

**Prepared for:** City of Castle Pines

**Applicant:** VT CROWFOOT VALLEY LANDCO LLC

## **1507 PROJECT SUMMARY – APPLICATION FOR AND PD ZONING (CONCURRENT WITH CROWSNEST ANNEXATION)**

### **Project Overview**

Crowsnest is a comprehensively planned, mixed-use master-planned community encompassing **749.7 acres** seeking annexation into the City of Castle Pines with concurrent Planned Development (PD) zoning. Located along the Crowfoot Valley Road corridor, the project integrates residential neighborhoods of varying densities, commercial development, substantial open space, and regional trail connectivity.

### **Project Location**

- **Address:** Crowfoot Valley Road, east of The Canyons development
- **Legal Description:** See Annexation Petition
- **County:** Douglas County, Colorado
- **Current Jurisdiction:** Unincorporated Douglas County
- **Proposed Jurisdiction:** City of Castle Pines

## **1507.01 Name and Address:**

### **A. Landowner/Applicant**

- Primary Applicant:
  - VT CROWFOOT VALLEY LANDCO LLC, 8678 Concord Center Dr Ste 200, Englewood, CO 80112
- Landowners:
  - ARLA LAND HOLDINGS LLC, 16781 E. Lake Avenue, Aurora, CO 80016
  - CROWFOOT ACRES LLC, 251 Little Falls Drive, Wilmington, DE 19808
  - CROWFOOT CASTLE LLC, 4900 Bluegate Drive, Highlands Ranch, CO 80130
  - CROWFOOT HILLS LLC, 4900 Bluegate Drive, Highlands Ranch, CO 80130
  - DOUGLAS S. AUSTIN, 6117 Crowfoot Valley Road, Parker, CO 80134
  - NDIRA, INC FBO DOUGLAS S. AUSTIN ROTH IRA, 1070 W. Century Drive, Louisville, CO 80027
  - PINAKA HOLDINGS LLC, 7208 S. Ukraine Street, Aurora, CO 80016
  - SNAPARCH LLC, 7206 S. Yantley Way, Aurora, CO 80116
  - 6244 N CROWFOOT VALLEY ROAD LLC, 110 Front St Ste 400, Jupiter, FL 33477

### **B. Representatives:**

- Daniel Williams Esq, on behalf of VT CROWFOOT VALLEY LANDCO, LLC
- David Foster, Esq., counsel on behalf of VT CROWFOOT VALLEY LANDCO, LLC

### **C. Mineral Rights Owners:**

- Based on available records and interested parties, identified mineral-related interests beyond the underlying owners include<sup>1</sup>:
  - ACME BRICK COMPANY, 3204 Acme Brick Plaza, Fort Worth, TX 76109
  - ACME MANAGEMENT COMPANY, 3024 Acme Brick Plaza, Fort Worth, TX 76109
  - ACME SERVICES COMPANY LLC, 3024 Acme Brick Plaza, Fort Worth, TX 76109

There are four occupied residences located on the subject property. No removal or displacement is proposed as part of the PD zoning action; any acquisition timing, interim occupancy, and ultimate disposition will be addressed through development phasing and subsequent approvals.

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<sup>1</sup> Note: Mineral interest notifications will be performed consistent with statutory requirements as per statute.

## 1507.02 General Project Concept:

### PD Overview:

The Crowsnest Planned Development (“PD”) establishes a unified, framework for residential neighborhoods, neighborhood- and regional serving commercial areas, and open space/trail systems centered on Lemon Gulch. The PD development plan and text define planning areas, permitted uses, densities, as well as heights, and setbacks for buildings. The PD zoning establishes the underlying rules of development for the property and consists of eight planning areas.

**Total Project Area:** 749.7 acres (not including Crowfoot Valley Road ROW).

### Residential Development (Planning Areas 1-3, 6-8):

- **Residential Acreage:** 548.0 acres
- **Housing Types:** Single-family detached and attached, townhomes, multi-family

### Mixed-Use Component (Planning Area 5):

- **Area:** 57.9 acres
- **Estimated Residential Units:** 1,000 units
- **Non-Residential Gross Building Area:** est. 630,531 square feet
- **Character:** Vertical and horizontal mixed-use with retail, restaurant, office, and residential

### Commercial Component (Planning Area 4):

- **Area:** 63.4 acres
- **Gross Building Area:** est. 690,426 square feet
- **Uses:** Neighborhood retail, grocery, restaurants, professional offices, services

