

RESOLUTION NO. 09-70

INTRODUCED BY:

Councilperson Havercroft

Councilperson Dooley

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF CASTLE PINES NORTH
ADOPTING A PLAN IN ACCORDANCE WITH § 31-12-105(1)(e), C.R.S.,
FOR THE AREA WITHIN THREE MILES OF THE CITY BOUNDARIES**

WHEREAS, § 31-12-105(1)(e), C.R.S. provides that prior to the completion of any annexation, the annexing municipality shall have in place a plan for the area within three miles of the municipal boundary contiguous with the area to be annexed; and

WHEREAS, the plan required by § 31-12-105(1)(e), C.R.S. is required to generally describe the proposed location, character, and extent of certain infrastructure and recreational amenities to be provided by the municipality within said area, and to generally describe the proposed land uses for said area; and

WHEREAS, a copy of the City of Castle Pines North Three Mile Plan (the "Plan") is attached hereto as Exhibit A and is incorporated herein by reference; and

WHEREAS, the Plan generally describes the proposed location, character, and extent of certain infrastructure and recreational amenities to be provided by the City of Castle Pines North (the "City") within said area, and generally describes the proposed land uses for said area, excepting land currently included within the present municipal boundaries of the City of Lone Tree, the Town of Parker and the Town of Castle Rock; and

WHEREAS, § 31-12-105(1)(e), C.R.S. requires that the Plan be updated at least annually.

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

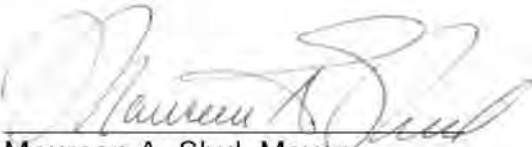
Section 1. The Plan, attached hereto as Exhibit A, shall constitute the three mile plan for the City as required pursuant to § 31-12-105(1)(e), C.R.S., following completion of those certain technical corrections authorized by Section 3 of this Resolution.

Section 2. The Plan shall be reviewed and revised as may be necessary at least annually.

Section 3. The City's Director of Planning and Zoning is hereby authorized to make those certain technical corrections to the Plan as directed by City Council at the public hearing held on September 24, 2009.

Section 4. This Resolution shall become effective immediately upon passage and approval.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES NORTH the 24th day of September, 2009.


Maureen A. Shul, Mayor

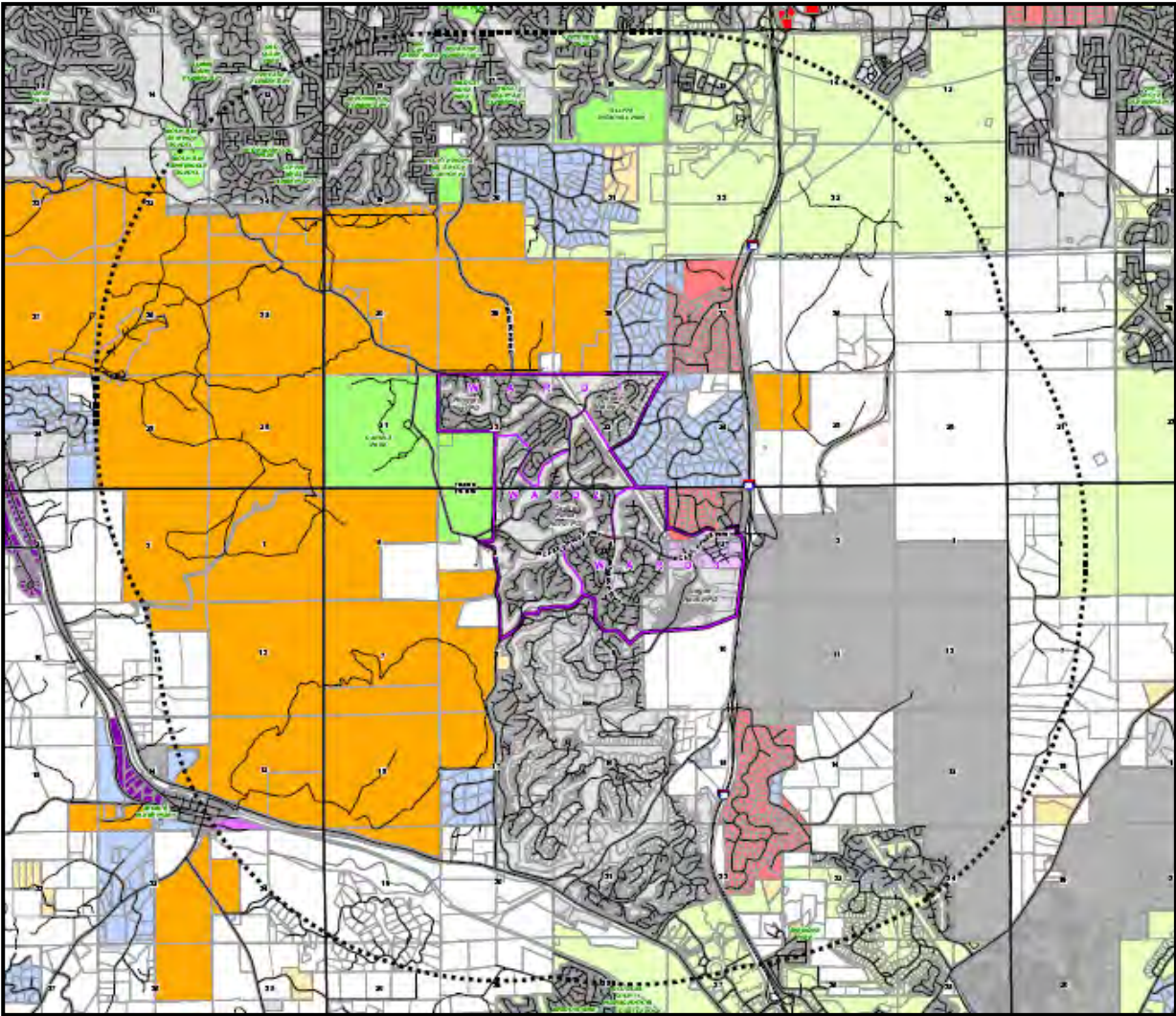
ATTEST:

APPROVED AS TO FORM:


