

**ORDINANCE NO. 22-15**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF CASTLE PINES, COLORADO,  
APPROVING THE CANYONS PLANNED DEVELOPMENT PLAN – 4TH  
MAJOR AMENDMENT, CASE NO. RPD-2022-001, AND AMENDING THE  
OFFICIAL ZONING MAP**

WHEREAS, the Canyons property consists of approximately 3,342 acres and is generally located in the southeast quadrant of Interstate I-25 and Hess Road (“Canyons Property”) in the City of Castle Pines (“City”); and

WHEREAS, in 2009, the then owners of the Canyons Property, North Canyons, LLLP, a Colorado limited liability limited partnership (“North Canyons”), and Judge Inc., a Colorado corporation (“Judge”), petitioned the City to annex and zone the Canyons Property; and

WHEREAS, the City annexed and approved initial zoning of the Canyons Property through the Canyons Planned Development (“Canyons PD”); the Canyons PD was approved via Ordinance No. 09-17 and subsequently amended by the Canyons Planned Development, First Amendment, approved via Ordinance No. 19-01; the Canyons Planned Development, Second Amendment, approved via Ordinance No. 19-15; and the Canyons Planned Development, Third Amendment, approved via Ordinance No. 21-07; and

WHEREAS, in connection with annexation of the Canyons Property, North Canyons, Judge, Canyons Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, and the City entered into that certain Annexation and Development Agreement dated October 22, 2009, as amended (“Development Agreement”); and

WHEREAS, since 2009, portions of the Canyons Property have been sold, further subdivided and are in process of development for detached and attached single family residences; and

WHEREAS, in 2011, Judge conveyed all of its interest in the Canyons Property to North Canyons (the “Owner/Applicant”); and

WHEREAS, on July 13, 2021, the City approved Resolution No. 21-32, a Resolution Ratifying and Approving the 2021 Comprehensive Plan Update, contemplating a future land use of Community Benefit Overlay, which requires development to demonstrate a quantifiable public benefit, such as public access to amenities or increased opportunities for education or recreation; and

WHEREAS, the City, with the consent of the Owner, initiated rezoning of that portion of the Canyons Property legally described in **Exhibit A** (“Subject Property”), attached hereto and incorporated herein; and

WHEREAS, the proposed rezoning would revise the existing zoning of the Subject

Property in Planning Areas D, E, and G, designated as Farm, to a new zoning designation of Community Benefit with changes in boundaries of Planning Areas D, E, and G and the addition of new Planning Areas PA-20, PA-21, PA-22, and PA-23 to allow for uses that have a quantifiable public benefit and for open space; and

WHEREAS, such rezoning request is accompanied by a PD plan exhibit (the “Fourth Amended PD Plan”) on file in the Castle Pines Community Development Department; and

WHEREAS, the Planning Commission has considered the Fourth Amended PD Plan during a duly noticed public hearing and recommended denial of the Fourth Amended PD Plan to the City Council; and

WHEREAS, public notice has been properly given of such proposed rezoning of the Subject Property in accordance with the City of Castle Pines Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, in accordance with the Zoning Ordinance, a public hearing was held before the City Council at which time evidence and testimony were presented to the City Council concerning said zoning proposal; and

WHEREAS, the legislative record for this case includes, but is not limited to, the Zoning Ordinance, City of Castle Pines 2021 Comprehensive Plan, as amended, and all other applicable ordinances, resolutions and regulations, together with the Fourth Amended PD Plan and accompanying maps, reports, studies and all other submittals of the Owner/Applicant, any written evidence or correspondence submitted at the public hearing, and the staff report pertaining to this application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, City Council has determined that the proposed Fourth Amended PD Plan, subject to the conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; meets the criteria of approval set forth in Section 15 of the Zoning Ordinance; is generally in conformance with the City’s 2021 Comprehensive Plan, as amended; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the Zoning Ordinance; and

WHEREAS, approval of this Ordinance on first reading is intended to confirm that the City Council desires to continue the public hearing in order to provide staff, the Applicant, interested parties, and the public an opportunity to present testimony and evidence regarding the application; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies the proposed rezoning.

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Castle Pines, Colorado:**

**Section 1.** The recitals contained above are incorporated herein by reference and are

adopted as findings and determinations of the City Council.