### Open Space:

- **Dedicated Open Space (Lemon Gulch):** est. 70.4 acres (9.4% of total site)
- **Character:** Lemon Gulch corridor preservation, regional trail connections

### Right-of-Way:

- **Crowfoot Valley Road Improvements:** 9.6 acres

## Planning Area Summary

The project is currently organized into **eight (8) Planning Areas** with the following density and use allocations:

| Planning Area | Acreage | Max Units/DU per AC            | Max Dwelling Units/GSF | Primary Use  |
|---------------|---------|--------------------------------|------------------------|--------------|
| PA-1          | 119.3   | 6 DU/AC                        | 716                    | Residential  |
| PA-2          | 47.7    | 5 DU/AC                        | 239                    | Residential  |
| PA-3          | 95.8    | 8 DU/AC                        | 766                    | Residential  |
| PA-4          | 63.4    | Min. 550,000 sq. ft.           | N/A                    | Commercial   |
| PA-5          | 57.9    | 17 DU/AC / Min. 550,000 sq ft. | 1,000 / 2,522,124      | Mixed-Use    |
| PA-6          | 98.6    | 4 DU/AC                        | 394                    | Residential  |
| PA-7          | 103.6   | 5 DU/AC                        | 518                    | Residential  |
| PA-8          | 83.0    | 4 DU/AC                        | 332                    | Residential  |
| OS 1          | 70.4    | N/A                            | N/A                    | Open Space   |
| ROW           | 9.6     | N/A                            | N/A                    | Right-of-Way |

## Key Attributes

### 1. Economic Impacts:

#### Increased Economic Development and Revenue Generation

- Increased Property Tax Revenue
- Increased Sales Tax Revenue
- Increased Employment

#### Estimated One-Time Development Revenues:

- Use Tax
- Building Permits
- Plan Review Fees

### 2. Housing Diversity and Affordability

- Range of housing types serving multiple income levels and lifecycle needs
- Single-family, Single-family attached, townhome, and multi-family options
- Executive and workforce housing supporting regional employment

### 3. Commercial Development

- Neighborhood-serving retail
- Sales tax base diversification for Castle Pines
- Reduced resident travel for services and employment

### 4. Infrastructure

- **All public infrastructure necessary for development of the project will be financed through the Metropolitan District**
- Parker Water and Sanitation District service (water/sewer)
- South Metro Fire Rescue District coverage
- Underground utilities throughout

### 5. Open Space and Recreation

- **70.4 acres dedicated open space (Lemon Gulch)**
- Lemon Gulch natural corridor preservation
- **Regional trail connections:** Cherry Creek Trail, Rueter-Hess Reservoir, Douglas County Open Space
- Regional publicly accessible recreation benefiting all Castle Pines residents

### 6. Transportation Improvements

- Crowfoot Valley Road intersection upgrades (est. 4 locations)
- Improvements along Crowfoot Valley Road in accordance with the Douglas County Transportation Master Plan including widening to 4-lane major arterial standards
- Traffic signal installations
- Pedestrian and bicycle infrastructure
- Extensive internal trail network

## **1507.03 Proposed Development Phasing and Time Frame:**

Development will occur in multiple phases, sequenced to backbone infrastructure capacity and market absorption. Initial phases: Crowfoot Valley Road improvements, internal collector roads, regional drainage/water quality facilities, initial neighborhoods proximate to Crowfoot Valley Road, and early commercial lots. Later phases: mixed-use/commercial build-out and additional neighborhoods with trail/open space construction per PD plan.

**Estimated Build-Out Period:** 10-15 years

**Phase 1 (Years 1-3):**

- Infrastructure backbone (roads, water/sewer, utilities)
- Crowfoot Valley Road improvements
- Regional detention and stormwater facilities

### Phase 2 (Years 2-5):

- Est. PA 2,3,7,8; OS-1 Improvements
- Initial residential neighborhoods
- Commercial anchor development
- Mixed-use core establishment
- Trail corridor construction

### Phase 3 (Years 5-10):

- Est. PA, 1,4,5,6
- Build-out of remaining residential areas
- Build-out of commercial
- Regional trail system completion