Janie Berry, City Clerk
Linda C. Michow, City Attorney

Exhibit A
City of Castle Pines North
Three Mile Plan

THREE MILE PLAN



ADOPTED BY THE CITY OF CASTLE PINES NORTH CITY COUNCIL
ADOPTED: SEPTEMBER 24, 2009 RESOLUTION NO. 09-70

TABLE OF CONTENTS

INTRODUCTION	3
THREE MILE PLAN	6
SUB-AREA 1	7
SUB-AREA 2	11
SUB-AREA 3	16
SUB-AREA 4	20
SUB-AREA 5	23
EXHIBITS:	26 & 27

INTRODUCTION

The City of Castle Pines North (City) Three Mile Plan (Plan) establishes an approach to address future growth and development of land within a three-mile radius of the City's municipal boundaries. The Three Mile Plan identifies land that may be considered for annexation and provides direction concerning land use and zoning issues, infrastructure needs and municipal services. The plan provides the existing conditions on lands outside of the City's boundaries, with the exception of incorporated lands/municipalities of the City Lone Tree, the Town of Parker and the Town of Castle Rock. As reflected in the Three Mile Plan, the City will annex lands subject to negotiation with individual land owners. However, it addresses the issues associated with annexation and provides guidelines, if a private landowner wishes to incorporate private property into the City of Castle Pines North.

Incorporated February 12, 2008, the City of Castle Pines North is home to a population to just under 10,000 residents. The City of Castle Pines North municipal boundary is approximately 3.8 square miles and provides services to approximately 4,322 housing units¹, consisting of large rural estate and suburban estate single family homes, and multi-family dwellings. Castle Pines North is located in the north central portion of Douglas County, south of the City of Lone Tree, and north of the Town of Castle Rock. Douglas County is one of the fastest growing counties in the State and has a projected growth total of approximately 140,000 new residents by 2010.²

The City of Castle Pines North is generally located west of Interstate 25, north of Castle Pines Village, east of Daniels Park, and south of the Highlands Ranch Conservation Area. The topography of Castle Pines North contributes to its diverse natural features which include mountain vistas, dramatic ridgelines, plateaus, hills and grass covered plains. Because of the City's close proximity to the Denver metro area (the City is located 20 miles south of Denver), and access to the amenities of multi-modal transportation facilities, parks, schools and overall quality of life the area, the City has become a desirous place to live. As the City matures and continues to grow, it will attract new families and businesses to the area. To accommodate future growth, Castle Pines North anticipates additional needs for municipal services, revenues, land, housing, schools, parks and infrastructure.

Statutory Requirements

The City's Three Mile Plan complies with the requirements of the Colorado Revised Statutes Section 31-12-105(1) (e) (1) of the Municipal Annexation Act of 1965. The Act requires municipalities to have a plan that *generally* describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power for land

¹ Note: 3,566 Platted Single Family Units and 756 Multi-family Residential Units; 3,300 of 3,566 Single Family Units are constructed and 356 of 756 Multi-family Units are constructed.

² Douglas County 2030 Comprehensive Plan, Page 1-3.

that is annexed into the City within the three-mile boundary. The plan analyzes the aforementioned categories and examines potential impacts on community services.

Methodology

The Three Mile Plan was developed using a GIS mapping survey of unincorporated lands located within the three-mile boundary from the City of Castle Pines North. Properties identified for possible annexation were reviewed by the Planning Staff and City Council. Specific evaluation criteria were developed for determining desirable lands for possible annexation for future development.

Criteria

Balancing the principles of smart growth³ and desired land uses within the City of Castle Pines North, the area(s) contemplated for annexation and thus included within this plan are:

- Areas that can be reasonably served by urban services and facilities; and
- Areas that broaden and strengthen economic opportunities; and
- Areas that are suitable for desired land uses (open space, residential, commercial, civic); and
- Areas that share a community of interest with Castle Pines North.

Consideration is also given to the City's ability to economically provide, operate and maintain public facilities, infrastructure, and services in an orderly and cost-effective manner with no negative physical or economic impact on the community, including:

- Land uses and zoning;
- Streets and transportation;
- Utility services, including potable water, sanitary sewer, and storm drainage;
- Community services including school, fire and police; and
- Open space, parks and recreation uses.

³ Ten Principles of Smart Growth as adopted by New Urbanism Division of the American Planning Association:

1. Mixed land uses
2. Compact building design
3. A range of housing opportunities and choices
4. Walkable neighborhoods
5. Distinctive, attractive communities with a strong sense of place
6. Preservation of open spaces, farmland, natural beauty, and environmental areas
7. Development directed toward existing communities
8. A variety of transportation choices
9. Predictable, fair, and cost-effective development
10. Community and stakeholder collaboration in development decisions

General City Policies for 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 conform to the City of Castle Pines North Three Mile Plan, Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and International Code Council (ICC) Codes.