**Section 2.** The City Council hereby approves the Fourth Amended PD Plan, Case No. RPD-2022-001, to rezone and redefine Planning Areas D, E, and G, from “Farm” zone designation to Community Benefit uses and open space, in conjunction with the addition of new Planning Areas PA-20, PA-21, PA-22, and PA-23, subject to and in accordance with the terms and conditions of the Canyons PD Plan (as amended), the Development Agreement (as amended), and the following conditions, which shall be satisfied prior to recordation of the Fourth Amended PD Plan:

- (1) The Owner/Applicant shall pay all fees and costs incurred by the City and its consultants in review and processing of the application prior to recordation of the Fourth Amended PD Plan;
- (2) The Owner/Applicant shall resolve any minor technical issues as directed by staff prior to recordation of the Fourth Amended PD Plan; and
- (3) The conditions stated in this Ordinance No. 22-15 shall be revised to conform to any conditions of approval made by motion of City Council.

**Section 3.** The Zoning Map of the City of Castle Pines shall be amended to conform to and incorporate the Fourth Amended PD Plan.

**Section 4.** **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect, in accordance with Section 6.8 of the Charter.

**Section 5.** **No Existing Violation Affected.** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any ordinance hereby repealed or amended by this Ordinance, or any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

**Section 6.** **Repeal of Previous Ordinances.** Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

**Section 7.** **Safety Clause.** The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Castle Pines, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience

and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

**Section 8. Publication and Effective Date.** The City Clerk is hereby directed to cause publication of this Ordinance in accordance with Section 6.5 of the Charter. This Ordinance shall be effective thirty (30) days after final publication on the City’s official website and posting at the City Clerk’s office pursuant to Section 1-3-40 of the Municipal Code.

**INTRODUCED, READ, AND PASSED ON FIRST READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 13th day of DECEMBER, 2022.**

**READ, PASSED, AND ADOPTED ON SECOND READING, FOLLOWING A PUBLIC HEARING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 14th day of FEBRUARY, 2023.**



ATTEST:

*Tobi Duffey*

Tobi Duffey, MMC, City Clerk

*Tracy Engerman*  
Tracy Engerman (Mar 1, 2023 23:23 MST)

Tracy Engerman, Mayor

Approved as to form:

*Linda C. Michow*

Linda C. Michow, City Attorney

**CERTIFICATION OF PUBLICATION**

I hereby attest and certify that the within and foregoing Ordinance was introduced and read on first reading on December 13, 2022; published by title only in the *Douglas County News-Press*, together with the statement that “[t]he complete text of the ordinance is available through the City Clerk’s office and on the City’s official website with second reading and public hearing to be held on January 24, 2023”; and finally passed and adopted by the City Council on February 14, 2023, following a duly noticed public hearing and published on the City’s official website and posted at the City Clerk’s office on February 15, 2023.

ATTEST:

*Tobi Duffey*

Tobi Duffey, MMC, City Clerk

**Exhibit A**  
**Legal Description of Subject Property**

A PARCEL OF LAND SITUATED IN SECTIONS 2, 3, 10, 11, 14 AND 15, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PARCEL 2A OF THE CANYONS SUPERBLOCK PLAT NO. 2, AMENDMENT NO. 1, AS RECORDED AT RECEPTION NO. 2021093665, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 ASSUMED TO BEAR NORTH 89°20'06" WEST, A DISTANCE OF 1,306.50 FEET FROM THE NORTH-NORTH SIXTY-FOURTH CORNER COMMON TO SAID SECTIONS 14 AND 15 MONUMENTED BY A #5 REBAR WITH A 1-1/4"-DIAMETER YELLOW PLASTIC CAP, ILLEGIBLE, TO THE CENTER-NORTH-NORTHEAST SIXTY-FOURTH CORNER OF SAID SECTION 15, MONUMENTED BY A #6 REBAR WITH A 2"-DIAMETER ALUMINUM CAP, STAMPED "PLS 23515, 2002";