### Phase 4 (Years 10-15):

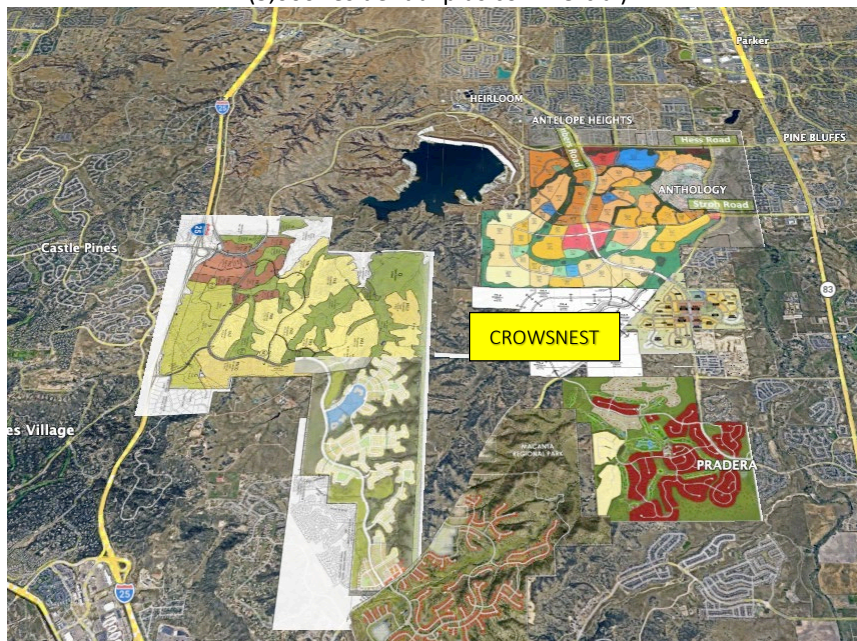
- Final build-out and community completion
- Long-term maintenance transition

Parks, open space, and trail improvements will be phased concurrently with development by Planning Area, with timing and specific facility scope established through subsequent subdivision improvement plans and plat approvals

### 1507.04 Relationship to Existing and Adjacent Land Uses

Crowsnest is strategically located within an established urbanizing corridor, surrounded on three sides by existing and planned development:

- **North:** Town of Parker – Looking Glass (2,500 home master plan); Douglas County – the Pinery (1,800 home master plan). Avg. PA Density – 6.17 DU/AC; Average
- **Southeast:** Douglas County – Pradera (825 home community)
- **East:** Town of Parker – Trails at Crowfoot (1,800 SFD and Townhome master plan). Avg. PA Density 3.8 DU/AC; Douglas County – Bloom Development (entitlements in process) located south of Trails at Crowfoot
- **West:** Douglas County – Castle Park Ranch (estate residential); City of Castle Pines – The Canyons PD (5,000 residential plus commercial)



The Crowsnest PD is located within the Crowfoot Valley Road corridor, an area where the prevailing development pattern is master-planned residential neighborhoods with embedded neighborhood commercial/mixed-use nodes, supported by regional roadway and utility infrastructure. The subject property is currently within unincorporated Douglas County and is largely zoned for rural/agricultural use; however, the property is bordered and influenced on multiple sides by planned development entitlements and municipal planning areas that establish suburban neighborhood densities and mixed-use centers along this corridor.

Adjacent entitlements and development pattern. Within the immediately surrounding area, entitled planning areas commonly range from approximately 3 to 6 dwelling units per acre for single-family neighborhoods, with higher-density townhome/mixed-use areas generally ranging from roughly 14 to 22 dwelling units per acre where appropriate near commercial centers and collectors/arterials. For example, the Looking Glass entitlement includes multiple single-family planning areas at approximately 4.5–6.0 DU/AC and mixed-use areas at approximately 22 DU/AC. Trails at Crowfoot includes single-family planning areas generally around 4.1–4.6 DU/AC, with designated mixed-use areas that include higher densities (including a mixed-use planning area at approximately 14.9 DU/AC). Additional entitled areas in the broader context (e.g., Tanterra/Anthology) show a similar pattern: single-family neighborhoods around 4.5–6.0 DU/AC with townhome and mixed-use/commercial pods at higher densities (e.g., townhomes at approximately 14 DU/AC and mixed-use at approximately 22 DU/AC).

**How Crowsnest fits.** The Crowsnest PD is structured to mirror and complete this established pattern by concentrating higher-intensity mixed-use/commercial development in defined planning areas and organizing surrounding residential neighborhoods at suburban densities that are consistent with nearby entitled neighborhoods. Crowsnest’s planning areas include multiple single-family residential areas at approximately 4–7 DU/AC, a higher-density residential planning area, and a mixed-use planning area at approximately 22 DU/AC, which is consistent with the mixed-use density levels reflected in nearby entitlements. The PD further incorporates open space centered on the Lemon Gulch corridor to provide a meaningful buffer and transition between planning areas and adjacent jurisdictions while also preserving a continuous natural/drainage corridor and regional trail opportunity.



