JOINT NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF CASTLE PINES PLANNING COMMISSION AND CITY COUNCIL REGARDING INITIAL ZONING

PLANNING COMMISSION HEARING: NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING BEFORE THE PLANNING COMMISSION WILL BE HELD ON **MARCH 5, 2026, AT 5:30 P.M.**, REGARDING THE PROPOSED ESTABLISHMENT OF ZONING FOR PROPERTY KNOWN AS THE CROWSNEST ANNEXATION, CONSISTING OF APPROXIMATELY 794.51 ACRES, LOCATED ALONG CROWFOOT VALLEY ROAD LYING GENERALLY BETWEEN SOUTH CHAMBERS ROAD AND PRADERA PARKWAY, APPROXIMATELY 800 FEET SOUTHWEST FROM SOUTH CHAMBERS ROAD AND ADJACENT TO PRADERA PARKWAY (THE "SUBJECT PROPERTY").

THE SUBJECT PROPERTY IS CURRENTLY ZONED AGRICULTURAL IN UNINCORPORATED DOUGLAS COUNTY IN ACCORDANCE WITH THE DOUGLAS COUNTY ZONING MAP. THE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A PLANNED DEVELOPMENT KNOWN AS THE CROWSNEST PLANNED DEVELOPMENT (THE "PD"). THE PD PROPOSES 3,965 RESIDENTIAL DWELLING UNITS COMPRISING BOTH SINGLE-FAMILY AND MULTIFAMILY UNITS, AND APPROXIMATELY 121 ACRES FOR MIXED-USE AND COMMERCIAL PLANNING AREAS WITH A FLOOR AREA RATIO (F.A.R.) OF 1.0.

CITY COUNCIL HEARING: NOTICE IS ALSO GIVEN THAT A PUBLIC HEARING BEFORE THE CITY COUNCIL WILL BE HELD ON **MARCH 24, 2026, AT 6:30 P.M.**, REGARDING THE ESTABLISHMENT OF ZONING OF THE SUBJECT PROPERTY. THE PURPOSE OF THE PUBLIC HEARING ON THE MATTER OF THE ESTABLISHMENT OF ZONING WILL BE TO DETERMINE WHETHER THE PD IS THE APPROPRIATE ZONE DISTRICT FOR THE SUBJECT PROPERTY.

THE HEARINGS BEFORE PLANNING COMMISSION AND CITY COUNCIL WILL BE HELD AT DOUGLAS COUNTY LIBRARY, 360 VILLAGE SQUARE LANE, EVENT HALL, CASTLE PINES, CO 80108.

FOR MORE INFORMATION CONTACT LISA ROEMHILDT, SENIOR PLANNER, AT 303-705-0225 OR LISA.ROEMHILDT@CASTLEPINESCO.GOV.

FILE NO. AND NAME: RPD-2025-001 THE CROWSNEST PLANNED DEVELOPMENT