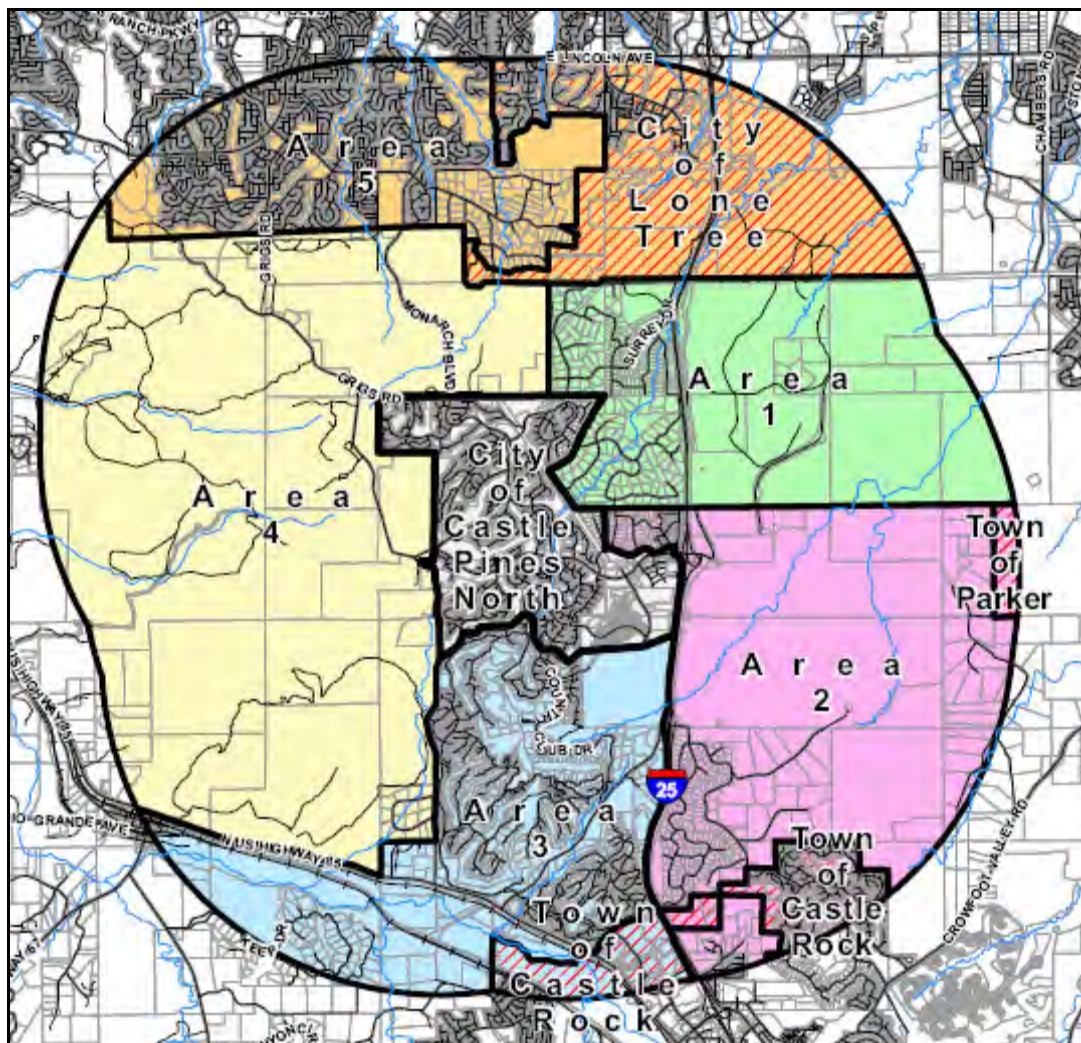
Public facilities and amenities must be constructed as part of any land annexed to the City to ensure that public needs are met by these facilities. Public facilities are defined to include sewer and water facilities, arterial streets, bridges, public parks and recreation areas, school sites, fire and 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 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.

THREE MILE PLAN

The three mile boundary area has been divided into five (5) sub-areas to simplify the analysis. Each sub-area has been further defined to include areas of *exclusion* and *inclusion*. Areas of exclusion include incorporated municipalities. Areas of inclusion include all other properties within the City's three mile boundary area. Properties classified as 'inclusion' does not propose nor guarantee annexation. No land in unincorporated areas is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable for future uses or will be a logical expansion of the City of Castle Pines North. This plan will be updated annually to reflect any prior year changes. Figure 1 shows the City of Castle Pines North Three Mile Plan Sub-Areas.

Figure 1 – City of Castle Pines North Three Mile Plan Sub-Areas



Sub-Area 1



Location

Sub-Area 1 is located within the northeastern portion of Douglas County and northeast of the City boundaries. The Glendale Farm is located adjacent to Interstate 25 (I-25) and is designated as Open Space. Reuter-Hess Reservoir is located directly to the east within Sub-Area 1. Sub-Area 1 falls in the Centennial Airport Review Area boundary, specifically within the Approach Surface and Transitional Surface areas.

Character

Sub-Area 1 is zoned Estate Residential, Rural Residential, Open Space and Agricultural 1. Properties west of I-25 are generally developed with single-family residences while the east side of I-25 is undeveloped with large areas of prairie grasses, rolling hills, and intermittent streams. The vegetation consists of various native grasses, scrub oak, and other indigenous plant species and wildlife.

Areas of Exclusion

- No properties are considered for exclusion in Sub-Area 1.

Areas of Inclusion

The following Sub-Area 1 properties are considered for inclusion:

- Subdivisions currently zoned as Estate Residential which are located in unincorporated Douglas County in the western portion of Section 27 ;
- Subdivisions currently zoned as Rural Residential located in unincorporated Douglas County in the northwestern quarter of Section 3, eastern 1/2 of Section 28,

western portion of Section 33, and Section 34, all of which are located west of Interstate 25;

- A small area located in the northeastern corner of Section 34, currently zoned Agricultural 1;
- Agricultural 1 Lands located east of Interstate 25 within Sub-Area 1 in Sections: eastern portion of 24, 25, 26, 35, 36, and 31. These properties are non-contiguous from the City's municipal boundaries, and therefore are not eligible for annexation into Castle Pines North; and
- Glendale Farm: The Glendale Farm is a Douglas County dedicated open space area and is a multi-use facility allowing horses, mountain bikes, hiking, and leashed dogs on the site.

Extent of Future Utilities and Infrastructure

The lands located west of Interstate 25, have existing utilities and minimal infrastructure. The Estate Residential areas eligible for annexation are serviced by well water and septic tanks. The lands located east of Interstate 25 in Sub-Area 1 are deficient of utilities and infrastructure. Sub-Area 1 falls within the Central Basin – Denver Formation Water Supply Zone. Xcel Energy and Public Service of Colorado both provide natural gas and electricity to Sub-Area 1 and Qwest provides telecommunications services to the area.

Streets

There are 55 private non-major collector streets that currently exist in Sub-Area 1 and are generally located on the western portion within the existing subdivisions. There are several private collector streets located on the eastern Section of Sub-Area 1. Interstate 25 is classified as a public regional arterial (freeway).

Bridges

The Castle Pines Parkway and Interstate 25 interchange is the only bridge structure located within Sub-Area 1.