### 1507.05 Changes in Neighborhood Character Supporting Rezoning

Over the last two decades, the Crowfoot Valley Road corridor has transitioned from predominantly rural/agricultural land to an urbanizing growth area characterized by master-planned residential neighborhoods, planned commercial centers, and extension of urban service providers. This transition is evidenced by the pattern of approvals and development surrounding the site, including the Canyons (City of Castle Pines) to the west, Trails at Crowfoot and Looking Glass (Town of Parker) to the east and north, and other developed/planned communities in the surrounding area.

This development pattern has been accompanied by construction and/or planned upgrades to regional infrastructure and utilities serving the corridor, including Crowfoot Valley Road improvements and extension of water and wastewater service planning to the area. As a result, the subject property is no longer functionally separated from urban development by large, contiguous rural tracts; instead, it represents one of the remaining large, unincorporated areas within an established and planned growth corridor.

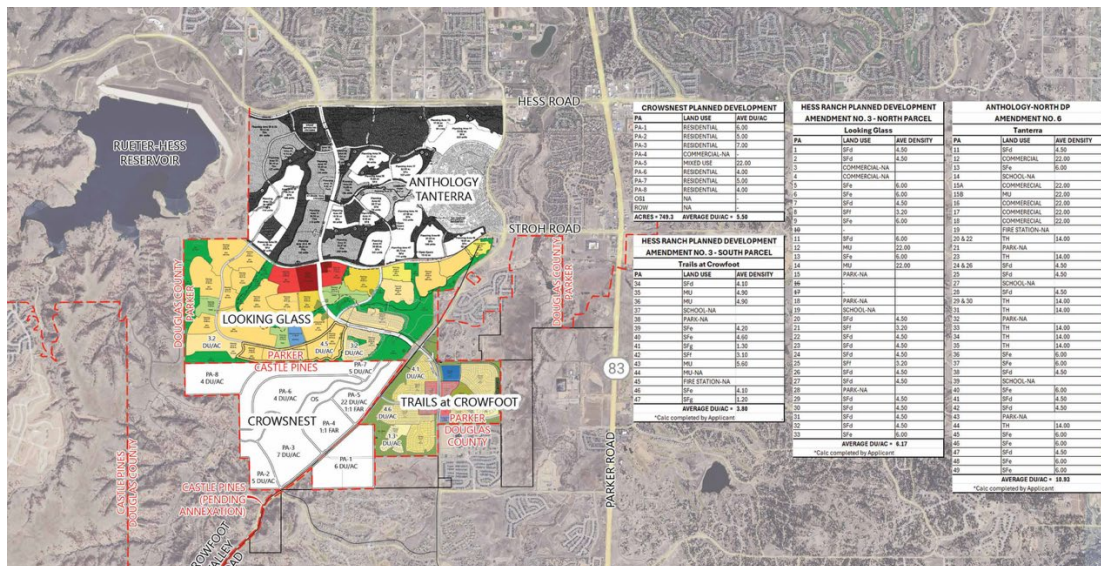
Given these conditions, PD zoning is proposed to implement a unified, comprehensively planned framework that responds to the corridor's current urbanizing character by organizing land uses, circulation, and open space in a coordinated manner. The PD also leverages existing and planned corridor infrastructure by aligning access, internal circulation, and land use transitions with surrounding development patterns and planned roadway improvements, rather than creating isolated or leap-frog development:

#### Infrastructure Investment:

- Crowfoot Valley Road: Upgraded from 2-lane rural road to collector, and eventually 4-lane urban arterial (\$50+ million investment)
- Parker Water and Sanitation District: Service area extended to substantial portions of subject property. Petition for inclusion will be required.
- South Metro Fire Rescue: Full urban fire/EMS coverage established
- Underground utilities: Electric, gas, telecommunications infrastructure installed

#### Municipal Encirclement:

- Parker Residential Developments: Trails at Crowfoot (east), Looking Glass expansions (north)
- Castle Pines development (west): The Canyons PD and extensions
- Pradera (southeast)
- Site now functionally surrounded by urban style residential development



## Adjacent Development:

- 5,000+ homes constructed/planned within 1 mile (2010-2025)
- Urban densities (Planning Area Densities of 3.2-10 DU/AC) now standard in corridor (22 DU/AC for MU/Multifamily) for Looking Glass, Trials at Crowfoot, Tanterra (Anthology), and Canyons.

