

RESOLUTION NO. 09-64

INTRODUCED BY:

Councilperson Clark

Councilperson Neely

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF CASTLE PINES NORTH
REPEALING AND REENACTING THE CITY'S COMPREHENSIVE PLAN**

WHEREAS, the City of Castle Pines North is empowered pursuant to C.R.S., §§ 31-23-201, *et seq.*, to make, adopt, amend, and/or supplement a master or comprehensive plan for the physical development of the municipality, including any areas outside its boundaries; and

WHEREAS, in accordance with § 31-23-227, C.R.S., and pursuant to Ordinance No. 08-04, the City Council has assumed and may exercise any power granted to or duly placed upon a municipal planning commission; and

WHEREAS, by adoption of Ordinance No. 08-04, as amended by Ordinance No. 08-10, the City of Castle Pines North City Council ("City Council") adopted the Douglas County 2030 Comprehensive Plan as the City's comprehensive plan ("Comprehensive Plan") to serve as the planning document that guides the City's future growth and development; and

WHEREAS, Ordinance No. 08-10 expressly authorizes the Comprehensive Plan to be modified or replaced from time to time by resolution duly adopted by the City Council; and

WHEREAS, the City Council desires to repeal and reenact a comprehensive plan in order to clarify the City's planning goals and policies; and

WHEREAS, in accordance with § 31-23-208, C.R.S., the City Council held a duly noticed public hearing, following the publication of notice as required by law.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES NORTH, COLORADO:

Section 1. The City Council hereby repeals the Comprehensive Master Plan previously adopted by Ordinance No. 08-04, as amended by Ordinance No. 08-10.

Section 2. The City Council, serving as the City of Castle Pines North Planning Commission, approves the City of Castle Pines North 2009 Comprehensive Plan attached hereto as **Exhibit A**, inclusive of the following maps attached thereto: Land Use Map; Transportation Map; Water and Sewer Service Map; Existing Parks, Open Space and Public Facilities Map; Wildlife Area Map; and Community Service Map.

Section 3. Following approval of the Comprehensive Plan by the City Council, the Deputy City Clerk shall send a certified and attested copy of the Comprehensive Plan to the Board of County Commissioners of Douglas County. Attachment by the Deputy City Clerk of a certified copy of this Resolution to a copy of the Comprehensive Plan shall constitute certification and attestation of such plan.

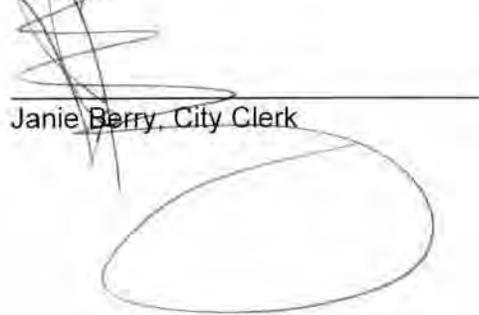
Section 4. This Resolution is made effective upon adoption by an affirmative vote of not less than two-thirds of the entire membership of the City Council.

INTRODUCED AT A PUBLIC HEARING HELD ON AUGUST 27, 2009, AND SUBSEQUENTLY ADOPTED AT A REGULAR MEETING AND CONTINUED PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES NORTH by a vote of seven (7) in favor and none against this 24th day of September, 2009.



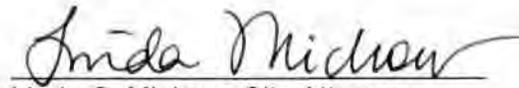
Maureen A. Shul, Mayor

ATTEST:



Janie Berry, City Clerk

APPROVED AS TO FORM:



Linda C. Michow, City Attorney

Exhibit A
City of Castle Pines North
2009 Comprehensive Plan



Comprehensive Plan

Adopted: September 24, 2009
Resolution No. 09-64



*Our 21st century city has a vision that balances the preservation of
our community's history with growth that enhances
the quality of life for our citizens*

Acknowledgments

City of Castle Pines North

Maureen Shul, Mayor

Council Members

Chris Dooley, Ward 1
Jennifer Havercroft, Ward 1
Chip Coppola, Ward 2
Kim Hoffman, Ward 2
Ron Clark, Ward 3
David Neely, Ward 3

Elected Officials

Janie Berry, City Clerk
Doug Gilbert, City Treasurer

City Staff

Linda Michow, City Attorney
Alan Lanning, City Manager
Samuel L. Bishop, Director of Planning and Zoning
Carolyn Washee-Freeland, Senior Planner
Eric Guth, Director of Public Works
Carl E. Kollmar, Deputy City Clerk

Comprehensive Plan Resources

Colorado Department of Local Affairs (DOLA)
Douglas County 2030 Comprehensive Master Plan
Douglas County 2020 Comprehensive Master Plan
Douglas County 2020 Transportation Plan

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*Nestled in the green rolling hills of Douglas County, Castle Pines North is a unique and great place to live. We are committed to protect and enhance our quality of life, sustain and strengthen our businesses, and ensure our growth is in keeping with that vision as we continue to plan for the future. **City Council***

SECTION ONE - INTRODUCTION

The City of Castle Pines North (City) Comprehensive Plan (Plan) represents another step in the City's on-going efforts to build and maintain a balanced, sustainable community. This Plan is the first Comprehensive Plan prepared by the City; however, community planning began during the early 1980s.

The Plan is a document that sets forth the policies for the future of the community and is designed to be a flexible "living" document that can be changed as the needs change for the Castle Pines North community. The Comprehensive Plan is a provisional document and regular updates should occur in order to maintain the usefulness of the plan. The planning horizon for the Plan is a focus of 20 years in the future and is a resource for community leaders to use as a guide in formulating future policies for the City and guide growth and development.

The City of Castle Pines North Comprehensive Plan (CP) includes all land located within the city boundaries. The Plan covers all of the issues associated with land development within the community. The areas covered are land use, transportation, water, wastewater, parks and open space, school sites, recreation and tourism, other public and institutional activities, wildlife and the environment.

As the City matures and continues to grow, it will attract new families and businesses to the area. The City will have an immediate need for land, housing, economic development, and infrastructure to support a growing population.

Statement of Comprehensive Plan Principles

The principal purpose of the City of Castle Pines North Comprehensive Plan is to be a guide for formulating policies and providing guidance for growth and development in the City. Each section of the Plan contains specific goals and objectives that pertain to land uses and can be found at the end of each section. In addition, the following overall goals of the Plan are as follows:

Principle One: The Plan serves as an advisory document for guidance for zoning actions, subdivision regulations, the land use map and annexation decisions.

Principle Two: The Plan will serve as basis for community programs and decision-making for capital budget recommendations, community development, water protection, recreation or open space land acquisition and housing.

Principle Three: The Plan will serve as a standard for review at the County and State level. Master Plans are key documents used to aid in the development of regional plans, or specific plans such as transportation plans and economic development plans.

Principle Four: The Plan will serve as a long-term guide for review of public and private proposed plans that may affect the physical, social and economic settings of the Castle Pines North community.

Principle Five: The Plan serves as a guide to preserve public health, safety, and welfare of the Castle Pines North community. By having an effective Comprehensive Plan in place, orderly development of land within the City's jurisdiction will take place.

Legal Authority

The City of Castle Pines North, as a statutory municipality, is required by State statutes to prepare and adopt a master plan for the physical development of the municipality within a two-year timeframe (C.R.S. §31-23-206). Further, the statute requires municipalities to conduct public hearings, and publish notice of the public hearings to encourage public participation and awareness of the development of the Plan. In addition, the City's Comprehensive Plan is required to contain a section on recreational and tourism uses and needs of residents and visitors of the City.

Adoption Process

The Plan satisfies the requirements of sections 31-23-207 (Purposes in View) and 31-23-208 (Procedure of Commission), C.R.S., which pertains to the preparation and adoption process of the Comprehensive Plan.

SECTION TWO- COMMUNITY CHARACTERISTICS

Regional Setting and Physical Characteristics

The City of Castle Pines North is set at the base of Daniels Park and situated on 2,433 acres of upland Ponderosa Pine, shrub lands, and grassy plains. The City boundary is located on the west side of Interstate 25. The land consists of a wide range of topography encompassing mountain vistas, dramatic ridgelines, hills, and grass covered plains.

Because of the City's close proximity to the Denver metro area and multi-modal transportation facilities, the area is desirous to new residents. The lands surrounding Castle Pines North include Cherokee Ranch and Daniels Park primarily to the west, Highlands Ranch Open Space Conservation Area to the north, open space and agricultural lands to the east, and agricultural lands to the south, which serve as a physical boundary between the City and Castle Pines Village. The land in the city boundary contains a diversity of wildlife which includes deer, elk, coyote, mountain lion, fox, hawk, black bear, Preble's meadow jumping mouse (a threatened species), and the Sharp-tailed Grouse.

Community Character and Urban Design

In order to maintain and enhance the City's community character, a strong vision is needed. Community character is an important aspect to residents of the community. There are three areas where community character can be maintained and continue into the future:

- Preservation of the natural landscape and incorporation of low maintenance, water conservative vegetation, and preservation of natural trees, shrubs, and native grasses indigenous to Castle Pines North
- Plans for building structures that incorporate earth-toned building roof materials and building paint colors that are consistent with the surrounding buildings and natural landscape
- The use of building materials which are complementary to the natural landscape and aesthetics of the area.

Population Characteristics

Historic Population

The City of Castle Pines North was incorporated in February 2008. Although the City government is fairly new, residents have been established in the area since the early 1980s, when the first subdivision was platted in unincorporated Douglas County. During this time, the area began a fast growth period during the 1980s, with an historic population of a few thousand, and then slowed down in growth

during the early 1990s. In the late 1990s and early 2000s, the population began to increase as new housing and adequate infrastructure became available. In 2008, the City of Castle Pines North had a population of approximately 9,187 residents.¹

2010 U.S. Census Survey

For the future 2010 Census survey, the U.S. Census has created new census tracts and block groups for the City. The census tracts will provide a more accurate total population count baseline for the City.

