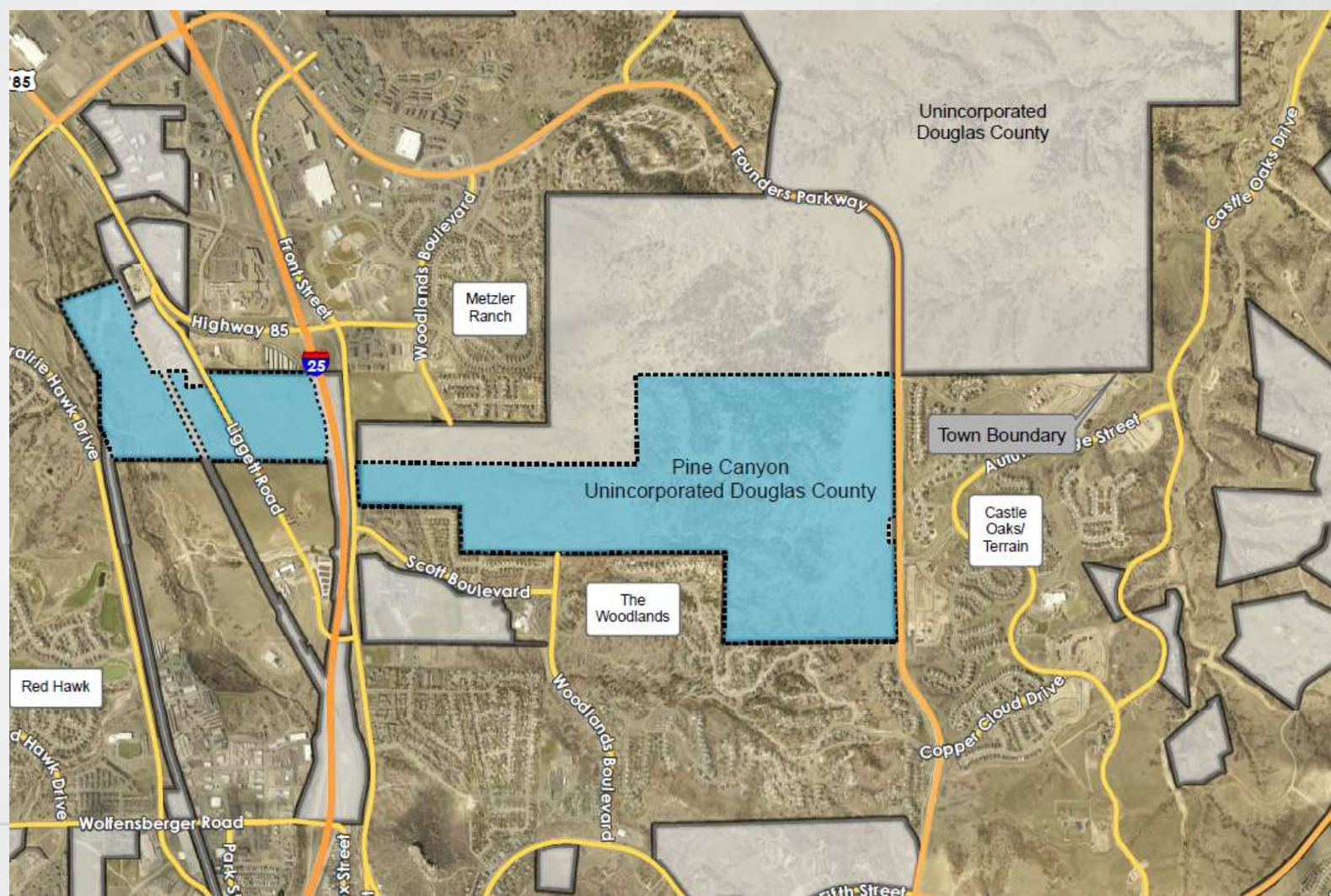


# **PINE CANYON PLANNED DEVELOPMENT & WATER APPEAL DOUGLAS COUNTY REFERRAL RESOLUTIONS OF OPPOSITION**

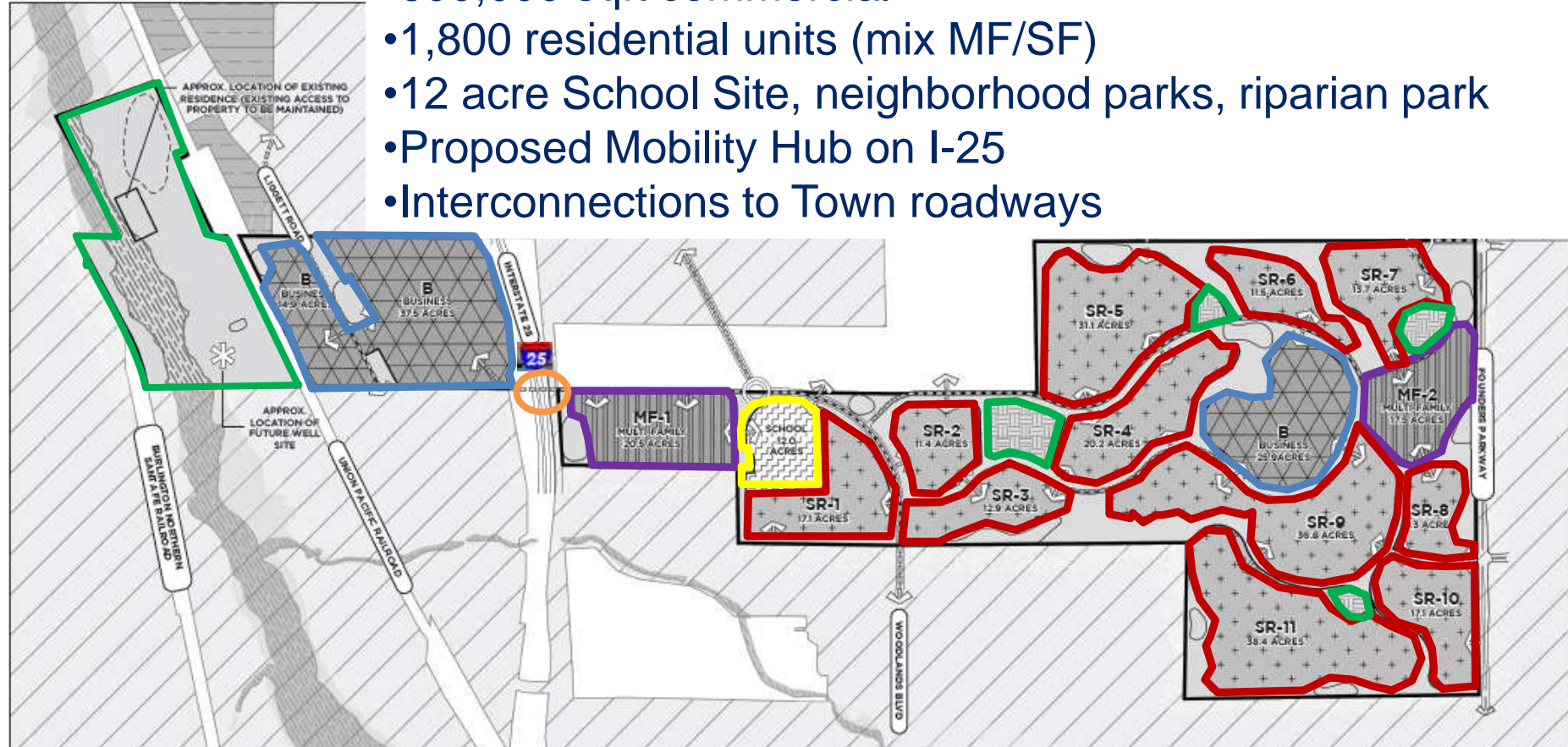
TOWN COUNCIL  
SEPTEMBER 15, 2020





# URBAN LEVEL DEVELOPMENT

## LAND USE PLAN OVERVIEW



- 600,000 sqft commercial
- 1,800 residential units (mix MF/SF)
- 12 acre School Site, neighborhood parks, riparian park
- Proposed Mobility Hub on I-25
- Interconnections to Town roadways



# TIMELINE

- Dec 2013: Pine Canyon requested to Annex and Zone in the Town.
- 2014-2018: Multiple reviews were conducted, and the applicant made several revisions, remaining comments not addressed.
- April 2020: Pine Canyon withdrew Annexation and Zoning applications from the Town.
- May 2020: Pine Canyon Planned Development submitted rezone request to Douglas County, DC Staff requested additional information
- July 2020: Pine Canyon resubmitted to Douglas County, and County staff requested additional information
- Sept/Oct 2020: Anticipate formal referral request from County

