

October 31, 2025

City of Castle Pines
Attn. Lisa Roemhildt, Senior Planner
7437 Village Square Drive, Suite #200
Castle Pines, Co 80108

Crowsnest Property
Initial Rezoning – Planned Development (PD)

RE: Response to Comments - PRE-2025-0027 Initial Zoning for Crowsnest Property

Dear Ms. Roemhildt:

We are pleased to provide the initial submittal of the Crowsnest Property Zoning application.

Within are the responses to Staff's Pre-Application comments dated October 23, 2025.

Thank you for your consideration of this Rezoning application. We look forward to collaborating with the City of Castle Pines throughout the formal amendment process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process. We appreciate your time and look forward to your response.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ben Carlson', written over a light blue horizontal line.

Ben Carlson
Senior Planner

City of Castle Pines Comments w/Applicant Responses

The City of Castle Pines has reviewed the proposed project. Based on the materials submitted, the following information is being provided for use in a formal land use application. Please note that this information is subject to change, and new fees may be required as the project is further clarified and developed.

Process Requirement(s):

1. Based on the materials submitted, the proposed project will require a Rezoning – Planned Development (PD) application. Please see the Estimate for applicable fees and submittal requirements.
[RE: Agree and acknowledged \(LJA\)](#)
2. Rezoning (PD) applications require review by city staff as well as review by referral agencies. Staff will determine which agencies are to receive the referral.
[RE: Agree and acknowledged \(LJA\)](#)
3. The Rezoning (PD) application is required to be in conformance with the City of Castle Pines Zoning Ordinance for Planned Development District and Rezoning. Please see Regulatory Link(s): Planned Development District and Rezoning.
[RE: Agree and acknowledged \(LJA\)](#)
4. The final review and decision of the Rezoning (PD) application is by City Council, after a review and recommendation by the Planning Commission at scheduled public hearings. Public hearings will be scheduled by staff once the review of the Rezoning (PD) application is substantially complete, as determined by staff.
[RE: Agree and acknowledged \(LJA\)](#)
5. It is expected that the Rezoning (PD) application will require three reviews. The first review will be 23 business days, the second review is expected to be 18 business days, and the third review is expected to be 6 business days. Incomplete submittals or substantial plan revisions, as determined by staff, may increase review times and review fees.
[RE: Agree and acknowledged \(LJA\)](#)
6. Please contact lisa.roemhildt@castlepinesco.gov when you are ready to submit. [RE: Acknowledged \(LJA\)](#)

Attachments (found on SmartGov) [RE: Acknowledged \(LJA\)](#)

1. Rezoning (PD) Estimate (EST-25-0054)

Regulatory Link(s) [RE: Acknowledged \(LJA\)](#)

- Planned Development District (Zoning Ordinance Section 15)
<https://online.encodeplus.com/regs/castlepines-co/doc-viewer.aspx#secid-1186>
- Rezoning Application (Zoning Ordinance Section 15)
<https://online.encodeplus.com/regs/castlepines-co/doc-viewer.aspx#secid-1191>
- Castle Pines Roadway Design and Construction Standards
<https://www.castlepinesco.gov/castle-pines-roadway-design-and-construction-standards/>