Castle Pines North Historic Growth

The City's development context consists of an urban character with a variety of residential densities, mixed uses, with parks, trails, and open space. The history of the City's development and population growth periods are as follows:

1980s - Development throughout the city boundary has been established since the early 1980s. Home construction activity began in the late 1980s. Shortly thereafter, the economic downturn of the late 1980's in combination with the overextension of infrastructure and the bankruptcy of the Castle Pines North Metropolitan District in the early 1990's slowed development considerably for several years

1990s - Financial restructuring, new developer investments and a strong economy enabled home building to increase at a fairly rapid pace through the latter years of the 1990's, bringing the combined total of built residential lots to just over 2,000, roughly one-third of the estimated final build-out. Aggressive platting activity in Castle Pines North during 1999 contributed to an inventory of 2,281 platted lots for the City of Castle Pines North.

Early 2000s - An additional 357 multifamily residential units were approved in early 2000 as a special use permit on land zoned Business, located south of Castle Pines Parkway near I-25.

2008 – The Lagae Ranch Planned Development was approved with an estimated 231 new single-family homes and 400 multi-family units.

¹ Department of Local Affairs estimated a total population of 9,187 residents in the City of Castle Pines North in 2008.

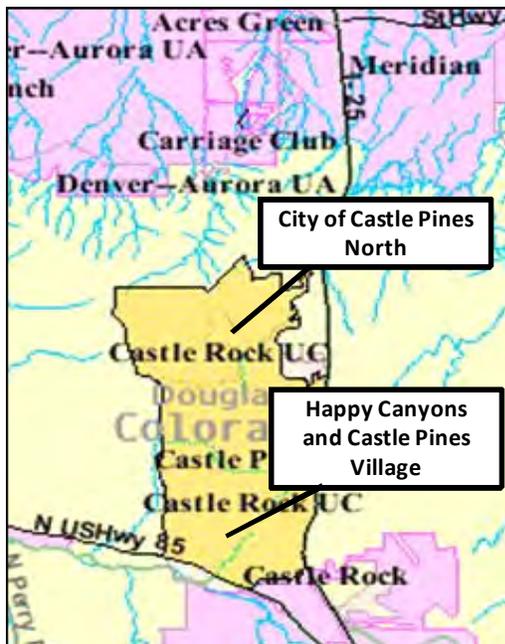
Social Characteristics

The Castle Pines Census-Designated Place² (CDP) 2000 demographic profile (which included the current City of Castle Pines North population) reported the following characteristics for the Castle Pines population:

Population Characteristics in 2000	Number
Total Population	5,958
Median Age	39.7 years
Average Household Size	2.87
Average Family Size	3.01
Total Housing Units	2,223
Median Value of Single Family Owner-Occupied Homes	\$400,500
Education – Bachelor’s degree or higher	2,881 or 70%
In Labor Force	3,046
Median Household Income for 1999	\$138,035
Per Capita Income in 1999	\$70,456

Source: U.S. Census Bureau, Summary File 1 and Summary File 3

Figure 2 Castle Pines Census-Designated Place (CDP) - 2000 U. S. Census Bureau



² **Census-designated place (CDP)**

A statistical entity, defined for each decennial census according to Census Bureau guidelines, comprising a densely settled concentration of population that is not within an incorporated place, but is locally identified by a name.

Projected Growth

The City of Castle Pines North is fully developed with the exception of Lagae Ranch and a few undeveloped platted lots located mainly in the City's Business District and immediately west at the intersection of Monarch and Castle Pines Parkway. The individual communities have been well-established with adequate community services and amenities. In 2008, the City approved the rezoning of the Lagae Ranch property into a Planned Development. The Lagae Ranch Planned Development is designed with mixed uses of residential single family homes, multifamily housing units, commercial uses, and institutional uses. Once the Lagae area has been built-out, there will be a projected 400 or more new families to the area.

Surrounding Communities

Castle Pines North is located in close proximity to Highlands Ranch, Castle Pines Village, City of Lone Tree to the north, Town of Parker to the east and Town of Castle Rock to the south. Because of the quiet and secluded master-planned development characteristics of the community, and the proximity to shopping, employment centers, and nearby access to public transportation services, Castle Pines North remains a desirable place to live and growth is projected in the foreseeable future.

Economic Development

The City of Castle Pines North supports a healthy balance of economic development and enhanced quality of life for residents. The City has a collaborative relationship with the Castle Pines Chamber of Commerce, a non-profit organization that supports local businesses and the establishment of new businesses to the area to support the City's growing community.

The City of Castle Pines North's local economy consists of firms whose economic activity is dependent largely on local economic conditions. The City has a large percentage of retail and service industries located in the Business District. These local firms provide goods and services to community residents.

The City of Castle Pines North has over 100 established businesses located within the city boundary and a large number of these are located in the Business District. The businesses range in industry sector, with the majority of businesses falling within the service and retail industries.

Castle Pines North Business District

The Business District is the backbone of the City's employment resources. In the early 1980s, this area was zoned for business and commercial land uses. The

Business District is strategically located along the eastern portion of Castle Pines Parkway and Interstate 25, and represents a mixed-use retail and office service center for the local community. The Business District provides a desirable opportunity for residents to shop and work in their community.



The Business District is characterized by two large shopping plazas that contain individual storefront units. The shopping plazas have two major grocers, five banking institutions, wine and liquor stores, various small restaurants and retail shops.

Job Growth

The majority of jobs in Douglas County are in the service industry; however, the professional, technical, and health care industries have grown rapidly in recent years. The number of jobs located in Douglas County has been increasing faster than the population.

Tourism Potential

The favorable climate and access to open space, a world-class golf course, and the close proximity to the Colorado Rocky Mountains contribute to the City's potential tourism opportunities. The City has numerous assets which make it a potential tourist destination. The outdoor recreational opportunities such as golfing, hiking, nature observing, all contribute to the marketability of tourism.

SECTION THREE – LAND USE

Existing Land Use Patterns

Existing land uses within the City of Castle Pines North have been generally urban development. Development within the City consists of planned development residential uses, commercial uses, mixed uses, parks and open space uses. Each land use pattern is discussed below.

Residential Neighborhood Areas

The City has a large percentage of residential neighborhood areas within the city boundaries. There are four approved Planned Developments in Castle Pines North:

- *Castle Pines North Planned Development*
- *Romar West Planned Development*
- *Green Valley Planned Development*
- *Lagae Ranch Planned Development*



Planned Developments

The planned developments (PD) within the City boundaries are described below:

- **Castle Pines North PD** is comprised of approximately 1,697 acres and was platted in 1984 for 3,131 dwelling units (an average density of 1.8 dwelling units/acre). This PD also allows for limited commercial uses.
- **Green Valley PD** is comprised of 217 acres and was platted in 1985 for 216 dwelling units (an average density of 1 dwelling unit/acre).
- **Romar West PD** is comprised of 145 acres and was platted in 1998 for 276 single-family dwelling units (an average density of 1.9 dwelling units/acre).
- **Lagae Ranch PD** is comprised of 248 acres and was platted in 2008 for 231 single-family dwelling units, 400 multifamily dwelling units, mixed uses, parks and open space.

All of the planned developments, with the exception of Lagae Ranch PD, have been built out to full capacity with residential development. The residential neighborhood areas contain a variety of density mixes, with open space.

The City of Castle Pines North has community homeowner associations (HOA) that provide administrative services for three of the four planned developments. The HOAs provide support for maintenance of common areas within the residential neighborhoods, private street maintenance, snow removal, and community center maintenance.

Business District

The Business District is comprised of approximately 100 acres and is zoned (B) Business District. A large portion of the Business District has been built out, with the exception of a few undeveloped lots.

Mixed Use Areas

There are three areas within the planned developments that contain mixed uses. The Business District has a multi-family housing complex mixed in with surrounding commercial developments. Castle Pines North Planned Development has been approved for a small area of mixed use near the intersection of Castle Pines Parkway and Monarch Blvd. This area is currently undeveloped. The Lagae Ranch Planned Development, once built, will contain a small percentage of mixed uses within the development.

Community Parks

As Castle Pines North has grown and developed over the past thirty years, community parks and open space have been a pivotal part of the quality of life for many local residents. The network of parks and open space amenities are important community resources as they provide activities for cultural and recreational events, which consist of a safe place for youth, young families, and seniors, and enhancing the overall health and well-being of the community.

Parks and designated open space are also considered cost-effective ways to provide floodplain protection and drainage facilities for storm water runoff and provide protection and preservation for wildlife, natural vegetation, wetlands, and trees and shrubs.

The City has a variety of community parks and vast open space areas that are intertwined or surround the city boundary. Historically, the development of parks has been controlled by the Castle Pines Parks Authority. The Castle Pines North Metro District currently owns and maintains a large portion of the parks and open

space within the City. The areas not owned by the Metro District are owned and maintained by the 30 individual HOAs. There are three existing community parks in the City which are owned and operated by the CPN Metro District. They are: Coyote Ridge Park, Daniels Gate Area Park, and Retreat Park. Lagae Park is a future community park.

Zoning Districts

The City of Castle Pines North has adopted the Douglas County Zoning Resolution which regulates land development in the City. The City has an official zoning map which depicts the five zoning districts within the city boundary: Business District, Estate Residential, Rural Residential, Planned Development, and Agricultural 1. The majority of the land in the City’s boundary is zoned as planned development, which consists of mainly residential land uses.

The zoning districts establish land use classifications, divide the City of Castle Pines North into districts and impose regulations, prohibitions, procedures and restrictions for the promotion of the health, safety, convenience, aesthetics, and welfare of the present and future residents of the City. The zoning ordinances govern the use of land for residential and nonresidential purposes. They also regulate and limit the height and bulk of buildings and other structures, limit lot occupancy, determine the setbacks and provide for open spaces, by establishing standards for performance and design. The following zoning districts have been established to implement the zoning resolutions:

Symbol	Zoning District
A-1	Agricultural One District
LRR	Large Rural Residential District (formerly A-2)
RR	Rural Residential District
ER	Estate Residential District
SR	Suburban Residential District
MF	Multi-Family District
MH	Mobile Home District
B	Business District
C	Commercial District
LI	Light Industrial District
GI	General Industrial District
PD	Planned Development District
OS	Open Space Conservation District

Overlay Districts

The City of Castle Pines North has adopted the following Overlay:

- *Wildfire Hazard*
- *Floodplain*
- *Water Supply*
- *Centennial Airport Review Area*

Adequate Facilities

The City of Castle Pines North has been carefully planned and built with adequate facilities to serve existing and future residents. The Castle Pines North, Green Valley, Romar West and Lagae Planned Developments are all served by the Castle Pines North Metropolitan District (CPNMD). Green Valley receives service via a service agreement with the Hidden Pointe Metropolitan District.