## Traffic and Access:

- Signalized intersections and urban street standards implemented
- Regional connectivity to I-25, C-470, E-470
- Access for delivery of municipal services to the Crowsnest PD will be provided via Crowfoot Valley Road and the annexed right-of-way connection via the approved Canyonside connection.
- The Canyonside extension associated with the Canyons II development will ultimately provide a direct local/collector roadway connection between the existing City limits and the Crowfoot Valley Road corridor

**Conclusion:** Given the established and entitled development pattern in the Crowfoot Valley Road corridor and the planned extension of urban infrastructure and services to this area, PD zoning provides a logical, coordinated framework to guide land use, density transitions, and site design in a manner compatible with surrounding master-planned communities.

## 1507.06 Impact on City Services

The following service providers are anticipated for the Crowsnest PD. As a general matter, the development (including, as applicable, one or more metropolitan districts and/or other funding mechanisms approved by the City) will construct and fund the public improvements and infrastructure required to serve the project, with ongoing governmental services funded through the normal revenue mechanisms of the applicable service provider (e.g., district mill levies, municipal revenues, and legally adopted fees).

### Water and Wastewater (Sanitation)

**Provider:** Parker Water and Sanitation District ("PWSD").

**Capacity:** Service is anticipated to be available subject to PWSD's standard review/approval processes (including any required inclusion/adjustment of service area boundaries). PWSD service commitment documentation provided.

**Needed infrastructure:** On-site distribution/collection systems and any off-site extensions, upsizing, and points of connection required to serve the Property will be identified and finalized through PWSD's inclusion and service commitment process and designed and constructed in accordance with PWSD standards and applicable City requirements.

**Who bears costs:** All PWSD-related infrastructure and fees necessary to serve the development (including taps/system charges and required extensions/upsizing) will be borne by the development.

### Stormwater (Drainage / Water Quality)

**Provider:** Facilities will be designed and constructed consistent with City and applicable regional criteria; ownership and long-term maintenance responsibility will be assigned through the PD, annexation/development agreements, and subsequent approvals (City, metropolitan district(s), HOA, or a combination).

**Capacity:** Provided through site-specific detention/water quality facilities sized with development phasing and engineered to meet applicable criteria at the time of approval.

**Needed infrastructure:** Regional and local detention, water quality, conveyance, and outfall improvements (as applicable) consistent with approved drainage reports and plans.

**Who bears costs:** Planning, design, construction, and required off-site drainage improvements attributable to

the project will be funded by the development.

#### **Fire Protection and Emergency Medical Services (EMS)**

**Provider:** South Metro Fire Rescue.

**Capacity:** Service is currently provided in the area; any additional facilities, apparatus needs, or dedications triggered by the project will be addressed through South Metro’s review/referral processes and development approvals.

**Needed infrastructure:** Fire access, hydrant spacing/water supply features as required, and any facility/dedication requirements identified through referral (if any).

**Who bears costs:** The development will fund project-specific improvements required by conditions of approval, and will pay applicable district fees/taxes in the same manner as other properties within the South Metro service area.

#### **Police / Law Enforcement**

**Provider:** Douglas County Sheriff’s Office (as the law enforcement provider for Castle Pines).

**Capacity:** Service will be provided consistent with service levels for other areas within the City; any operational impacts will be evaluated as development occurs.

**Needed infrastructure:** Typical subdivision public safety improvements (street connectivity, addressing/wayfinding, lighting as required by standards, etc.) implemented through subsequent approvals.

**Who bears costs:** Ongoing service is funded through the applicable tax base; project-specific infrastructure required by development approval will be funded by the development.

#### **Schools**

**Provider:** Douglas County School District RE-1.

**Capacity:** Capacity and facility planning will be evaluated by the District as the project entitles and builds out; requirements will be imposed through the District’s standard processes and applicable regulations.

**Needed infrastructure:** Any required site dedication, cash-in-lieu, and/or impact fees (as applicable) will be determined at the applicable approval stage(s).

**Who bears costs:** The development will pay applicable school fees/requirements imposed through the City’s and District’s processes; ongoing operations are funded through the District’s established revenue mechanisms.

#### **Roads and Streets**

**Provider (arterials):** Crowfoot Valley Road is anticipated to remain maintained by Douglas County pursuant to intergovernmental agreement(s) in line with those entered into between Castle Rock and Parker with Douglas County

**Provider (internal streets):** Internal public streets will be operated and maintained by the entity designated in the annexation/development agreements and subsequent approvals (City, metropolitan district(s), HOA, or a combination).