**BEGINNING** AT SAID CENTER-NORTH-NORTHEAST SIXTY-FOURTH CORNER;

THENCE ALONG THE WEST LINE OF SAID PARCEL 2A THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. NORTH 01°02'28" WEST, A DISTANCE OF 674.06 FEET;
2. NORTH 89°31'53" WEST, A DISTANCE OF 5.81 FEET;
3. NORTH 02°06'30" EAST, A DISTANCE OF 89.03 FEET;
4. NORTH 87°53'30" WEST, A DISTANCE OF 200.00 FEET;
5. NORTH 80°46'00" WEST, A DISTANCE OF 403.10 FEET;
6. NORTH 12°22'00" WEST, A DISTANCE OF 694.62 FEET;
7. NORTH 15°42'55" EAST, A DISTANCE OF 286.49 FEET;
8. NORTH 13°10'36" EAST, A DISTANCE OF 219.82 FEET;
9. NORTH 64°02'52" WEST, A DISTANCE OF 145.35 FEET;
10. NORTH 02°06'30" EAST, A DISTANCE OF 369.49 FEET TO A POINT OF TANGENT CURVATURE;
11. NORTHERLY 997.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,360.00 FEET AND A CENTRAL ANGLE OF 5°02'00", SUBTENDED BY A CHORD WHICH BEARS NORTH 04°37'30" EAST, A DISTANCE OF 997.64 FEET;
12. NORTH 07°08'30" EAST, A DISTANCE OF 1,478.18 FEET;
13. NORTH 17°30'02" EAST, A DISTANCE OF 119.03 FEET;
14. NORTH 36°16'28" EAST, A DISTANCE OF 78.57 FEET;
15. NORTH 75°42'58" EAST, A DISTANCE OF 52.95 FEET;
16. NORTH 38°27'09" EAST, A DISTANCE OF 78.12 FEET;
17. NORTH 36°39'22" WEST, A DISTANCE OF 38.26 FEET;
18. NORTH 60°50'11" WEST, A DISTANCE OF 62.80 FEET;
19. NORTH 26°07'43" WEST, A DISTANCE OF 72.63 FEET;
20. NORTH 07°08'30" EAST, A DISTANCE OF 540.25 FEET;
21. SOUTH 83°30'59" EAST, A DISTANCE OF 299.66 FEET;
22. NORTH 48°16'26" EAST, A DISTANCE OF 114.63 FEET;
23. NORTH 24°38'27" WEST, A DISTANCE OF 293.06 FEET;
24. NORTH 52°10'54" WEST, A DISTANCE OF 256.60 FEET;
25. NORTH 07°08'30" EAST, A DISTANCE OF 358.01 FEET;

THENCE THE FOLLOWING SIX (6) COURSES:

1. SOUTH 81°56'58" EAST, A DISTANCE OF 1,010.16 FEET;
2. NORTH 22°10'52" EAST, A DISTANCE OF 381.35 FEET;
3. SOUTH 84°06'24" EAST, A DISTANCE OF 246.59 FEET;
4. SOUTH 06°18'29" EAST, A DISTANCE OF 459.90 FEET;
5. NORTH 84°06'50" EAST, A DISTANCE OF 693.89 FEET;
6. SOUTH 66°23'53" EAST, A DISTANCE OF 220.70 FEET TO THE EAST LINE OF SAID PARCEL 2A, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID PARCEL 2A THE FOLLOWING TWENTY-THREE (23) COURSES:

1. SOUTHERLY 547.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 769.50 FEET AND A CENTRAL ANGLE OF 40°48'04", SUBTENDE BY A CHORD WHICH BEARS SOUTH 08°42'50" WEST, A DISTANCE OF 536.47 FEET;
2. SOUTH 11°44'40" EAST, A DISTANCE OF 327.44 FEET TO A POINT OF TANGENT CURVATURE;
3. SOUTHERLY 533.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 58°14'15", SUBTENDE BY A CHORD WHICH BEARS SOUTH 17°22'27" WEST, A DISTANCE OF 510.95 FEET;
4. SOUTH 46°29'35" WEST, A DISTANCE OF 65.62 FEET TO A POINT OF TANGENT CURVATURE;
5. SOUTHERLY 535.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 555.00 FEET AND A CENTRAL ANGLE OF 55°14'52", SUBTENDE BY A CHORD WHICH BEARS SOUTH 18°52'09" WEST, A DISTANCE OF 514.67 FEET;
6. SOUTH 08°45'17" EAST, A DISTANCE OF 157.15 FEET TO A POINT OF TANGENT CURVATURE;
7. SOUTHERLY 239.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 31°32'39", SUBTENDE BY A CHORD WHICH BEARS SOUTH 07°01'02" WEST, A DISTANCE OF 236.48 FEET;
8. SOUTH 22°47'22" WEST, A DISTANCE OF 253.23 FEET TO A POINT OF TANGENT CURVATURE;
9. SOUTHERLY 325.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 969.50 FEET AND A CENTRAL ANGLE OF 19°14'26", SUBTENDE BY A CHORD WHICH BEARS SOUTH 13°10'09" WEST, A DISTANCE OF 324.04 FEET;
10. SOUTH 03°32'56" WEST, A DISTANCE OF 297.01 FEET TO A POINT OF TANGENT CURVATURE;
11. SOUTHERLY 237.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 829.50 FEET AND A CENTRAL ANGLE OF 16°26'17", SUBTENDE BY A CHORD WHICH BEARS SOUTH 11°46'04" WEST, A DISTANCE OF 237.17 FEET;
12. SOUTH 19°59'13" WEST, A DISTANCE OF 117.60 FEET TO A POINT OF TANGENT CURVATURE;
13. SOUTHERLY 390.37 FEET ALONG THE ARC OF THE CURVE TO THE LEFT, HAVING A RADIUS OF 985.50 FEET AND A CENTRAL ANGLE OF 22°41'44", SUBTENDE BY A CHORD WHICH BEARS SOUTH 08°38'20" WEST, A DISTANCE OF 387.82 FEET, TO A POINT OF REVERSE CURVATURE;
14. WESTERLY 52.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 85°30'14", SUBTENDE BY A CHORD WHICH BEARS SOUTH 40°02'35" WEST, A DISTANCE OF 47.52 FEET;
15. SOUTH 82°47'42" WEST, A DISTANCE OF 87.86 FEET TO A POINT OF TANGENT CURVATURE;
16. SOUTHWESTERLY 628.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET AND A CENTRAL ANGLE OF 66°04'20", SUBTENDE BY A CHORD WHICH BEARS SOUTH 49°45'32" WEST, A DISTANCE OF 594.23 FEET;
17. SOUTH 16°43'22" WEST, A DISTANCE OF 62.48 FEET;
18. SOUTH 33°43'35" EAST, A DISTANCE OF 910.59 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11;
19. SOUTH 00°14'30" EAST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 600.31 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10;
20. SOUTH 01°53'13" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 71.46 FEET;
21. SOUTH 33°43'35" EAST, A DISTANCE OF 728.41 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;
22. SOUTH 89°48'36" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 384.44 FEET TO SAID NORTH-NORTH SIXTY-FOURTH CORNER;
23. NORTH 89°20'06" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1,306.50 FEET TO SAID CENTER-NORTH-NORTHEAST SIXTY-FOURTH CORNER, ALSO BEING THE POINT OF BEGINNING;

**EXCEPT LOT 1 OF IREA HAPPY CANYON SUPERBLOCK PLAT AS RECORDED AT RECEPTION NO. 2014018961, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, BEING A PORTION OF SAID SECTIONS 10 AND 15, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** AT SAID SOUTHEAST CORNER OF SECTION 10; THENCE NORTH 51°09'32" WEST, A DISTANCE OF 125.83 FEET TO THE EASTERLY CORNER OF SAID LOT 1,

**ALSO BEING THE POINT OF BEGINNING;**

THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 56°16'25" WEST, A DISTANCE OF 534.55 FEET;
2. NORTH 33°43'35" WEST, A DISTANCE OF 416.27 FEET;
3. NORTH 56°16'25" EAST, A DISTANCE OF 105.02 FEET;
4. NORTH 31°38'21" EAST, A DISTANCE OF 369.76 FEET;
5. NORTH 56°16'25" EAST, A DISTANCE OF 93.42 FEET;
6. SOUTH 33°43'36" EAST, A DISTANCE OF 570.40 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL CONTAINS A NET AREA OF 13,008,167 SQUARE FEET (298.626 ACRES), MORE OR LESS.