Annexation

Annexation is a legislative act and the City Council exercises its sole discretion in the annexation of lands to the City. Land to be annexed and the uses proposed for the land shall be consistent with the City of Castle Pines North Three Mile Plan, Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and International Code Council (ICC) Codes, except as otherwise determined by City Council.

Public facilities and amenities must be constructed as part of any land annexed to the City to ensure that public needs are met by these facilities. Public facilities are defined to include sewer and water facilities, arterial streets, bridges, public parks and recreation areas, school sites, fire and police station sites, telecommunications, power, and storm drainage facilities. Each request for annexation should include projections for service needs for the public facilities and amenities, and projections for expected population increase to the City of Castle Pines area as a result of a proposed annexation.

An annexation process has been developed by the City of Castle Pines North which generally requires an annexation petition or annexation election to meet all the requirements of the Colorado Revised Statutes. The annexation of lands to the City shall not create any additional cost or burden on the existing residents to provide public facilities in any newly annexed area. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels. In cases of identical ownership of properties that are within and extend beyond the three-mile area, the City may annex the extended areas if fifty percent of the area lies within the three-mile boundary. In the future, and as applicable, the City may determine that annexation of enclave areas is beneficial to the City, and may initiate annexations of such areas in accordance with C.R.S. Section 31-12-106.

GENERAL URBAN LAND USE GOALS

3.1 Goal: Focus public and private resources on improving and enhancing existing infrastructure; supporting healthy living; reducing vehicle miles traveled; maintaining air quality standards; and conserving open space.

- Direct urban development to designated urban areas.
- Encourage development that supports “healthy communities.”

3.2 Goal: Support environmental systems comprised of water, wildlife, wildlife habitat, recreation and sense of place.

- Balance development with preservation of environmental and visual resources.
- Preserve environmentally and visually sensitive lands in urban areas as open space, where appropriate.

3.3 Goal: Provide density-appropriate connected parks, trails, and recreational facilities.

- Demonstrate adequate provision of neighborhood and community parks, trails, and recreational facilities for the use by all segments of the population.

3.4 Goal: Establish public space or gathering places in new and existing neighborhoods.

- Locate community gathering places and/or activity centers to serve as the heart of the smaller community, to provide a sense of community identity, to act as a gathering place, and provide a place for community services.

3.5 Goal: Establish neighborhood centers in new and existing neighborhoods.

- Locate neighborhood centers to serve as the heart of a smaller community, to provide a sense of community identity, a gathering place, and a place for community services.

3.6 Goal: Design development to complement both the natural and man-made historic landscape.

- Minimize the impact of development on natural and historic resources.

3.7 Goal: Achieve compatibility between residential and non-residential land uses, in terms of land use and design.

- Locate new residential development adjacent to compatible land uses.
- Use design techniques and land use elements to provide compatibility between residential and non-residential uses and create a sense of community identity.
- Design urban streets to provide an aesthetically-pleasing environment while maintaining conveyance, convenience, and public safety.
- Integrate site and architectural variety, and provide housing choices in neighborhood design.
- Ensure non-residential development located outside community activity centers is compatible with surrounding land uses and the natural environment.
- Ensure non-residential building design, scale, and orientation are compatible with the natural and built environment.
- Design lighting as an integral element of development.
- Design signage and lighting as an integral element of development.

3.8 Goal: Promote balanced communities.

- Promote economic development and employment opportunities in proximity to housing.
- Promote development patterns and community design that meet the needs of residents as they age.
- Promote high quality food production for health, food security, and economic opportunities in developed areas.
- Ensure an adequate non-residential tax base.
- Locate appropriate employment opportunities in proximity to housing.

3.9 Goal: Conserve resources.

- Minimize energy use in residential and non-residential development.
- Design buildings that minimize the use of resources in both construction and operation.

3.10 Goal: Ensure necessary services and infrastructure occurs concurrently with development.

- Ensure development occurs concurrently with necessary services and infrastructure.

3.11 Goal: Establish vibrant community activity centers.

- Encourage economic development opportunities by promoting higher densities and a mix of use in activity centers.
- Design pedestrian-oriented activity centers.

- Promote a multimodal transportation network that provides access to major collectors and arterial highways, transit, sidewalks, and trails and links activity centers.

3.12 Goal: Preserve open space and natural areas and provide park and recreational opportunities.

- Preserve important open space areas.
- Preserve scenic views, where feasible.

SECTION FOUR – COMMUNITY RESOURCES

Community Resources

Providing community resources to Castle Pines North residents is important to maintaining the quality of life and the sustainability of the community. Community resources focus on housing issues, human services, public safety, fire protection, health, education, utilities, and water and sanitary sewer services.

Housing

The housing stock of the City of Castle Pines North contains a variety of housing choices to meet the needs of the City's population. A diverse housing stock can accommodate people of all lifestyles and life stages, ranging from seniors to families. In 2009, the City of Castle Pines North had approximately 4,322 housing units (3,566 platted single family lots and 756 multi-family units) within the city boundaries, consisting of large rural estate and suburban estate single family homes, and multi-family dwellings. Roughly 3,300 single family residences of the approved 3,566 have been built within the City and 356 multi-family units of the 756 have also been built. The total density is 1.78 dwelling units per acre at build out. A new Lagae Ranch Planned Development was recently approved in 2008, and is projected to attract approximately 1,811 new residents to the Castle Pines North area.³

Human and Public Health Services

Douglas County provides a number of social service programs for county residents which are funded primarily by the Federal government and the Colorado Department of Human Services. Some of the Douglas County programs offered are child and adult protection services, temporary financial assistance, child care assistance, and other supportive services for qualified residents. The Human Services Department of Douglas County is the head agency that determines eligibility for services, administers programs, and provides statutorily authorized services to specified children and families.

The Tri-County Health Department is the local public health department that serves the City of Castle Pines North area as well as Douglas County. Tri-County Health provides full services for disease control and prevention, nursing, nutrition, vital records, emergency preparedness and environmental health.

³ Note: Projected number of new residents was calculated by multiplying a total of 631 housing units (both SF and MF) for the Lagae Ranch PD, by the average household size in 2000, which was 2.87 for the Castle Pines CDP, as reported by the U.S. Census Bureau.

Transportation Services

Currently, there no public or private transportation services available in the City of Castle Pines North. The primary mode of transportation for local residents is the automobile. In 2004, the Castle Pines Parkway Interchange was improved with a new bridge over I-25 with two lanes eastbound and two lanes westbound. As part of the project, a car pool lot was constructed in the northeast corner of the interchange. This car pool lot will initially provide 108 parking stalls, with the ability to expand to over 500 parking stalls. Castle Pines North located in close proximity to the Lincoln Light Rail and public transit is accessible through the City of Lone Tree and through the Town of Castle Rock. Castle Rock has the FREX (Front Range Express) Bus Park and Ride facility located at the outlet mall.

Public Safety

Public safety is a priority for the City of Castle Pines North. The City's top priority is to ensure residents live in a safe and healthy environment. The City is currently partnering with a number of agencies, including the Douglas County Sheriff's Office, to provide safety services. The City's public safety focus encompasses fire protection, emergency medical services, law enforcement, wildfire protection, animal control, and healthcare services for residents.

Fire Protection Services

South Metro Fire Rescue Authority (SMFRA) provides fire protection services for the City of Castle Pines North. SMFRA has full-time paid firefighters on duty to serve the City. SMFRA has expanded its Community Wildfire Protection Plan (CWPP) to the I-25/Santa Fe corridors and surrounding areas, including the City of Castle Pines North. The CWPP is an important planning tool that will assist SMFRA in identifying communities at risk for wildfires, allowing SMFRA to target education and mitigation efforts.

The City has a number of fire hydrants with adequate water supply located within the boundaries. SMFRA requires fire hydrants in all urban subdivisions. The Douglas County Sheriff's Office is responsible for initiating responses to house fires in urban areas. Wildfires that occur in wilderness areas are supported by the U.S. Forest Service.

Emergency Medical Services (EMS)

Castle Pines North is currently served by the South Metro Fire Rescue Authority's Station 36, located at Castle Pines Parkway and Debbie Lane. The station's equipment includes a paramedic ambulance, a fire engine and a water tanker for working in areas inaccessible by fire hydrants.

Law Enforcement

Law enforcement for the City of Castle Pines North is currently provided by the Douglas County Sheriff's office through an intergovernmental agreement. Douglas County Sheriff's office employs over 280 commissioned officers. The City is located in District 06 of the Douglas County Sheriff's patrol district areas.

Animal Control Services

Animal control services for the City of Castle Pines North are administered through the Animal Control Unit of the Douglas County Sheriff's Office. The Douglas County Sheriff's office has contracted with the Pike's Peak Humane Society to implement the animal control services. Animal control officers investigate complaints regarding violations such as dogs running loose, barking, aggressive behavior and bites. In addition they will handle calls regarding pets of any kind involving neglect, cruelty, injured animals and many other issues.

Healthcare Services

The closest hospital facility is located approximately six miles north in the City of Lone Tree. The hospital facility is the Sky Ridge Medical Center located at 10101 Ridge Gate Parkway, on the southwest corner of Lincoln Avenue and Interstate 25. The Sky Ridge Medical Center provides a range of surgical, cardiac, diagnostic, and obstetrical services. There are a wide variety of private healthcare providers located within close driving distance to the City of Castle Pines North.