**Capacity:** Regional roadway capacity and intersection operations will be addressed through the TIS/TIA process and conditions of approval as phasing occurs.

**Needed infrastructure:** Project frontage and internal collector/local street construction, and any required off-site intersection/roadway improvements identified by traffic studies and agency review.

**Who bears costs:** The development will fund internal streets and required off-site transportation improvements attributable to the project; ongoing arterial maintenance will occur pursuant to the applicable County agreements, while internal O&M will follow the mechanism set in future approvals.

#### **Parks, Open Space, and Recreation**

**Provider:** City of Castle Pines (policy/standards and, as applicable, long-term acceptance/operations), with interim ownership/maintenance potentially provided by metropolitan district(s) and/or HOA as established in subsequent approvals.

**Capacity:** Park/open space obligations will be satisfied through dedications and/or fees consistent with City requirements and the PD and Annexation Agreement.



**Needed infrastructure:** Neighborhood parks, trail segments, trailheads, and open space improvements constructed with development phasing.

**Who bears costs:** The development will fund construction of required park/open space improvements and any applicable fees; long-term maintenance responsibility will be assigned through subsequent approvals (potentially transitioning to the City if accepted).

#### **1507.07 Traffic Study**

A full traffic impact study prepared in accordance with Douglas City standards and submitted by the applicant's traffic engineer, Galloway. The PD defers specific intersection geometry and signalization timing to the approved TIS and subsequent SIP/plat conditions of approval.

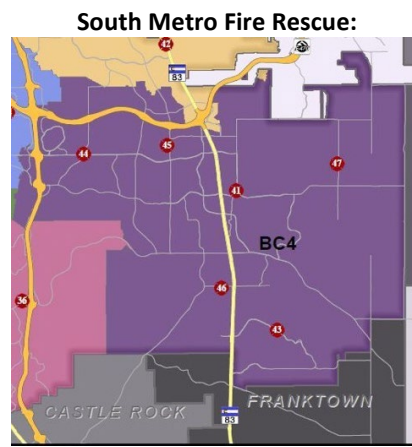
#### **1507.08 Evidence of Physical and Legal Capacity to Provide Sanitation**

Sanitation (water and wastewater) service to the Crowsnest PD is anticipated to be provided by Parker Water and Sanitation District ("PWSD"), subject to PWSD's standard processes and any required inclusion/adjustment of service boundaries for portions of the Property not currently within PWSD. The scope of required infrastructure (on-site systems, off-site extensions, upsizing, and points of connection) will be identified and finalized through PWSD's inclusion and service commitment process and designed and constructed in accordance with PWSD standards and applicable City requirements.

All PWSD-related public improvements and all applicable PWSD fees/charges necessary to serve the development (including taps/system charges and required extensions/upsizing) will be borne by the development (including, as applicable, one or more metropolitan districts and/or other funding mechanisms approved by the City). Specific water/wastewater alignments, sizing, and timing will be established through subsequent engineering submittals and approvals concurrent with subdivision improvement plans and platting.

#### **1507.09 Type or Method of Fire Protection**

South Metro Fire Rescue is the emergency services provider for the Crowsnest project. Regional district service is provided through Battalion 4C with the closest station being approximately 4 miles north of Pradera Parkway along Crowfoot Valley Road and just east on Stroh Road.



#### **1507.10**

A Natural Resources Assessment ("NRA") was prepared by ERO Resources Corporation (December 8, 2025) for the Crowsnest property. The NRA evaluated wetlands and other waters, potential habitat for federally listed threatened/endangered species, and general wildlife use based on database review and a site visit conducted on November 19, 2025.

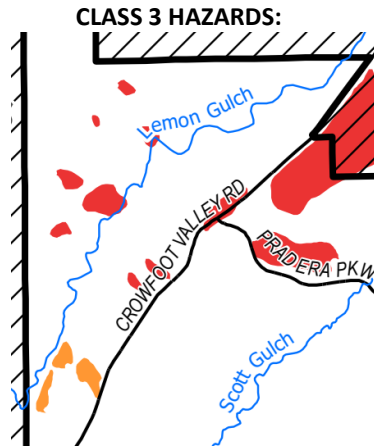
**Drainages, Wetlands, and Regulatory Framework.** ERO identified two primary drainages in the project area (Lemon Gulch and an unnamed drainage “Drainage 1”) and two additional ordinary high water mark (“OHWM”) features. Lemon Gulch is characterized on-site as a generally dry sandy wash with a more defined channel and a few small wetland pockets, while Drainage 1 lacks a defined bed and bank and functions primarily as an upland vegetated swale. One OHWM feature is associated with a stock pond (pond contained water during the site visit), and another OHWM feature contained flowing water during the site visit and is topographically capable of conveying flow toward Lemon Gulch during high-flow events. If impacts are proposed to Lemon Gulch or the OHWM features, ERO recommends obtaining a jurisdictional determination and pursuing applicable federal and/or state permitting, as required, through the appropriate agencies at the time of design.