Aviation Fields

The lands in Sub-Area 1 do not contain an aviation field. The nearest airport facility is Centennial Airport, located directly north of the site, in Centennial, Colorado. Sub-Area 1 is located within the Centennial Airport Review Area (CARA) and land development within this area is subject to CARA review. ⁴

Land Uses

The lands west of Interstate 25 are currently zoned as Rural and Estate Residential, and Agricultural 1. The current land uses are low-density rural development. Principal land uses for Rural Residential areas are for large-lot residential home-sites on land that has minimal farming or ranching value, that create country living in a rural atmosphere, while preserving the vegetation, significant geological features, wildlife habitat/corridors, views

⁴ Douglas County Community Development 2007 Maps, CARA Map.

and privacy. Density range is from one dwelling per 9.9 acres to one dwelling per 5 acres. Estate Residential principal land uses allow medium low-density residential home-sites on land that has minimal farming or ranching value with a rural atmosphere that provides an appropriate transition from urban development to large-lot residential or agricultural areas. Density range is from one dwelling per 4.9 acres to one dwelling per 2.5 acres. Agricultural 1 principal land uses allow a wide range of farming, ranching, or tree farming activities and provide a physical and visual separation between urban centers.

Proposed Land Uses

There are no other proposed land uses for Sub-Area 1.

Transportation

Interstate 25 serves as the main transportation corridor which runs north and south through the area. According to Douglas County's 2020 Transportation Plan, Interstate 25 has current daily traffic volumes through the County that range between 44,000 and 98,000 vehicles per day.

There are no existing transit services and facilities located in the City of Castle Pines North or within the three-mile boundary. The closest RTD Route is located to the north in Sub-Area 1, in the City of Lone Tree, and to the east in the Town of Parker. The nearest Light Rail Transit (LRT) is located at the Lincoln and I-25 corridor, in the City of Lone Tree.⁵

Utility Provisions

There are utility provisions in place for water, sanitary sewer, and power for lands eligible for annexation in Sub-Area 1, west of Interstate 25. Public Service of Colorado and Mountain States Telephone (Qwest) have current utility provisions in place for power and telecommunications services. All future utility connections for new developments would be brought to individual property lines prior to the start of any construction activities for new development. All water (domestic, irrigation, and fire flow) will be supplied by the Castle Pines North Metro District. Wastewater treatment will be supplied by the Plum Creek Wastewater Authority.

Community Services

The following community agencies currently provide community services to areas that are eligible for annexation into the City:

- South Metro Fire Rescue Authority (SMFRA) provides fire and emergency medical services (EMS)
- Douglas County Sheriff's Department provides law enforcement and public safety services
- Medical Centers offering general patient and emergency care for this area include:
 - Sky Ridge Medical Center
 - Parker Adventist Hospital

⁵ Douglas County 2020 Transportation Plan

- Castle Rock Family Physicians
- Saddlerock Family Practice
- Plum Creek Medical Center
- HealthONE/Rocky Mountain Health Center

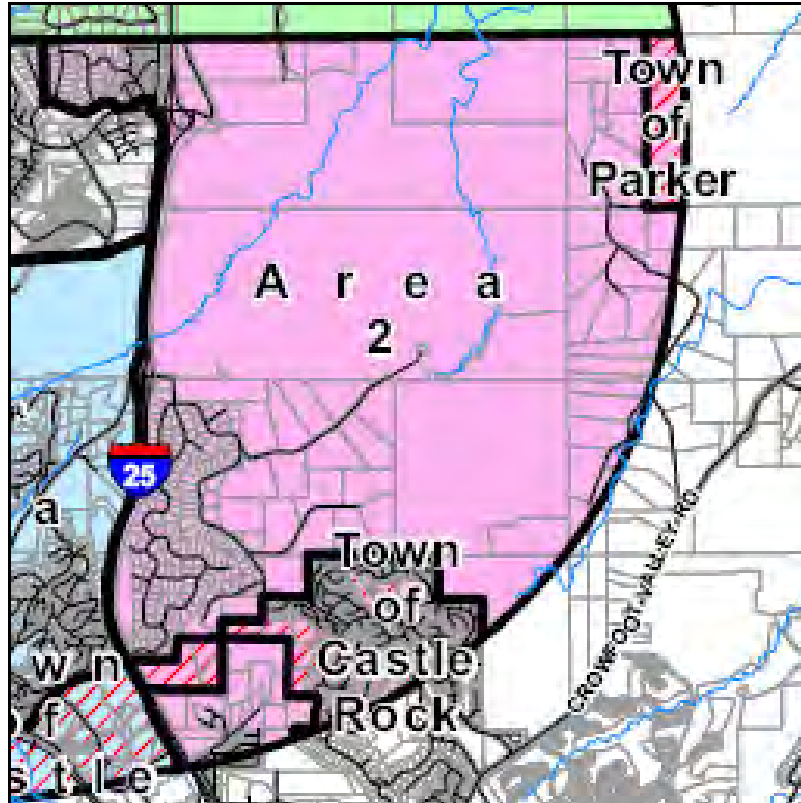
Open Space, Parks, Recreation

Lands west of Interstate 25 do not have dedicated open space, parks or recreation areas. Glendale Farm, located east of Interstate 25, is a Douglas County dedicated open space area.

Three Mile Area Acreage Tabulation—Sub-Area 1

Sub-Area 1 areas of Inclusion	Acres
Estate Residential	375
Rural Residential	859
Agricultural 1 on East side of Interstate 25	3,410
Agricultural 1 on West Side of Interstate 25	73
Total	4,717

SUB-AREA 2



Location

Sub-Area 2 is located within the northeastern portion of Douglas County and southeast of the City of Castle Pines North.

Character

The majority of land in Sub-Area 2 is vacant and consists of large areas of prairie grasses, rolling hills and intermittent streams. The vegetation consists of various native grasses, scrub oak and other indigenous plant species and wildlife. Lands in the eastern and southern areas of Sub-Area 2 are developed with single family residences.

Areas of Exclusion

The following Sub-Area 2 properties are considered for exclusion:

- Incorporated areas of the Town of Castle Rock; and
- Incorporated areas of the Town of Parker

Areas of Inclusion

The following Sub-Area 2 properties are considered for inclusion:

- Estate Residential areas located on the west side of Interstate 25, specifically the Beverly Hills Estates and the Charter Oaks subdivisions located in the northwestern portion of Section 3;
- Canyons North Planned Development area located east of Interstate 25 in Sections 1, 2, 3, 10, 11, 12, 13, 14, 15 and 24;
- Estate Residential area of Happy Canyon Estates located in western portion of Section 15, northwestern portion of Section of 22 and eastern portions of Sections 14 and 23;
- Agricultural 1 area of Happy Canyon Ranches located in Section 14 and the northeast corner of Section 23;
- Agricultural 1 area of Castle Park Ranch located in the eastern portion of Section 16 and Sections 7 and 18;
- Rural Residential area located in the eastern portion of Section 15;
- Springer Park located in the parts of Section 23, 26, and 27; and
- Agricultural 1 lands located in portions of Section 2, 3, 22, 23 and 27.