Education

The City of Castle Pines North is served by the Douglas County School District which has two elementary schools (Buffalo Ridge and Timber Trail) and one public charter school (DCS Montessori) located within the City boundaries. Castle Pines North is also home to the American Academy Charter School. American Academy is a public charter school which serves both elementary and middle school-aged children. Middle school and high school-aged children attend Rocky Heights Middle School and Rock Canyon High School. In addition, Castle Pines North students have the option to attend the Rock Canyon feeder district, which includes enrollment at Wildcat Mountain Elementary, and Redstone Elementary. The DCS Montessori Charter School has before, extended, and after school care services for enrolled students. The public schools are as follows:

Douglas County Public Schools

Elementary Schools

Buffalo Ridge Elementary (grades K-5)
7075 N. Shoreham Drive

Castle Pines North, CO 80108

Timber Trail Elementary (grades K-5)
690 W. Castle Pines Pkwy
Castle Pines North, CO 80108

Middle School

Rocky Heights Middle School (grades 6-8)
11033 Monarch Blvd
Highlands Ranch, CO 80124

High School

Rock Canyon High School (grades 9-12)
11033 Monarch Blvd
Highlands Ranch, CO 80124

Charter Schools

DCS Montessori Charter School (grades pre-K-6)

311 E. Castle Pines Pkwy
Castle Pines North, CO 80108

American Academy Charter School (Elementary K-5, Middle School 6-8)

7215 Mira Vista Lane
Castle Pines North, CO 80108

Water

Water Supply

The City of Castle Pines North lies within the Central Basin – Denver Formation water supply zone. The Denver Basin zone consists of 6,700 square miles of an underground water basin, extending from Greeley to the north to Colorado Springs to the south, and from the front-range in the west to Limon on the east. Approximately 485 square miles of the Denver Basin underlies Douglas County.

Dawson Aquifer

The Denver Basin contains four major bedrock aquifers: Dawson aquifer, Denver aquifer, Arapahoe aquifer, and Laramie-Fox Hills aquifer. The City of Castle Pines North water supply is generated from groundwater resources, which specifically come from the Dawson aquifer.

The Castle Pines North Metro District provides water delivery to the Castle Pines North water treatment plant which produces 5.0 million gallons of water per day.

Once the water is treated, the water is stored in two Metro District storage tanks. The water is then supplied to Castle Pines North residents upon demand. The Metro District has eleven water wells located in the community.

Wastewater

Plum Creek Wastewater Authority (PCWA) provides wastewater treatment to the City. PCWA has several pumping stations located throughout the community. The main PCWA facility is located south of Happy Canyon Road on Highway 85. This facility also treats wastewater flows from Castle Pines Village and the Town of Castle Rock.

Stormwater

The Castle Pines North Metro District maintains the stormwater facilities for the City, with the exception of other storm drain culverts and pipelines, which are maintained by Douglas County. As undeveloped parcels of land become developed, individual developers design and install drainage improvements within individual parcels. The District provides water erosion control in natural drainage areas in the community.

Utilities

Power and Gas

Xcel Energy provides electric and natural gas energy services to the City of Castle Pines North. Xcel Energy has major transmission lines that traverse through the City boundaries.

IREA

Intermountain Rural Electric Association is a member-owned electric distribution cooperative which serves the Castle Pines North area.

Telecommunications

Several private companies provide telecommunications services to local residents. They are as follows:

Telephone

Qwest provides residential and business land-line, wireless telephone and internet services. Castle Pines North is also served by a number of wireless service providers.

Internet

Internet services are provided by the following private companies:

- *MHO Networks*
- *Comcast*
- *Directway (affiliated with DirecTV)*
- *My Blue Dish*
- *Starband*
- *Terrene Communications*
- *Skybeam*
- *Qwest*

Television Programming

- *Comcast Cable*
- *Dish Network*
- *Direct TV*

COMMUNITY RESOURCES GOALS AND OBJECTIVES

4.1 Goal: Ensure the provision of adequate community resources in an efficient and cost-effective manner.

- Review existing and projected development to ensure that it does not overwhelm existing services.
- Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.
- Ensure new development pays its fair share.

4.2 Goal: Provide educational facilities that serve the City's population.

- Maintain a cooperative approach to planning for educational facilities.
- Schools should be safe, accessible, and prominent in the community.
- Facilitate opportunities for alternative schools to locate in Castle Pines North (where appropriate).

4.3 Goal: Maintain high-quality standards in planning for utility sites.

- Minimize impacts to the surrounding area.
- Locate utility facilities to minimize incompatibility with the surrounding area.
- Site telecommunication facilities so they will be in scale and harmony with the character of the surrounding environment.

4.4 Goal: Provide quality emergency services to City residents in the most efficient and cost-effective manner possible.

- Provide coordinated law enforcement resources that correspond with population growth.
- Ensure emergency services for new developments are available.
- Locate and design emergency service stations to be efficient and compatible with surrounding area.
- Ensure emergency needs for new development proposals attain an adopted level-of-service.

4.5 Goal: Integrate health-care facilities into new and existing communities to support improved quality of care.

- Provide land or zone areas for health-care facilities.

4.6 Goal: Provide opportunities for cultural experiences.

- Establish cultural facility locations in new and existing communities.
- Establish places for cultural arts facilities into new and existing urban development.

4.7 Goal: Support housing to meet the needs of current and future populations.

- Assure a variety of housing types.
- Support housing that meets the needs of seniors.
- Encourage housing that meets the needs of people with disabilities.
- Promote the development of attainable housing.
- Create incentives for, and remove barriers to, attainable housing.
- Ensure Special Districts are financially sound.
- Promote the provision of attainable housing.
- Design high-quality attainable housing that is integrated into the surrounding neighborhood.
- Locate attainable housing in proximity to employment, transportation, and services.

4.8 Goal: Foster a robust and sustainable economy.

- Establish economic development programs that support businesses of all sizes.

4.9 Goal: Prolong the life of groundwater resources.

- Minimize water consumption in residential and non-residential development.

- Maximize the efficient use of water.
- Continue researching groundwater supplies.
- Encourage developments to have sustainable water supplies.

4.10 Goal: Ensure new development can provide a sufficient water supply.

- Ensure water supplies for new development are sufficient in terms of quantity, dependability, and quality.
- Develop a long-term water supply.

4.11 Goal: Promote public education and public awareness about water supply issues.

- Provide water supply information to the public.

4.12 Goal: Ensure a permanent, renewable, and reliable potable water supply at a reasonable cost.

- Prolong the life of groundwater resources.

SECTION FIVE - TRANSPORTATION

Street Network System

The City of Castle Pines North has a public roadway classification system which consists of four major classes: Regional Arterial, Minor Arterial, Collector, and Local Street. The City also has a private street network. The City's street network system is as follows:

- **Regional Arterial:** Interstate 25, which is located east of the City boundary
- **Minor Arterial:** Monarch Boulevard and the eastern portion of Castle Pines Parkway (starting at the intersection of Monarch and Castle Pines Parkway)
- **Collector:** Daniels Park Road and the western portion of Castle Pines Parkway
- **Local Street:** All public streets that connect to collector roads and minor arterials.

City Gateways

The City of Castle Pines has four gateways into the city boundary. Gateways provide a reliable transportation link for local residents, independent from Interstate 25. These gateway areas link the City to other urban areas, such as Highlands Ranch, Castle Pines Village, and to the east side of Interstate 25.

Gateway Locations

- *Castle Pines Parkway*
- *Monarch Boulevard*
- *Daniels Park Road*
- *Lagae Road*



TRANSPORTATION GOALS AND OBJECTIVES

5.1 Goal: Develop an efficient, multifunctional transportation network designed to ensure safety, promote user access, and facilitate cost-effective operations and maintenance.

- Ensure consistency between the Transportation Plan and local and regional transportation plans.

5.2 Goal: Develop and maintain an efficient and safe road network in harmony with natural features and existing neighborhoods.

- Plan and construct an efficient road network.
- Provide adequate primary, secondary, and emergency connections for subdivisions.

5.3 Goal: Support enhanced public transit in the City.

- Facilitate an integrated transit plan as a component of the Douglas County Transportation Plan.
- Incorporate transit facilities within development in urban areas.
- Develop a Public Transit Network Plan (PTNP) for the City.

5.4 Goal: Coordinate transportation and land-use planning design, programs, and policies to reduce traffic congestion, provide alternatives to automobile use, improve air quality, and create healthy, desirable living environments.

- Reduce traffic congestion through implementation of Transportation Demand Management (TDM) and land-use planning principles.
- Use land-use planning to reduce travel by automobile and improve access to community resources.
- Provide transportation alternatives in the City that reduce dependence on the automobile.
- Establish commuting alternatives that reduce traffic congestion.
- Integrate TDM into the City's transportation planning program.

5.5 Goal: Refine land-use compatibility within the Centennial Airport Review Area Overlay District (CARA) to ensure air and ground safety.

- Achieve consistency in land-use planning within the CARA.
- Coordinate land-use planning activities with other jurisdictions adjacent to the CARA.

5.6 Goal: Achieve compatibility between the railways, other transportation corridors, and surrounding land uses.

- Eliminate all at-grade crossings involving public roads as well as private roads, where possible.
- Achieve land-use compatibility between the railways and adjoining land uses.
- Continue to pursue passenger commuter service.

SECTION SIX – RECREATION AND TOURISM

Recreation and Tourism

The City of Castle Pines North’s natural resource environment is the foundation of the local recreation and tourism industry. The City recognizes that recreation and tourism provide economic and social benefits to the local community. The City has both public and private resources that create recreation and tourism opportunities. The opportunities are generally associated with outdoor sports and social events such as festivals, walkathons, and cultural activities. The recreational and tourism activities include the following:

- *Golfing*
- *Hiking*
- *Biking*
- *Organized Sports*
- *Sight-seeing*
- *Bird Watching*
- *Fine Dining*

Community Parks

Community Parks are one portion of the recreation and tourism assets for the City of Castle Pines North. Each community park facility is discussed below.

Coyote Ridge Park

Coyote Ridge Park is located at the northeast corner of Monarch Boulevard and Hidden Point Boulevard. The park facility has two play fields, a skate park, picnic pavilion, playground, and associated surface parking. Coyote Ridge also has a walking trail that connects with a trailhead in Highlands Ranch.

Daniels Gate Area Park

Daniels Gate Area Park is located on Daniels Gate Road, just north of the Turquoise Terrace Neighborhood. The park facility has a playground, and a multi-purpose ball-field.



Retreat Park

Retreat Park is located on Tangleoak Drive, and is a five (5) acre park with a playground, picnic pavilion, multi-purpose field, and a walking trail. The park was first built in 1980s along with the Castle Pines North Planned Development.