**Threatened and Endangered Species.** ERO concluded the project area does not contain habitat for federally listed threatened or endangered species. ERO also notes the project area is largely within the Prebles meadow jumping mouse “block clearance zone” and outside the Douglas County Riparian Conservation Zone, and that habitat for Ute ladies’-tresses orchid is not present due to the lack of perennial tributary conditions and other criteria described in the NRA.

**Wildlife Considerations (Planning-Level).** ERO observed remnants of black-tailed prairie dog colonies with inactive burrows and recommends that, if prairie dogs re-occupy the site and removal is necessary, removal should occur humanely prior to earthwork and consistent with applicable guidance. Because prairie dog burrows can be associated with western burrowing owl habitat, ERO recommends burrowing owl surveys if work would occur within recommended buffers of burrows during the March 15–October 31 season. ERO also observed four potential inactive raptor nests and recommends that vegetation removal/ground clearing occur outside the primary nesting season where practicable and that nest surveys be conducted shortly prior to construction when work must occur during nesting season to avoid impacts protected under the Migratory Bird Treaty Act.

**How the PD is informed by site conditions.** The PD’s open space system is organized to preserve and integrate Lemon Gulch as a continuous corridor, which supports drainage functions and provides a framework for trails/open space placement while allowing development areas to be planned around the site’s primary drainage features and topography. Specific drainage crossings, outfalls, and any proposed improvements adjacent to drainages will be designed and refined through subsequent engineering and permitting consistent with the NRA recommendations.

Crowsnest has several areas with Slope-Failure. These are primarily located adjacent and to the south of the Parker Municipal Planning Area with a small area on the far northwestern portion of the project. The same conditions are present in the Trails at Crowfoot Development. Based on previous development in the area, such hazards can be mitigated when lots are developed. There are no other Class 3 Hazards or Environmental Constraints in the project area.



### **1507.11 Impacts on Existing Flora and Fauna**

Based on ERO's site reconnaissance and database review, the project area contains four primary vegetation communities: upland grasslands, oak shrublands (dominated by Gambel oak), upland shrublands, and riparian drainage corridors dominated by species such as cottonwood and willow along portions of Lemon Gulch. ERO notes that Lemon Gulch and the unnamed drainage serve as riparian corridors for wildlife movement and foraging at a local scale, while the two OHWM features do not function as riparian corridors and lack riparian vegetation.

ERO concluded that no habitat for federally listed threatened/endangered species is present on-site. To avoid impacts to migratory birds, ERO recommends scheduling vegetation removal outside the primary nesting season where practicable and completing nest surveys shortly prior to construction when needed to verify no active nests would be impacted. If prairie dogs re-occupy the site, ERO recommends conducting burrowing owl clearance surveys in prairie dog towns subject to construction or control activities during the recommended seasonal window, and applying appropriate avoidance buffers if owls are present.

As with any large-scale development, some wildlife species sensitive to disturbance may decline locally, while species adapted to human activity may increase; the PD's open space and corridor approach is intended to retain a connected open space/drainage framework while accommodating planned development in defined planning areas

### **1507.12 Compliance with Plans and Regulations**

#### **A. The City's Comprehensive Plan**

Castle Pines Comprehensive Plan land management objectives are supported by the Crowsnest PD by providing centrally located compact development that does not promote sprawl.

- Mixed-use development is planned for neighborhood commercial centers while establishing surrounding neighborhoods that are single family residential in nature.
- A diversity of housing is planned for the many unique Crowsnest neighborhoods that can accommodate various housing types and needs.
- An extensive network of trails provides pedestrian access to commercial, neighborhood employment, and retail opportunities.
- Crowsnest would significantly add recreational to the Castle Pines trail system and could add amenities like an incline, bike off-road course, wildlife movement corridor, viewing areas and shelters.

With the development of Crowsnest, an island of agricultural land will be developed at neighborhood residential densities and commercial uses. This creates a built environment that supports unique para transit services like

the “Link”, tying Castle Pines together while also connecting to other communities in Douglas County.