Extent of Future Utilities and Infrastructure

Lands eligible for annexation located west of Interstate 25 in Sub-Area 2 have existing utilities and minimal infrastructure. The Estate Residential areas are serviced by well water and septic tanks. If this area is annexed by the City in the future, it may require additional utilities and infrastructure.

The Canyons North Planned Development area, which is located east of Interstate 25, is currently undeveloped and does not have utilities and infrastructure in place. The Canyons North property is located in the Parker Water and Sanitation District. All lands eligible for annexation in Sub-Area 2 fall within the Central Basin – Denver Formation Water Supply Zone. Public Service of Colorado provides natural gas and electricity to lands located in Sub-Area 2.

Streets

Beverly Hills Estates and Charter Oaks subdivisions located in Sub-Area 2 are accessed by Interstate 25 and Castle Pines Parkway. The Canyons North property is accessed by Interstate 25 at Castle Pines Parkway, Interstate 25 and Happy Canyon Road, Crowfoot Valley Road and the future extension of Hess Road. Castle Pines Parkway and Happy Canyon Road are categorized as public minor arterial streets which run in the east-west direction, and Interstate 25 is a regional arterial freeway. There are approximately 110 private collector streets located in Sub-Area 2.

Bridges

The East Happy Canyon Road and Interstate 25 Bridge and the Castle Pines Parkway and Interstate 25 Bridge are two major bridge structures located within Sub-Area 2.

Aviation Fields

There is no aviation field located in Sub-Area 2; however, Sub-Area 2 falls in the Centennial Airport Review Area boundary, specifically within the Approach Surface and Transitional Surface areas. Centennial Airport is located directly north of the site in Centennial, Colorado.

Land Uses

Eligible Lands West of Interstate 25

The lands eligible for annexation in Sub-Area 2 (located west of Interstate 25) are currently zoned Estate Residential. Estate Residential principal land uses allow medium low-density residential home-sites on land with minimal farming or ranching value with a rural atmosphere, which provides an appropriate transition from urban development to large-lot residential or agricultural areas. Density range is from one dwelling per 4.9 acres to one dwelling per 2.5 acres.

Eligible Lands East of Interstate 25

The Canyons North Planned Development is currently zoned as a Planned Development District. The Canyons PD currently allows for 1,533 single family residential units resulting in an overall density of 1 dwelling unit per 2.3 acres.

Proposed Land Uses for the Area

The Canyons proximity to the City of Castle Pines North would be a logical extension of the City's boundaries. The vision for the Canyons development is based on a balance of community by incorporating a mix of land uses that would include residential, business, commercial, recreational, open space and other selected secondary uses. It is anticipated that growth would occur in phases to facilitate the provision of basic infrastructure.

Transportation

The FREX (Front Range Express) transit service and park and ride facility is the nearest transportation service that is located on the east side of the outlet stores in the Town of Castle Rock. This area is outside of Sub-Area 2. The closest RTD Bus Route is located in the Town of Parker. The Town of Castle Rock also has the Clean Air Transit Company (CATCO) service area, which is located south of the Castle Pines North three-mile boundary.

Utility Provisions

Eligible Lands East of Interstate 25

There are utility provisions in place for water, sanitary sewer, and power for lands located east of Interstate 25 in Sub-Area 2. Public Service of Colorado, IREA, and Mountain States Telephone (Qwest) currently provide power and telecommunications services to this area.

Eligible Lands West of Interstate 25

The Canyons Planned Development area is currently undeveloped. Utilities and infrastructure have not been built yet. All future utility connections for new developments

would be brought to individual property lines prior to the start of any construction activities for new development. All water will be supplied by the Parker Water and Sanitation District, and power will be supplied by IREA and Public Service of Colorado.

Community Services

Eligible Lands West of Interstate 25

The following agencies currently provide community services to areas that are eligible for annexation located west of Interstate 25:

- South Metro Fire Rescue Authority provides fire and emergency medical services (EMS)
- Douglas County Sheriff's Department provides law enforcement and public safety services
- Castle Pines North Metro District provides water and sanitation services
- Medical Centers offering general patient and emergency care for this area include:
 - Sky Ridge Medical Center
 - Parker Adventist Hospital
 - Castle Rock Family Physicians
 - Saddlerock Family Practice
 - Plum Creek Medical Center
 - HealthONE/Rocky Mountain Health Center

Canyons Planned Development

The Canyons property will be served in the future by the following agencies:

- South Metro Fire Rescue Authority provides fire and emergency medical services (EMS)
- Castle Rock Fire Department
- Douglas County Sheriff's Department provides public safety and law enforcement services
- Parker Water and Sanitation District provides water and sanitation services
- Medical Centers offering general patient and emergency care for this area include:
 - Sky Ridge Medical Center
 - Parker Adventist Hospital
 - Castle Rock Family Physicians
 - Saddlerock Family Practice
 - Plum Creek Medical Center
 - HealthONE/Rocky Mountain Health Center

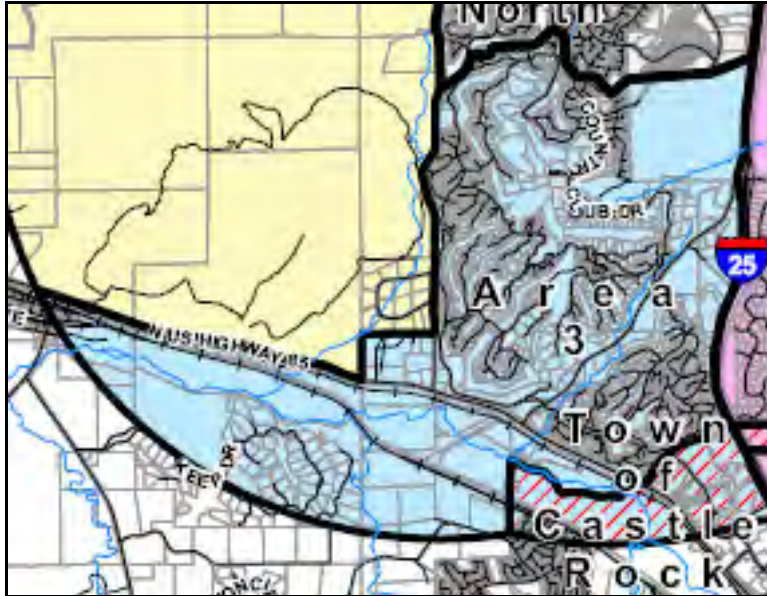
Open Space, Parks, Recreation

The lands in Sub-Area 2 eligible for annexation west of Interstate 25 contain one developed park at this time (Springer Park). The current Canyons North Planned Development contains dedicated open space.