Future Lagae Park

Lagae Ranch Park is a future park facility that will be located within Tracts A and D of Lagae Ranch Filing 1 and Tract F of Castle Pines North Filing 1. Lagae Ranch Park will be comprised of three separate tracts totaling 39.56 acres. Lagae Ranch Park has been conceptually programmed for various uses, landscaping, structures and parking facilities. Lagae Ranch Park will be owned by the City of Castle Pines North, developed, and is expected to be maintained by both the Castle Pines North Parks Authority and Castle Pines North Metro District.

Trails

There are approximately fourteen (14) miles of recreational trails located in the City for residents to enjoy. The trails are paved to accommodate recreational and athletic activities. The trails are owned and maintained by the Castle Pines North Metro District.

Open Space Areas Outside of Castle Pines North

The City of Castle Pines North is surrounded by Open Space Conservation Areas. The “Backcountry Wilderness Area of Highlands Ranch” is located just north of the City boundaries. Monarch Boulevard traverses the site from north to south. This open space conservation area is approximately 8,200 acres and contains significant natural resources which include native grasses, Ponderosa Pines, and Gambel oak. Elk, deer, pronghorn antelope, wild turkeys, prairie dogs and other wildlife can be found in these areas.

Daniels Park

The City and County of Denver owns, operates and maintains Daniels Park which is classified as open space with public access trails. The Park is a significant open space area with a multitude of recreational activity potential. A portion of the park is also used by the local American Indian population for cultural uses.

Cherokee Ranch

Douglas County purchased a conservation easement on this ranch to protect the important wildlife habitat, agricultural heritage and the historic attributes of the Cherokee Ranch. The 3,105-acre ranch is located south of the Backcountry Wilderness Area of Highlands Ranch and west of Daniels Park. The land is currently being managed to accommodate the needs of wildlife and a historic cattle operation, as well as events at the castle. The ranch is covered with grasslands, mesas, rolling shrublands, and Ponderosa Pines, junipers, and Douglas firs. Cherokee Ranch is privately owned and operated.

Glendale Open Space Trail

Glendale Open Space Trail is 1.6 mile trail located on 160-acres of land located adjacent to Interstate 25 on the east-side Castle Pines North. The trail contains native chokecherry and wild plum shrubs along an intermittent stream. The trail winds up into Gambel oak shrub-land and onto a grassland plain with views of Pikes Peak and the Colorado Front Range. A five-acre off-leash dog area is west of the main trail head. The trail is a multi-use facility allowing horses, mountain bikes, hiking, and leashed dogs on the site. Amenities include a port-a-potty, hitching rails, benches, off-leash dog area, and parking facilities.

Golfing

The City of Castle Pines North is home to *The Ridge at Castle Pines* golf course. The Ridge golf course is a privately owned facility and is considered one of Colorado’s premiere courses and has received national and statewide recognitions.

The facility is a par 71 challenge, with four sets of tees ranging between 5,000 yards to over 7,000 yards.⁴

Cultural Value

Opportunities for recreation and tourism exist within the City of Castle Pines North. The recreation and tourism opportunities are associated with the City's natural resources that provide outdoor recreational opportunities. These opportunities provide cultural value by promoting health and wellness, heritage preservation, and social, physical, and emotional enrichment to residents and visitors. Building community pride and preserving unique community characteristics contribute to the cultural value of the City.

Economic Benefits

The City's recreation and tourism opportunities provide economic benefits to the community. This is accomplished through the attraction of outside dollars to the local economy, and the utilization of existing natural resources and amenities of the City. Amenities such as a world-class golf course, and vast open space areas which are located within close proximity to the City, can be marketed to increase spending in the City. The economic benefit of recreation and tourism also helps support the existing sales tax base.

RECREATION AND TOURISM GOALS AND OBJECTIVES

6.1 Goal: Support and enhance current recreation and tourism opportunities, while building a framework for future collaboration.

- Form a public/private partnership to further recreation and tourism in the City.
- Develop a strategic plan to guide future planning efforts.
- Support the provisions of the City's Comprehensive Plan, and other plans and regulations.

SECTION SEVEN – NATURAL RESOURCES

Sensitive Resources

Vegetation

Because of the largely developed nature of the Castle Pines North community, the majority of the City's sensitive resources lie within the dedicated open space areas

⁴ Source: The Ridge at Castle Pines North website: www.theridgecpn.com

that form the core of the City's open space system. Sensitive resources generally consist of native plant communities and habitat types, such as trees and shrubs, and natural grasses and other plant life. Another sensitive resource is wetland habitat. The Castle Pines North Planned Development contains a number of areas that are protected by tree conservation areas. These areas were identified to protect the native Gambel oak, and other native species from development.

Wildlife

Castle Pines North has two levels of wildlife habitat value. The west portion of the city boundaries contains a high habitat value, and the remaining portions of the boundary contain a moderate habitat value. Wildlife can be found in the open space areas, near watercourses or wetland areas. The neighboring areas of Daniels Park contain significant wildlife resources and are considered a high habitat value with critical habitat areas. The Fish and Wildlife Service (FWS) has listed the following species as threatened, which may impact landowners in the City of Castle Pines North - Preble's Meadow Jumping Mouse and Ute Ladies Tresses Orchid. The Colorado Butterfly plant has been proposed by the FWS to be listed as a threatened species.

Wildlife Corridors

Wildlife Movement Corridors are generally narrow strips of habitat that are or can be used by wildlife to move from one area of habitat to another. They are generally undeveloped as a result of floodplain restrictions, and serve as connection points between various blocks of habitat. While there are no delineated wildlife corridors within the City boundaries, the City has a variety of wildlife habitat generally located in the wetland areas, and the open space.

Historic, Archaeological, and Paleontological Resources

Early settlements of Paleo-Indians have been found in Douglas County which date back possibly as early as 13,000 years ago. These people were nomadic and were at least as migratory on a seasonal basis as the historic tribes, seeking refuge in caves and rock shelters.

The front range of Colorado was the original territory of the Cheyenne, Arapahos, and Ute Tribes. These Tribes were nomadic and hunted bison, deer, and other animals for sustenance. Undeveloped lands in Castle Pines North may contain buried cultural resources from these Tribes as they once occupied the entire front-range. Anglo settlement did not begin until the mid to late 1800s, when logging, quarrying, dairy, farming and ranching began, and the area was only sparsely settled until the 1970s.

Paleontologists have uncovered vertebrate and invertebrate specimens, including crocodiles, camels, and early horses, and plants common to the rainforest. Archaeological and paleontological sites are susceptible to disruption simply because they are often buried. They can be destroyed easily and unknowingly by construction or natural earth surface changes.

Visual Resources

Castle Pines North has a number of key areas that are visual resources. The existing separation between the open space and the northern edge of Castle Pines North is a distinct visual resource which contains views of rolling hills, vast open space, natural vegetation, and grasslands, which provide scenic entrances into the City of Castle Pines North. The open space areas which buffer the residential neighborhoods also contain visual resources which provide views of the greenbelt areas between residential housing and the business district.

Environment

Geology

The geology of Castle Pines North contains rocks and soils that are distinctive geologic hazards. The geologic hazards consist of heaving soils which are generated by highly expansive soils that expand and slide when wet, and shrink when dry. This expansion and shrinkage creates potentially severe problems for building foundations, roads, utilities, and structures. A significant area of mostly undeveloped land in Douglas County is characterized by potential heaving bedrock conditions.

Wildfires

Douglas County's semi-arid climate, high incidence of lightning, steep slopes, strong winds, and mix of grasslands, shrubland, and forests, as well as the historical management of fire suppression, are factors which can contribute to the rapid spread of fires. The City of Castle Pines North contains areas which consist of natural vegetation, shrubs, and trees that may be prone to wildfires.

Water Quality

The City of Castle Pines North is committed to protecting water resources and ensuring that future development continues in an environmentally sound manner. The City further manages water resources in a sustainable manner to support the state's economy, to protect public health and natural systems, and to enhance the quality of life for all citizens.

The City of Castle Pines North collaborates with surrounding jurisdictions, water quality councils, and land stewards to address mitigation measures for urban runoff. These partnerships serve as a forum to share information with stormwater professionals enabling the city to continue to keep up with the best and most current management practices in stormwater runoff and water quality. Additionally, through these partnerships the city can leverage resources and share in educational outreach programs which would not be feasible on its own.

Noise

There are no significant noise sources that affect the City of Castle Pines North. Principal noise sources usually consist of: airports, highways, off-road recreation areas, railroads, sports complexes, and outdoor theaters. Interstate 25 is located adjacent to the City, and there are two arterial roadways, Castle Pines Parkway, and Monarch Blvd., which have larger volumes of traffic during peak times of the day. The existing residential developments have been built with a buffer between the roadway and the homes, which helps mitigate noise pollution from traffic in these key areas.

NATURAL RESOURCES GOALS AND OBJECTIVES

7.1 Goal: Recognize and respect natural geologic conditions.

- Ensure development is appropriate when weighed against hazards and constraints.

7.2 Goal: Limit land uses in floodplains.

- Preclude damage to life and property.
- Maintain floodplains as open space.

7.3 Goal: Reduce the risks of loss from wildfire hazard.

- Discourage and avoid development in areas with high potential for wildfire, where mitigation is impractical or excessive, or other significant constraints and hazards are present.
- Identify and mitigate wildfire hazards in areas determined appropriate for development.

7.4 Goal: Avoid risk of wildfire hazards. Create compatible development in areas where allowed, and protect public safety.

- Preclude development in areas with severe wildfire potential.

7.5 Goal: Improve air quality.

- Cooperate with governments and businesses to improve air quality.

7.6 Goal: Maintain high water quality and protect water resources.

- Coordinate with regional agencies to protect water quality.
- Ensure new development maintains and improves water quality in accordance with all adopted clean water regulations.
- Ensure that water treatment and septic systems will not harm either ground or surface water quality.
- Incorporate technological innovations in wastewater systems.
- Use “best management practices” (BMP) to control soil-erosion sediments.
- Protect groundwater wells.

7.7 Goal: Maintain appropriate noise levels.

- Evaluate and mitigate noise impacts, where appropriate.

