

**NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF CASTLE PINES
CITY COUNCIL**

A PUBLIC HEARING BEFORE THE CITY COUNCIL WILL BE HELD ON JAN. 24, 2023 (PREVIOUSLY NOTICED INCORRECTLY AS JANUARY 10, 2022), AT 6:30 P.M. THE HEARING WILL BE HELD AT DOUGLAS COUNTY LIBRARY, 360 VILLAGE SQUARE LANE, EVENT HALL, CASTLE PINES, CO 80108, TO CONSIDER A MAJOR AMENDMENT TO THE CANYONS PLANNED DEVELOPMENT AND TO ALSO CONSIDER A SITE-SPECIFIC DEVELOPMENT PLAN FOR THE ESTABLISHMENT OF VESTED PROPERTY RIGHTS PURSUANT TO C.R.S. SECTION 24-68-101 (NEW REQUEST NOT PREVIOUSLY NOTICED), KNOWN AS THE CANYONS PLANNED DEVELOPMENT, 4TH AMENDMENT, AND THE CANYONS ANNEXATION AND DEVELOPMENT AGREEMENT, 3RD AMENDMENT. THE PROPOSED AMENDMENTS ARE FOR PLANNING AREAS D, E, AND G OF THE CANYONS PLANNED DEVELOPMENT, TOTALLING APPROXIMATELY 298.6 ACRES, LOCATED EAST AND ADJACENT TO I-25 GENERALLY BETWEEN CASTLE PINES PARKWAY AND HAPPY CANYON ROAD, TO PERMIT A MIX OF OPEN SPACE USES AND A VARIETY OF COMMUNITY BENEFIT USES THAT PROVIDE A QUANTIFIABLE PUBLIC BENEFIT TO THE CITY OF CASTLE PINES, WITH A MAXIMUM PERMITTED LEVEL OF DEVELOPMENT OF A FLOOR AREA RATIO OF 1.0. (FAR 1.0). A PUBLIC BENEFIT INCLUDES, BUT IS NOT LIMITED TO, A SIGNIFICANT NUMBER OF JOBS OR PROFESSIONAL TYPE JOBS, WHICH CAN CATALYZE THE LOCAL ECONOMY; AN INCREASE IN TAX REVENUE FOR THE CITY; CIVIC AND COMMUNITY FACILITIES THAT ARE OPEN TO THE PUBLIC, OR PROVIDE SERVICES TO THE LOCAL COMMUNITY; RECREATION, SPORTING, ENTERTAINMENT, CULTURAL, AND EDUCATIONAL FACILITIES THAT SERVE THE LOCAL COMMUNITY AND BEYOND, OR ANY BENEFIT WHICH FULFILLS AN IDENTIFIED COMMUNITY NEED.

FOR MORE INFORMATION CONTACT DONNA FERGUSON, AICP, SENIOR PLANNER AT 303-705-0224 OR DONNA.FERGUSON@CASTLEPINESCO.GOV

FILE NO. AND NAME: RPD-2022-001 THE CANYONS PD, 4TH AMENDMENT"