Three Mile Area Acreage Tabulation—Sub-Area 2

Sub-Area 2 areas of Inclusion	Acres
Estate Residential west of Interstate 25	10
Canyons Planned Development	3,283
Agricultural 1	2,323
Estate Residential	673
Rural Residential	17
Suburban Residential	38
Total	6,344

Sub-Area 3



Location

Sub-Area 3 is located directly south of the City of Castle Pines North, west of Interstate 25, with a small portion of land which extends southwest of Highway 85, adjacent to the Town of Castle Rock.

Character

The majority of Sub-Area 3 is zoned as Planned Development, which contains the Castle Pines Village Subdivision. The area has a small section zoned as Rural Residential and small areas of agricultural lands. Sub-Area 3 has a large area of high wildlife habitat value with a defined wildlife movement corridor located just south of highway 85.

Areas of Exclusion

The following Sub-Area 3 properties are considered for exclusion:

- Incorporated areas of the Town of Castle Rock.

Areas of Inclusion

The following Sub-Area 2 properties are considered for inclusion:

- Lagae Ranch South is currently zoned Agricultural 1 and is located directly south of Castle Pines North in Sections 9, 10 and 15;

- Castle Pines Village which contains master planned subdivisions located in Sections 8, 9, 15, 16, 17, 20, 21, and 22;
- Agricultural 1 land located in Section 15;
- Rural Residential land in Section 15;
- Agricultural 1 lands located in Sections 19, 20, and 24; and
- Light Industrial areas located in Section 13.

Extent of Future Utilities and Infrastructure

Castle Pines Village in Sub-Area 3 currently has adequate utilities and infrastructure in place. Castle Pines Village Metro District provides water services to the Village and Plum Creek Wastewater Authority provides wastewater treatment services. Sub-Area 3 falls within the Central Basin – Denver Formation Water Supply Zone.

Lagae Ranch South is undeveloped and does not contain infrastructure. If this land were to be annexed into the City of Castle Pines North, Lagae Ranch South could be served by Castle Pines North Metro District, Castle Pines Village Metro District, Plum Creek Wastewater Authority, IREA, and Public Service of Colorado. In addition, existing nearby utilities and infrastructure could easily be extended into this area.

Streets

Sub-Area 3 has four major public roadway facilities as follows:

- Interstate 25 – Regional Arterial
- Happy Canyon Road – Collector
- Highway 85 – Regional Arterial
- Daniels Park Road – Collector

There are approximately 130 private collector streets located in Sub-Area 3 which are generally located within Castle Pines Village, Kimball and Meyer Antlers subdivisions.

Bridges

The West Happy Canyon Road and Interstate 25 Interchange bridge structure is the only major bridge located within Sub-Area 3.

Aviation Fields

Sub-Area 3 falls within the Centennial Airport Review Area, which is located directly north in Centennial, Colorado, which is outside of Sub-Area 3.

Land Uses

Lagae Ranch South is currently zoned Agricultural 1 and is currently undeveloped land with principal land uses allowing farming, ranching, or tree farming activities. Castle Pines Village PD which contains master planned subdivisions is currently zoned as a Planned Development Non-Urban. The Castle Pines Village PD land use consists of mixed uses that include residential, business, commercial, recreational, open space and other selected secondary uses.

Proposed Land Uses for the area

Lagae Ranch South would be a logical extension of the City's boundaries. The vision for Lagae Ranch South would include residential, business, commercial, recreational, open space and other selected secondary uses. It is anticipated that growth would occur in phases to facilitate the provision of basic infrastructure. It is also expected that any development would be compatible with the existing developments of Lagae Ranch North and Castle Pines Village.

Transportation

There are two regional arterial roadways located in Sub-Area 3. They are Interstate 25 and U.S. Highway 85 (US 85). US85 has daily traffic volumes of 10,000 to 45,000 vehicles per day. Happy Canyon Road is currently identified as a collector road in the 2020 Douglas County Transportation Plan. Happy Canyon Road is vital for providing frequent neighborhood access and continuous access between the regional arterial roadways in Sub-Area 3 (Interstate 25 and US 85). Two major railroad lines, Burlington Northern Santa Fe, and the Union Pacific Railroad, both run parallel to US85 on the south and west sides. These rail corridors contain high train traffic and are projected to remain a major freight corridor. Local transit service expansion is planned to occur along the US85 corridor which will include major regional rapid transit stations and park and ride facilities. Currently, local transit services are not available in Sub-Area 3.

Utility Provisions

Intermountain Rural Electric Association (IREA) currently has utility provisions in Sub-Area 3, which are generally located within the existing subdivisions in Castle Pines Village. All water (domestic, irrigation, and fire flow) for Castle Pines Village PD is supplied by the Castle Pines Metro District. Wastewater treatment services are provided by Plum Creek Wastewater Authority.

The Lagae Ranch South property does not have utility provisions at this time. Water and sanitation services may be provided by either the Castle Pines North Metro District or Castle Pines Village Metro District and the Plum Creek Wastewater Authority. Public Service of Colorado, IREA, and Qwest would also provide power and telecommunications services to the area.

Community Services

The following community agencies currently provide community services to the Castle Pines Village PD:

- South Metro Fire Rescue Authority provides fire and emergency medical services (EMS)
- Douglas County Sheriff's Department provides law enforcement and public safety services
- Medical Centers offering general patient and emergency care for this area include:
 - Sky Ridge Medical Center
 - Parker Adventist Hospital

- Castle Rock Family Physicians
- Saddlerock Family Practice
- Plum Creek Medical Center
- HealthONE/Rocky Mountain Health Center

The Lagae Ranch South property, if developed, will be served by the same community service agencies. However, the water and sanitation services may be provided by the Castle Pines North Metro District and the Plum Creek Wastewater Authority.