# DOUGLAS COUNTY POLICIES AND REGULATIONS

- Douglas County Zoning Regulations (DCZR)
- Douglas County Subdivision Regulations (DCSR)
- Douglas County 2040 Comprehensive Master Plan (DC CMP)
- Douglas County Parks, Trails, and Open Space Master Plan
- Douglas County Transportation Master Plan (DC TMP)

# KEY ISSUES OF CONCERN

## Urban Level Development

- DC CMP classifies this area as Municipal Planning Area
  - Area of mutual concern between the County and adjacent municipality,
  - “encourages annexation and development” within the adjacent municipality,
- Proposal for reliance on nonrenewable groundwater is not sustainable for long term urban level development.

# KEY ISSUES OF CONCERN

## Transportation

- Proposal has underestimated traffic volumes and impacts to transportation network,
  - Commitments for mitigation to Town infrastructure are not complete or specific,
  - Town controls access to Town streets, developer has not gained approval for access at this time,
  - Proposed Mobility Hub location does not have sufficient information, at this time it is not supported by Town staff,
  - DC TMP requires contributions and mitigation for off-site transportation infrastructure.
-

# KEY ISSUES OF CONCERN

## Parks and Open Spaces

- Not compliant with DCSR requiring regional parks to have active uses AND to have safe public access (riparian park does not have grade separated crossing of railroad nor active use areas),
- Not compliant with DC CMP policies for providing connected parks, trails, and recreational facilities appropriate to scale of development – need regional park on the east side of I-25, adjacent to residential use areas,
- No proposed preservation of forested areas identified in plan.



# KEY ISSUES OF CONCERN

## Water Resources – Applicant's Water Appeal

- Castle Rock agrees with County's Comprehensive Master Plan (CMP) that non-renewable groundwater alone cannot sustain the populations' water needs long term,
- Without renewable water, request will be detrimental to health, safety, & welfare of present & future inhabitants of the County,
- Not compliant with DCZR 18 for groundwater – proposing ½ the required acre feet of groundwater needed,
- Goes against more than a decade of County and regional water policies to transition to renewable water resources, < >

# KEY ISSUES OF CONCERN

## Water Resources – Applicant's Water Appeal

- County CMP policy for Municipal Planning Areas – intent to coordinate infrastructure and services,
  - Proposed wells will impact Town of Castle Rock's deep wells (and water rights), and ability of town to utilize aquifer storage and recovery,
  - Consolidation of water services through annexation presents most cost efficient option for Applicant and future residents and provides a long term renewable water supply,
  - Development lies within Town's service area and Town has planned accordingly.
-

# KEY ISSUES OF CONCERN

## Wastewater

- Construction of Water Reclamation Facility within the Town's Watershed District & discharge upstream of Town Water supply locations of high concern,
- Applicant's sanitation district does not exist and has an inadequate financial plan to construct and operate facility,
- Location of wastewater treatment facility not compliant with DCZR, due to proximity to trails,
- Proposed facility does not have phosphorus wasteload allocation in Chatfield Watershed,

# KEY ISSUES OF CONCERN

## Wastewater

- State law strongly encourages regional consolidation of facilities,
- Consolidation of wastewater services through annexation to Town provides the most cost efficient option for the Applicant and the future residents of the development,
- The development falls within the Town's wastewater service area and the Town has planned accordingly to serve this property.

# KEY ISSUES OF CONCERN

## Stormwater/Floodplain

- Stream stabilization measures are not identified or clear in developer commitment of obligations,
- Unknown downstream impacts are not identified or clear in developer commitment of obligations at this time.

## Fire Response

- Lack of reliable water source for long term fire protection,
- Reliance on DC Sheriff needed for Fire Code enforcement in this urban development in unincorporated DC,
- Developer must address funding plan and feasibility study for facilities, equipment, staffing for plan review and fire inspections.



# RECOMMENDATION

Town Staff recommends formalizing resolutions of opposition to both of the Pine Canyon applications submitted to Douglas County:

1. Pine Canyon Planned Development Rezoning
2. Pine Canyon Water Appeal to DC Water Supply Standards

# PROPOSED MOTIONS

*“I move to approve the resolution of opposition to the Pine Canyon Planned Development Rezoning, as introduced by title”*

*“I move to approve the resolution of opposition to the Pine Canyon Water Appeal, as introduced by title”*

## QUESTIONS?