### **1507.13 Recreational Facilities, Park/Open Space, and Accessibility**

The primary open space area is estimated to be approximately 75 acres of trail anchored by the Crowsnest overlook running along Lemon Gulch. An extensive trail system is designed to interconnect the neighborhoods with trails and small parks concurrently with neighborhood phasing as established in the Crowsnest PD. The initial 1-3 year park and trail improvements will focus on connecting the neighborhoods in Phase 1 and Phase 2 of the development.

At build-out, an extensive network of trails provides neighborhood access to the parks and open spaces that run throughout the PD. Pedestrian access to neighborhood commercial service and retail centers is provided by interlocking the neighborhoods together through the trail system as each phase of the project is completed.

Crowsnest could also function as a regional amenity trail hub. Partnerships and connections could be made to the west towards Rueter Hess, to the east towards Hungry Horse open space and Cherry Creek trail, to the north towards Salisbury Park and to the south towards Macanta Regional Park.

### **1507.14 Any Other Required Information (coordinated submittals)**

Concurrent annexation petition filed with the City.

### **1507.15 Comparison Analysis**

| TOPIC                            | CASTLE PINES BASELINE ORDINANCE   | PROPOSED CROWSNEST PD  |
|----------------------------------|---|--|
| Applicable dimensional standards | Dimensional standards (setbacks, height, lot area, etc.) are prescribed by the City’s zoning ordinance for conventional districts; a Planned Development (PD) establishes project-specific standards through an approved PD Development Plan and PD text. | The PD establishes the controlling dimensional standards by land use type and planning area as shown on the PD Dimensional Standards Table (Exhibit/Sheet: “Dimensional Standards”). |
| Minimum lot area                 | Set by the applicable zoning district.  | As shown on PD Dimensional Standards Table (e.g., SFD 4,000/5,000 sf; townhomes 1,000 sf, etc.).   |
| Principal structure setbacks     | Set by the applicable zoning district.  | As shown on PD Dimensional Standards Table by land use type/planning area.   |
| Accessory structure setbacks     | Set by the applicable zoning district.  | As shown on PD Dimensional Standards Table by land use type/planning area.   |
| Maximum building height          | Set by the applicable zoning district.  | As shown on PD Dimensional Standards Table (e.g., 35’, 48’, 60’ by use/area).  |
| Parking                          | Off-street parking is governed by the City’s  | Parking will comply with Section 28 except as otherwise modified by the approved PD text and subsequent development approvals.   |

| TOPIC | CASTLE PINES BASELINE ORDINANCE | PROPOSED CROWSNEST PD |
|-------|---------------------------------|-----------------------|
|       | parking standards (Section 28). |                       |

### **Application Compliance Summary**

This PD Zoning Application complies with all requirements of **Castle Pines Municipal Code Section 1507 (Rezoning Application)**, including:

- ✓ **1507.01** – Landowner, mineral owner, and water rights owner identification
- ✓ **1507.02** – General project concept and development program
- ✓ **1507.03** – Development staging and phasing (10-15 year build-out)
- ✓ **1507.04** – Relationship to existing/adjacent land uses
- ✓ **1507.05** – Changes in neighborhood character supporting rezoning
- ✓ **1507.06** – City services impact analysis (net positive fiscal benefit)
- ✓ **1507.07** – Traffic study (prepared by Galloway & Company, Inc., on file)
- ✓ **1507.08** – Sanitation capability (PWSD Will-Serve confirmed)
- ✓ **1507.09** – Fire protection (South Metro Fire Rescue coverage)
- ✓ **1507.10** – Site characteristics and environmental analysis
- ✓ **1507.11** – Flora and fauna impact assessment
- ✓ **1507.12** – Comprehensive Plan compliance
- ✓ **1507.13** – Recreation facilities and open space
- ✓ **1507.14** – Additional requirements (concurrent annexation)
- ✓ **1507.15** – Comparison analysis to zone district standards

### **Conclusion and Recommendation**

The Crowsnest Planned Development represents a **strategic opportunity** for the City of Castle Pines to:

- Capture economic growth
- Provide needed housing diversity and commercial services
- Ensure coordinated infrastructure with high-quality civil design
- Preserve natural resources and enhance recreation access
- Generate substantial ongoing revenue supporting citywide services

The application **fully complies with all statutory and municipal requirements** for PD zoning concurrent with annexation. All infrastructure, services, and fiscal impacts have been thoroughly analyzed and addressed.

**We respectfully request approval** of the Crowsnest Planned Development Zoning Application concurrent with annexation into the City of Castle Pines.