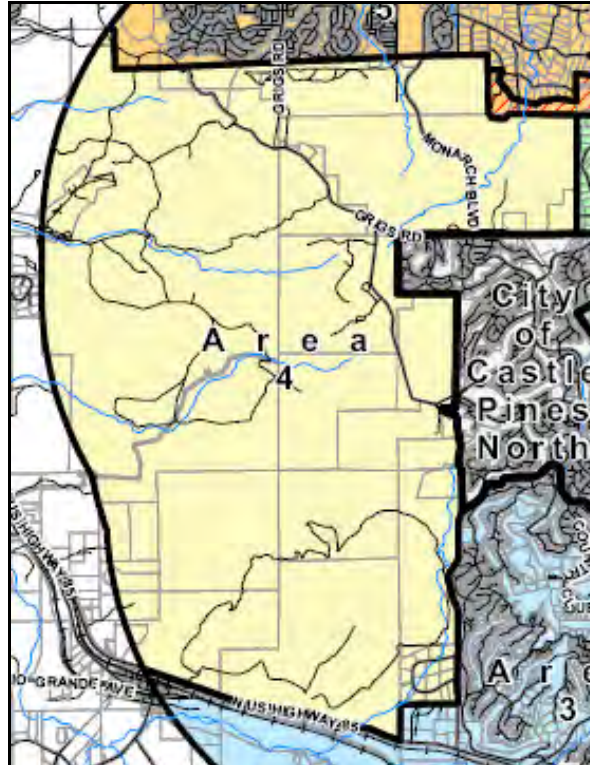
Open Space, Parks, Recreation

The Castle Pines Village PD lies adjacent to the Daniels Park Wildlife Habitat Conservation Area which is dedicated open space. Castle Pines Village and the surrounding areas contain high wildlife habitat value, and a wildlife movement corridor is located south of U.S. Hwy 85, along the riparian areas. Castle Pines Village PD is comprised of the Castle Pines Golf Club, a major recreational attraction, dedicated open space areas that contain walking trails and several community parks located within each subdivision. The Lagae Ranch South property is currently undeveloped land and lies south of the Lagae Ranch PD. The Lagae Ranch PD, at full build-out, will have a community park facility for public use.

Three Mile Area Acreage Tabulation—Sub-Area 3

Sub-Area 3 areas of Inclusion	Acres
Agricultural 1	2,378
Business	8
Large Rural Residential	10
Light Industrial	34
Rural Residential	15
Planned Development	2,607
Total	5,052

SUB-AREA 4



Location

Sub-Area 4 is located adjacent to the west side of the City of Castle Pines North and east of the Pike National Forest. U.S. Highway 85 is located directly south of Sub-Area 4.

Character

The majority of land in Sub-Area 4 is mountainous, with steep grades and rolling hills. The Back Country Wilderness Area of Highlands Ranch and Daniels Park are dedicated open space areas containing high wildlife habitat value with critical habitat.

Areas of Exclusion

- No properties are considered for exclusion in Sub-Area 4.

Areas of Inclusion

Sub-Area 4 has large areas of dedicated open space parcels, parks and recreation areas, and a few parcels of lands zoned as Agricultural 1. This plan considers these lands eligible for annexation into the City of Castle Pines North. However, due to the protected nature

of the lands (designated conservation areas which contain sensitive resources and vast wildlife habitats) it is not anticipated that development would occur. In addition, the topography of Sub-Area 4 contains steep grades, rolling hills and may only be suitable for limited land uses. The following Sub-Area 4 properties are considered for inclusion:

- Back Country Wilderness Area of Highlands Ranch and Cherokee Ranch, both of which are dedicated Open Space areas located in Sections 1, 2, 6, 7, 12, 13, 18, 19, 20, 23, 24, 25, 28, 29, 30, 35, 36, and portions of 8;
- Daniels Park, a Park/Recreation area located in Sections 31, and portions of Sections 6 and 32;
- Agricultural 1 lands owned by Xcel Energy located in portions of Sections 28 and 29;
- Rural Residential area containing the Hockaday Heights Subdivision, which is located in a portion of Section 17, in the southern portion of Sub-Area 4, west of the Castle Pines Village PD; and
- Agricultural 1 parcels located in Sections 2, 5, 11, and a portion of Section 6.

Extent of Future Utilities and Infrastructure

The majority of lands in Sub-Area 4 are undeveloped and do not have existing provisions for utilities and infrastructure. Sub-Area 4 falls within the Central Basin – Denver Formation Water Supply Zone.

Streets

Sub-Area 4 has four public roadway facilities as follows:

- US Highway 85 – Regional Arterial
- Daniels Park Road – Collector
- Monarch Blvd. – Minor Arterial
- Griggs Road – Minor Arterial

There are no existing private collector streets within the eligible lands in Sub-Area 4.

Bridges

There are no major bridges located within Sub-Area 4.

Aviation Fields

There is no aviation field located in this area. The nearest airport is the Centennial Airport, located directly north of the site, in Centennial, Colorado.

Land Uses

Agricultural 1 principal land uses allow farming, ranching, or tree farming activities.

Proposed Land Uses for the Area

There are no current proposed land uses for this area.

Transportation

Currently there are no existing transit services and facilities located in Sub-Area 4. The closest RTD Bus Route is located in the Highlands Ranch area. The Back Country Wilderness Area of Highland Ranch has planned trails or bikeways within the open space. US85, Daniels Park, and Monarch Blvd. currently have trails and/or bikeway facilities.

Utility Provisions

Public Service of Colorado and Intermountain Rural Electric Association both have utility provisions in Sub-Area 4. All water (domestic, irrigation, and fire flow) may be supplied by a Metro District. Sewer will be supplied by the Plum Creek Wastewater Authority.