7.8 Goal: Establish safe, efficient solid waste disposal sites compatible with the surrounding environment.

- Develop alternative means of waste disposal.
- Attain high standards in design and location of waste disposal facilities.
- Minimize waste disposal contamination.
- Identify future solid waste disposal needs.

7.9 Goal: Protect and enhance wildlife habitat and movement corridors and foster wildlife conservation.

- Minimize impacts to wildlife by ensuring that development and land use are compatible with wildlife.
- Support public and private programs that foster wildlife conservation.
- Support the management of wildlife populations to maintain viable populations, species health, and to minimize human/wildlife conflicts.
- Carefully consider and weigh important wildlife habitat in connection with new development and open space purchases/conservation.

7.10 Goal: Preserve cultural resources for future generations.

- Actively pursue preservation of cultural resources.

SECTION EIGHT - SEPARATE ELEMENTS OF THE PLAN

The City of Castle Pines North Comprehensive Plan is supported by independent separate advisory documents specifically the Castle Pines North Three Mile Plan and the Douglas County 2020 Transportation Plan. These two elements provide further guidance on annexation issues and transportation planning for the City of Castle Pines North and integrate and support land-use policies as established by this Plan. Each Plan element is in further detail below.

Three Mile Plan

The City of Castle Pines North Three Mile Plan for annexation establishes a broader approach to annexation and development of land. The Plan specifies the direction for providing infrastructure, land use/zoning, and municipal services for lands located within the current three-mile boundary of the City. The Plan also identifies land that may be considered for annexation into the City and addresses land use issues associated with the annexation. The City of Castle Pines North will consider annexation of lands within the three-mile boundary, subject to negotiations with individual land owners.

Douglas County 2020 Transportation Plan

The Douglas County 2020 Transportation Plan includes transportation planning elements for the Castle Pines North area and contains relevant planning efforts for future roadway networks for the City. The 2020 Transportation Plan is an updated version of the 2015 Transportation Plan. Primary elements include socio-economic forecasts of households and employment for the county, travel demand forecasts based upon the socioeconomic projections, a multi-modal transit element supportive of commuter rail, light rail, express bus, and circulator technologies; and a functional hierarchy of roadways which enhance travel efficiency and safety.

Douglas County 2020 and 2030 Comprehensive Plans

The City of Castle Pines North Comprehensive Plan relates to several other plans and documents from Douglas County and the State of Colorado. The Plan incorporates certain goals and objectives from the Douglas County 2030 Comprehensive Plan and the Douglas County 2020 Comprehensive Plan, which contains references to the previous Castle Pines Separated Urban Area (SUA), the pre-incorporation designation of the City of Castle Pines North.

REFERENCES

Reports, Plans, and Maps

Colorado Department of Local Affairs (DOLA). Website: www.dola.state.co.us

City of Castle Pines North. City of Castle Pines North Three Mile Plan.

Castle Pines North Metro District. Website: <http://cpnmd.org/>

Douglas County. Douglas County 2020 Comprehensive Master Plan.

Douglas County. Douglas County 2030 Comprehensive Master Plan.

Douglas County. Douglas County Recreation & Tourism Plan, An Element of the 2020 Comprehensive Master Plan.

Douglas County. Douglas County 2020 Transportation Plan.

Douglas County. Douglas County Zoning Resolution.

Douglas County. Douglas County Community Development Centennial Airport Review Area Map.

Douglas County. Douglas County Community Development Fire Protection District Map.

Douglas County. Douglas County Water Supply Zones Map.

Douglas County. Douglas County Water & Sanitation Districts Map.

Douglas County. Douglas County Wildlife Resource Map.

Douglas County School District. Website: www.dcsdk12.org

Front Range Express Transit (FREX). Website: www.frontrangeexpress.com

The Ridge at Castle Pines North. Website: www.theridgecpn.com

U.S. Census Bureau. American Fact Finder. 2000 Census data. Website: www.census.gov

