



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”.

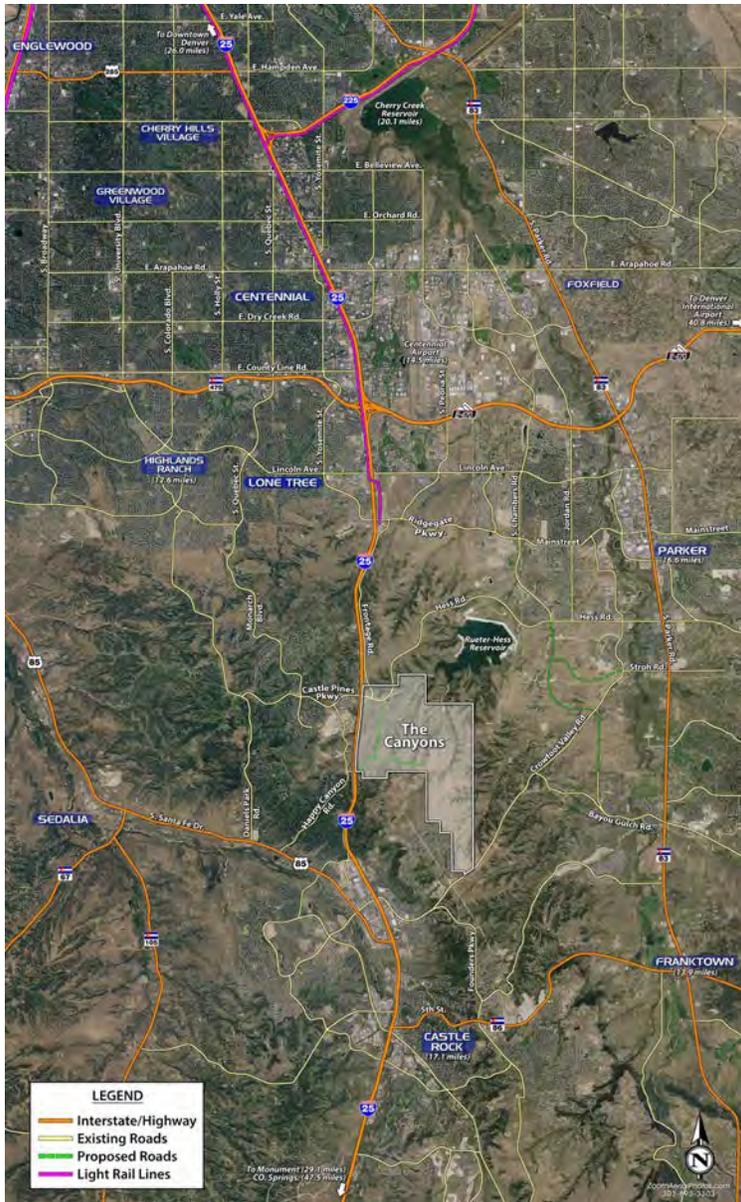
In 2015, North Canyons LLLP sold 1,270 acres and 2,000 units to homebuilder Shea Canyons, who has commenced construction on 1,000 dwelling units in Phase 1 of their development. The allocation of 2,000 dwelling units to Shea Canyons was required to support the amount of infrastructure required for the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

<b><u>Amendment Summary</u></b>	<b><u>2009 PD</u></b>	<b><u>1<sup>st</sup> Amendment</u></b>	<b><u>2<sup>nd</sup> Amendment</u></b>
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 PWS 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 2<sup>nd</sup> 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 - 2<sup>nd</sup> 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.