Community Services

The agricultural lands eligible for annexation that are located within Section 8 are served by the West Douglas County Fire Protection District. The eligible lands in Section 6 are served by the South Metro Fire Rescue Authority. If these lands were to be developed and annexed into the City, the following agencies would provide community services:

- Douglas County Sheriff's Department provides law enforcement and public safety services
- Plum Creek Wastewater Authority provides wastewater treatment services
- Medical Centers offering general patient and emergency care for this area include:
 - *Sky Ridge Medical Center*
 - *Parker Adventist Hospital*
 - *Castle Rock Family Physicians*
 - *Saddlerock Family Practice*
 - *Plum Creek Medical Center*
 - *HealthONE/Rocky Mountain Health Center*

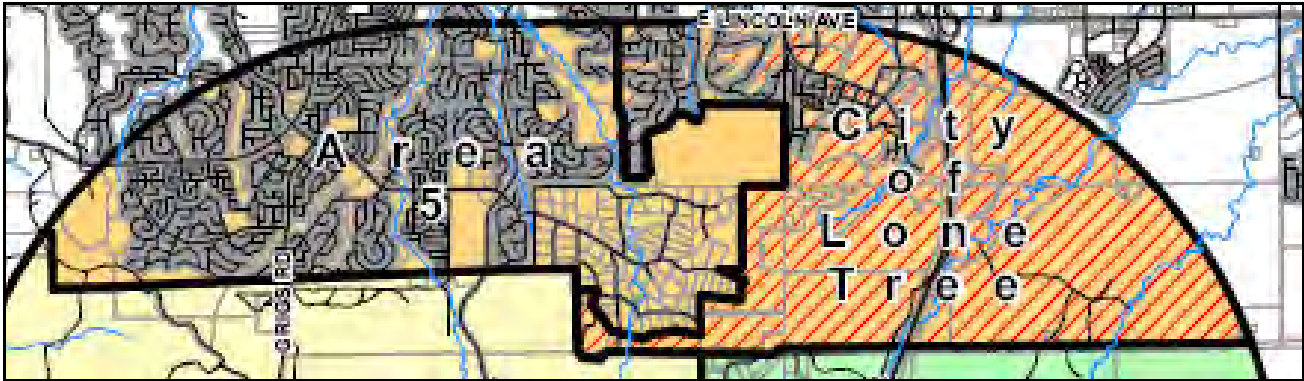
Open Space, Parks, Recreation

The land eligible for annexation in Sub-Area 4 contains the Back Country Wilderness Area of Highlands Ranch and Daniels Park which are dedicated open space areas containing high wildlife habitat value with critical habitat.

Three Mile Area Acreage Tabulation—Sub-Area 4

Sub-Area 4 areas of Inclusion	Acres
Agricultural One	293
Agricultural One	4,340
Business	6
Non-urban PD	6,815
Rural Residential	161
Total	11,615

Sub-Area 5



Location

Sub-Area 5 is located in the northwest portion of the three-mile area from Castle Pines North. The majority of this area is located in the Highlands Ranch Planned Development in the northwestern portion of Douglas County. Sub-Area 5 is located west of the City of Lone Tree.

Character

Sub-Area 5 can be characterized as developed areas consisting of residential areas, community parks, public schools, and pockets of open space.

Areas of Exclusion

The following Sub-Area 5 properties are considered for exclusion:

- Incorporated areas of the City of Lone Tree.

Areas of Inclusion

The following Sub-Area 5 properties are considered for inclusion:

- Highlands Ranch Planned Development in Sections 13, 17, 18, and portions of Sections 19, 23, and 24;
- Rocky Heights Middle School and Rock Canyon High School and Parks located in Section 20;
- Wildcat Ridge Park located in a portion of Section 17;
- Bluffs Regional Park located in a portion of Section 16;
- Large Rural Residential (Highland View Estates) located in Section 21; and
- Rural Residential (McArthur Ranch) located in Section 20.

Extent of Future Utilities and Infrastructure

Sub-Area 5 has existing provisions for utilities and infrastructure. The planned developments in Sub-Area 5 have been fully developed over the past ten years and currently have adequate infrastructure to support existing communities.

Streets

Monarch Boulevard is a minor arterial roadway which connects the City of Castle Pines North to Sub-Area 5. Monarch Boulevard turns into S. Quebec Street at the intersection of Lincoln Avenue. McArthur Ranch Road is a collector street which intersects at Monarch Boulevard.

Bridges

There are no major bridges located within Sub-Area 5.

Aviation Fields

There is no aviation field located in this area. The nearest airport is the Centennial Airport, located directly north of the site, in Centennial, Colorado.

Land Uses

The majority of land uses in Sub-Area 5 are:

- Planned Development
- Rural Residential
- Large Rural Residential
- Dedicated Open Space
- Parks and Recreation
- Public Schools

Proposed Land Uses for the Area

There are no proposed land uses for this area.

Transportation

Sub-Area 5 has the following transportation facilities:

- Public Transit Service provided by RTD
- Nearest RTD Park and Ride is located at C-470 and University Blvd.
- Planned bike and walking trails

Utility Provisions

Sub-Area 5 has existing provisions for utilities and infrastructure. Sub-Area 5 is served by Public Service of Colorado for natural gas and electricity, and water and sanitation are provided by the following special districts:

- Highlands Ranch Metro Districts #2, 3, and 4
- Inverness Water and Sanitation District
- Southgate Water District

Community Services

The following agencies provide community services to neighborhoods in Sub-Area 5:

- Douglas County Sheriff's Department provides law enforcement and public safety services
- Medical Centers offering general patient and emergency care for this area include:
 - Sky Ridge Medical Center
 - Parker Adventist Hospital
 - Swedish Medical Center (Hospital)
 - Littleton Adventist Hospital
 - Saddlerock Family Practice
 - HealthONE/Rocky Mountain Health Center
 - Columbia Rose at Littleton
 - Rocky Mountain Poison Center
 - Tri-County Health Department

Open Space, Parks, Recreation

Sub-Area 5 contains several community parks, recreation and open space areas. They are:

- Rocky Heights Middle School and Rock Canyon High School – Park
- Wildcat Ridge Park
- Bluffs Regional Park

Sub-Area 5 areas of Inclusion	Acres
Rural Residential	478
Estate Residential	250
Large Rural Residential	91
Agricultural 1	25
Urban Planned Development	2,598
Total	3,442

EXHIBITS:

- Three-Mile Plan Exhibit
- Three-Mile Sub-Area Exhibit