APPENDIX

Map Exhibits

Land Use Map

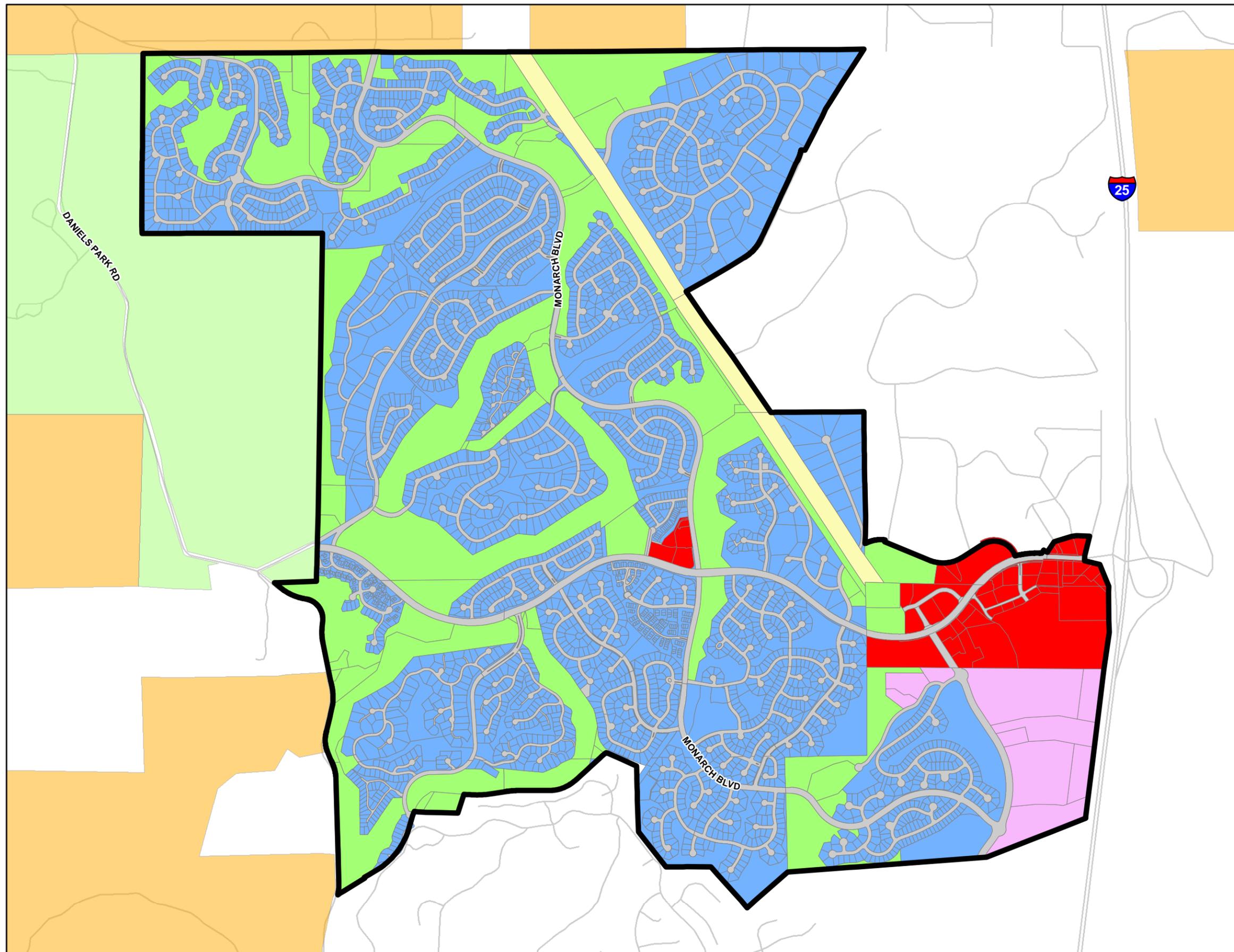
Transportation Map

Water and Sewer Service Area Map

Existing Parks, Open Space and Public Facilities Map

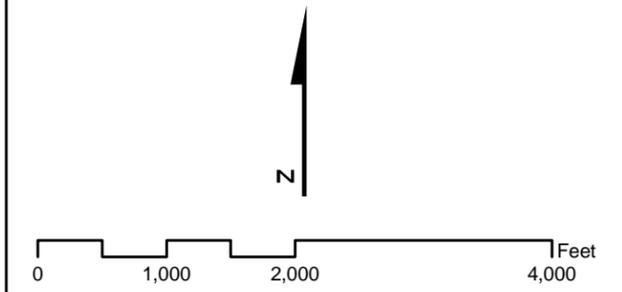
Community Services Map

Habitat Map

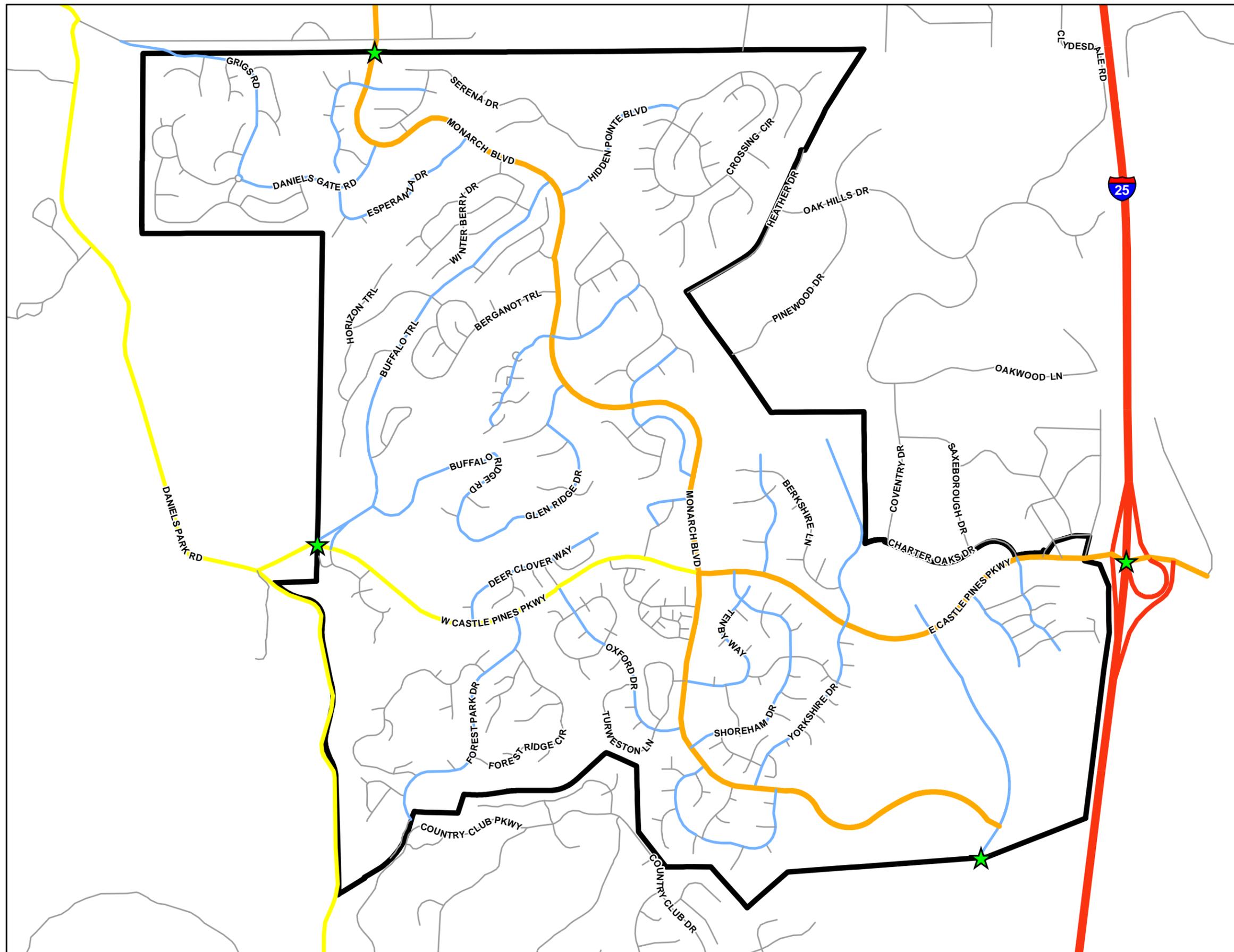


LEGEND

-  City Boundary
- City Landuse
 -  Agricultural
 -  Commercial
 -  Mixed Use
 -  Parks/Open Space
 -  Residential
 -  Street
-  County Open Space
-  County Park/Recreation Area
-  Road Centerline



**City of Castle Pines North
Land Use Plan Map**

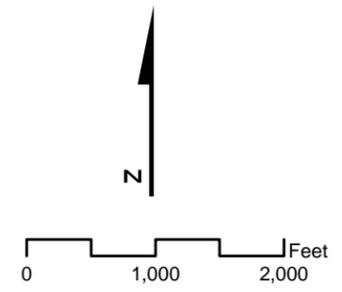


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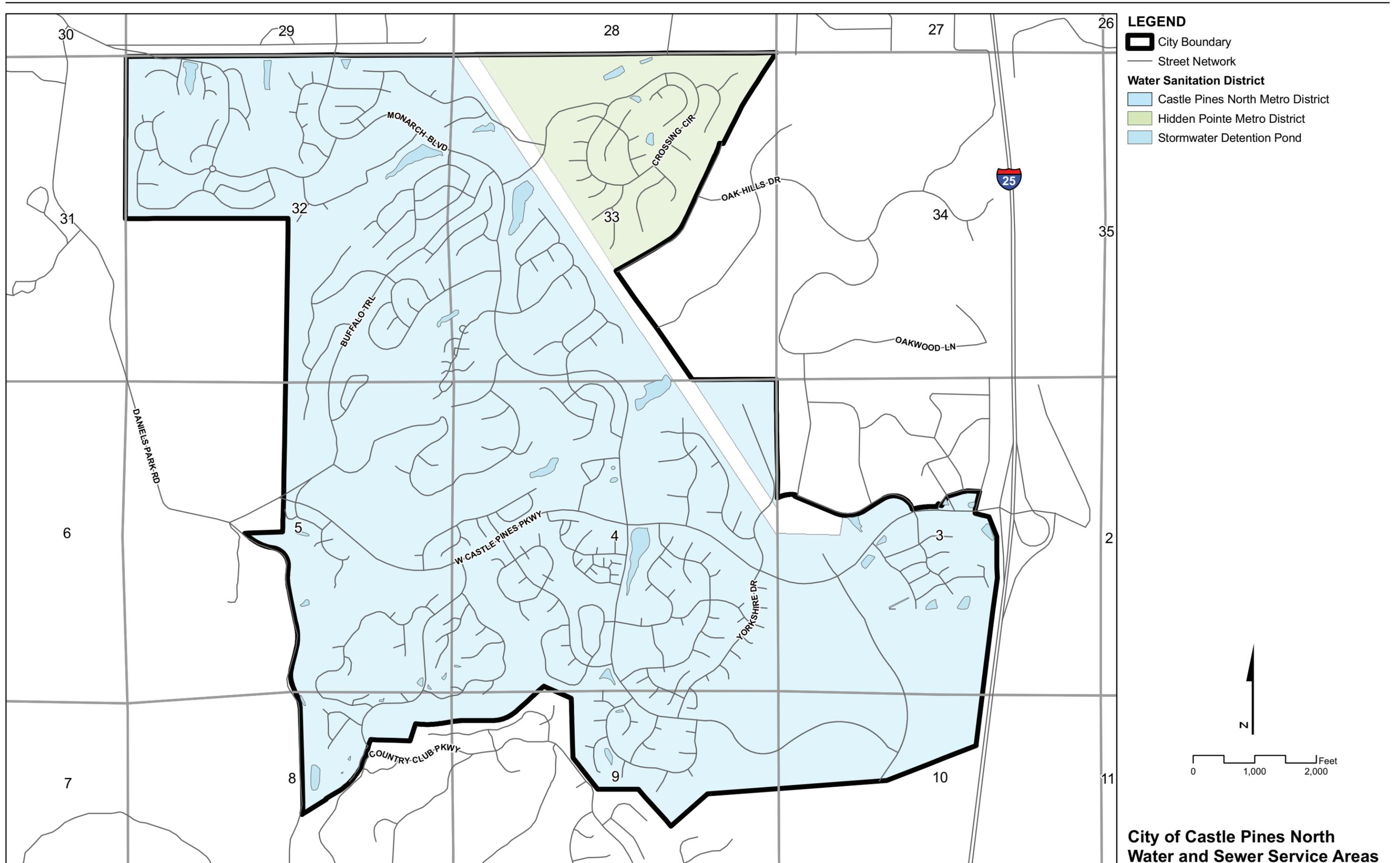
- City Boundary
- Gateway to City

Street Network

- Unclassified
- Local Street
- Collector
- Minor Arterial
- Regional Arterial

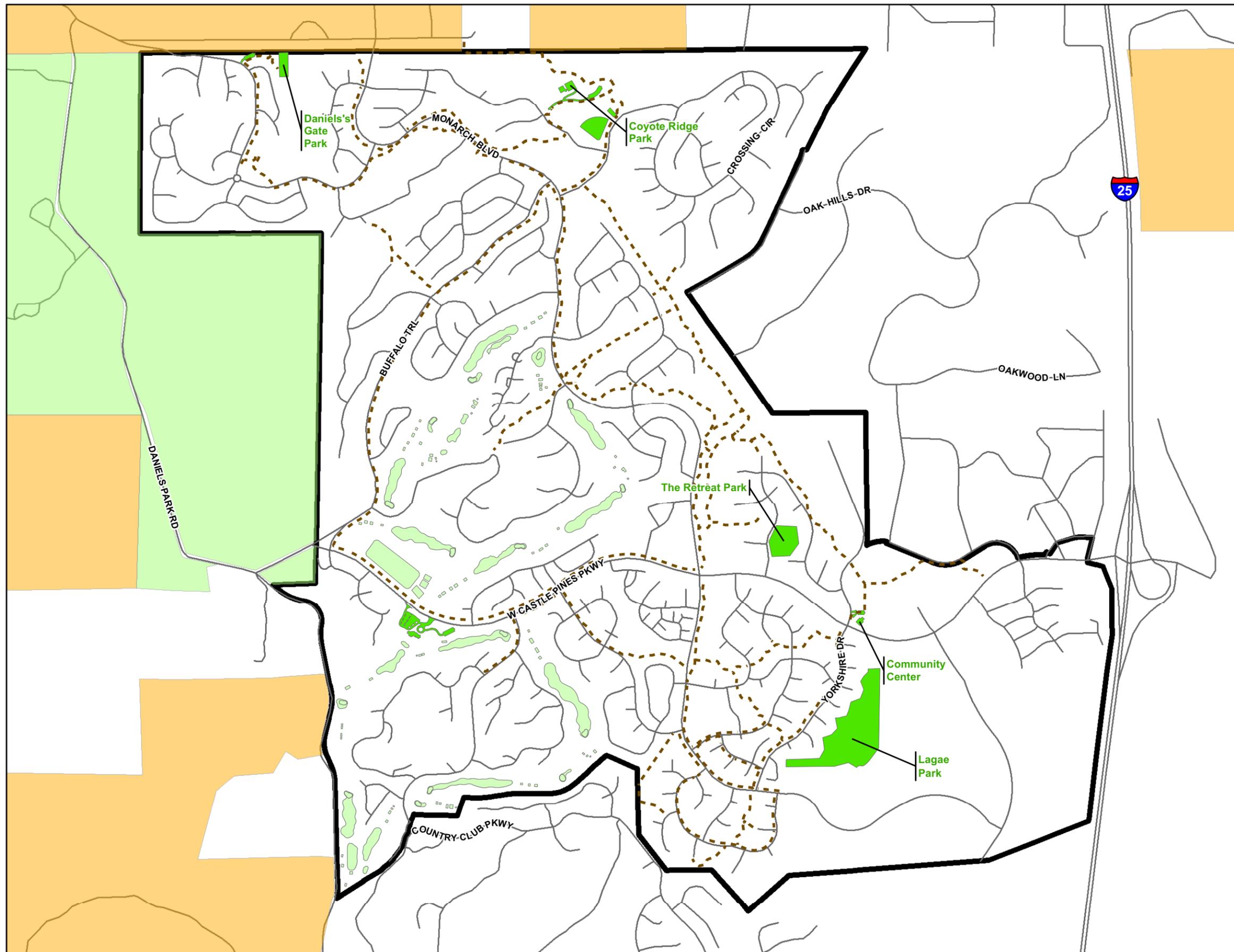


**City of Castle Pines North
Street Network
Classification Map**

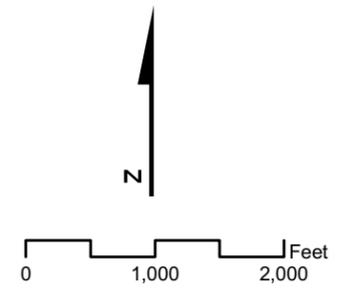


- LEGEND**
- City Boundary
 - Street Network
 - Water Sanitation District**
 - Castle Pines North Metro District
 - Hidden Pointe Metro District
 - Stormwater Detention Pond

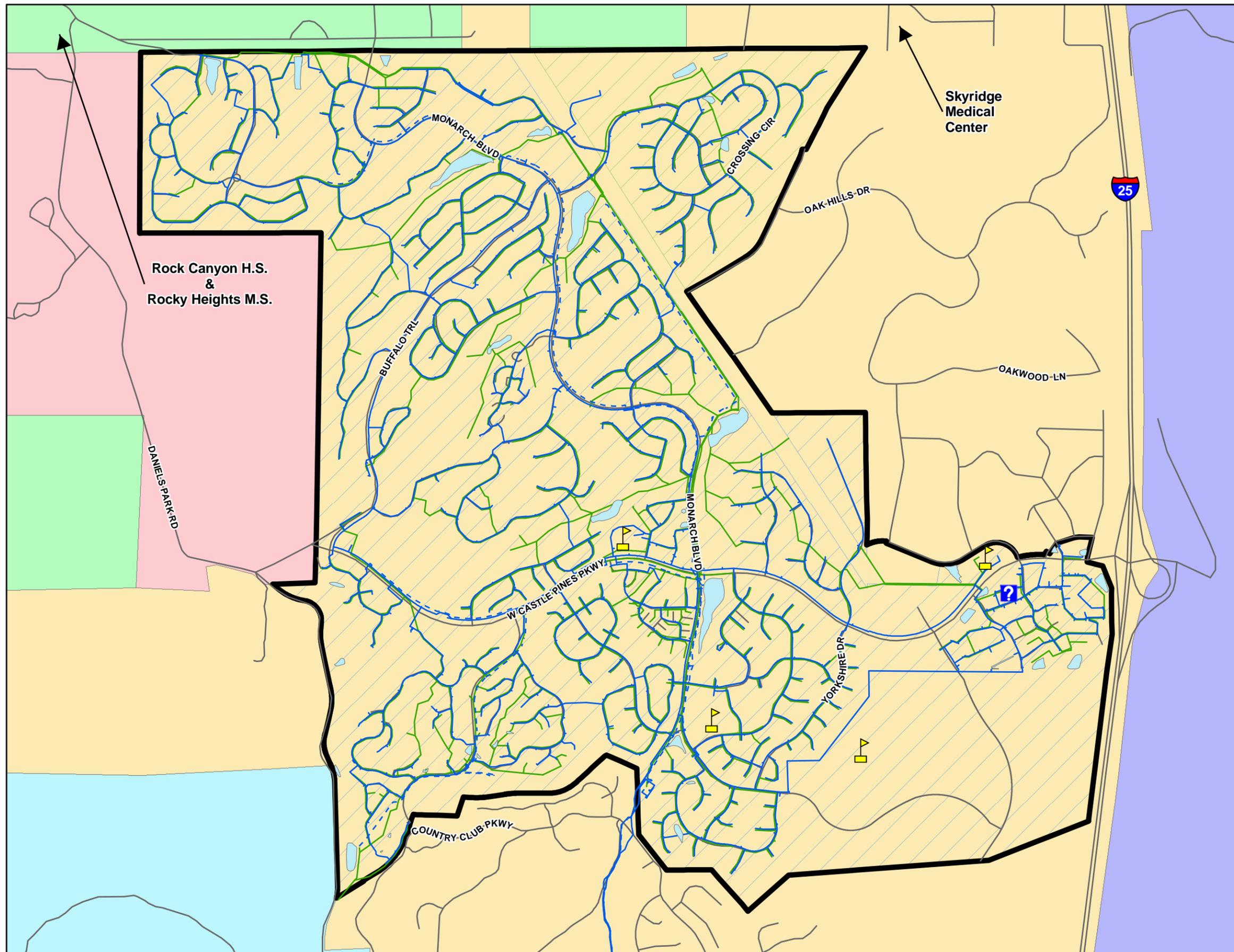
**City of Castle Pines North
Water and Sewer Service Areas**



- LEGEND**
- City Boundary
 - Existing Trail
 - Street Network
 - Golf Course
 - Park/Recreation Area
 - County Open Space
 - County Park/Recreation Area

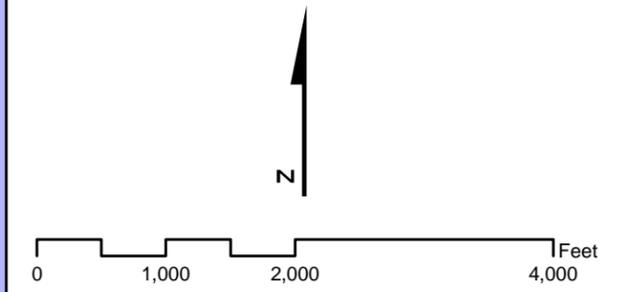


**City of Castle Pines North
Existing Parks, Open Space
and Public Facilities**



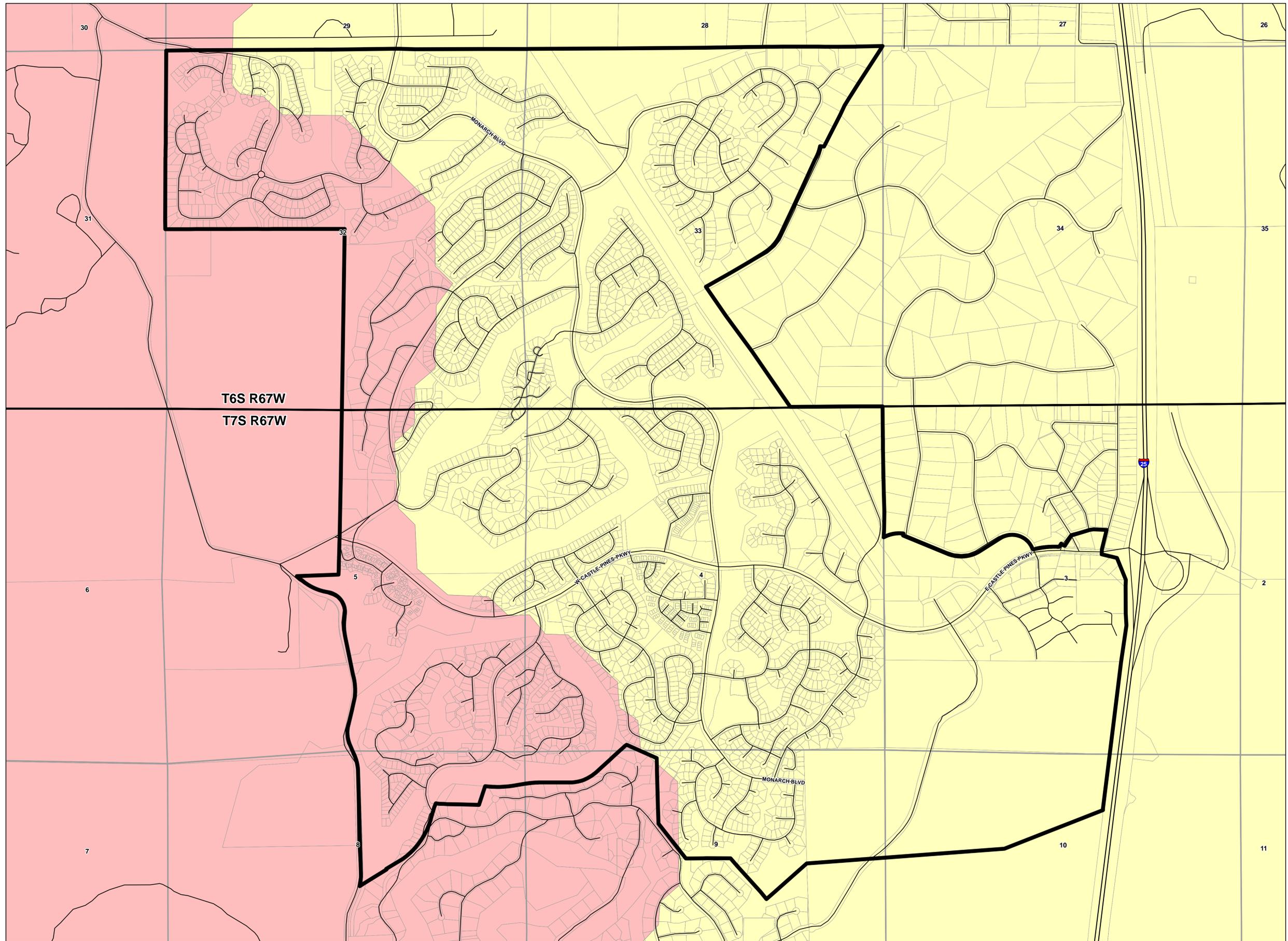
LEGEND

- City Boundary
- City Administration Office
- School
- Raw Water Line
- Potable Water Line
- Sewer Line
- Street Network
- Fire Protection District
 - Highlands Ranch Metro District
 - Not Served
 - Parker
 - South Metro
 - West Douglas County
- Water Sanitation District
 - Castle Pines North Metro District
 - Green Valley Water and Sanitation District
 - Stormwater Detention Pond



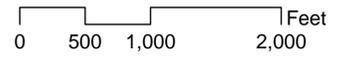
**City of Castle Pines North
Community Services Map**





Legend

-  City Boundary
-  Township Boundary
-  Section Boundary
-  Parcel Boundary
- Wildlife Habitat Rating
-  High Habitat Value
-  Moderate Habitat Value
-  Low Habitat Value



**City of
Castle Pines North**
Habitat Coverage Map

