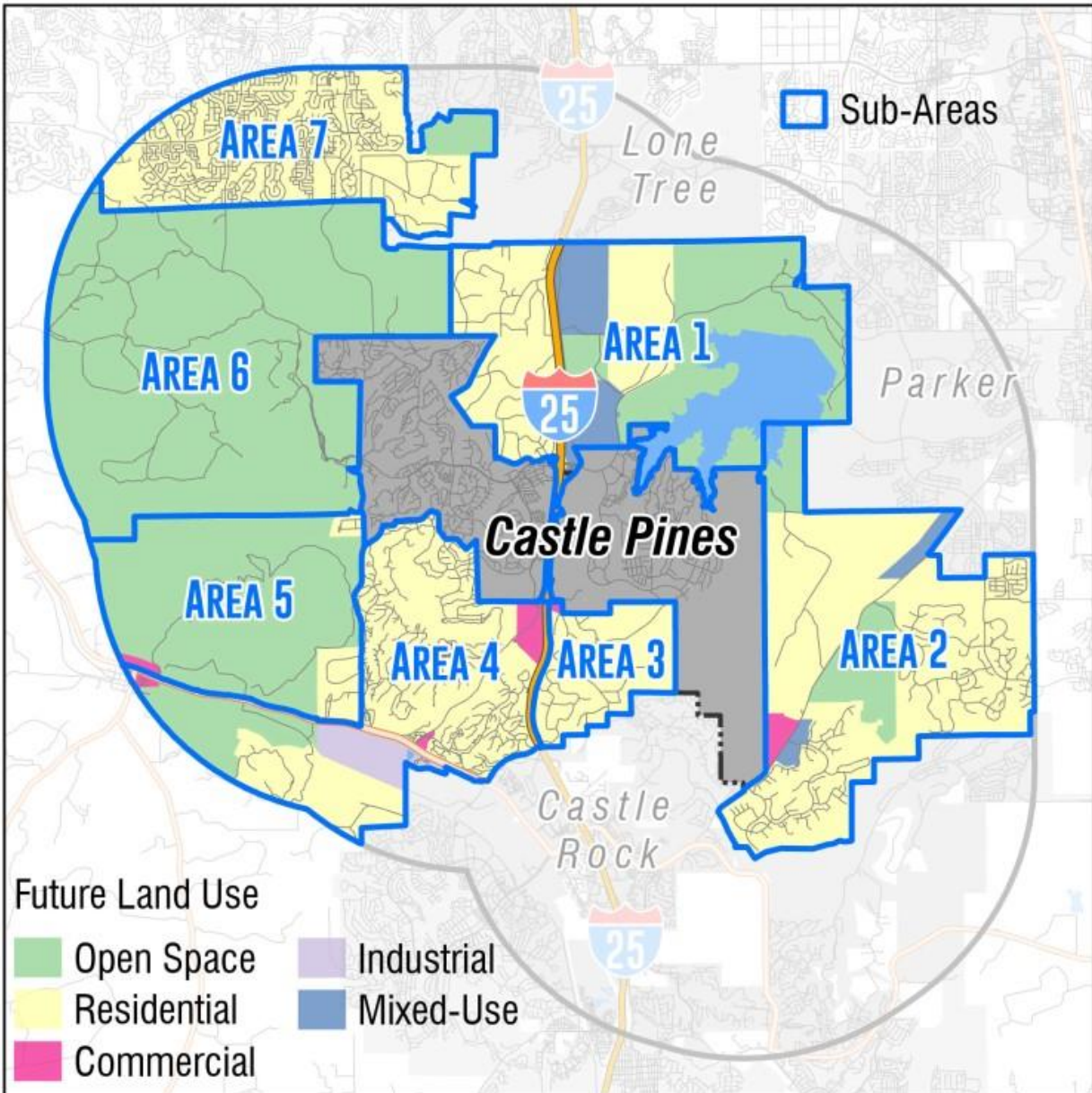




2026 Three-Mile Plan



ADOPTED BY THE CITY OF CASTLE PINES PLANNING COMMISSION APRIL 23, 2026



RESOLUTION NO. 2026-PZ-01

RATIFIED BY CITY COUNCIL MAY 12, 2026

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INTRODUCTION

The City of Castle Pines (City) Three-Mile Plan (Plan) provides guidance for future growth and development of unincorporated land within three miles of the City’s municipal boundaries so that they occur in a logical, efficient, and fiscally responsible manner. The Plan identifies areas that may be considered for future annexation and provides general direction on land use, zoning considerations, infrastructure needs, and the provision of municipal services.

The plan does not propose or require the annexation of any property. Annexation of any land into the City of Castle Pines is subject to review and approval by City Council in accordance with state law and local policies.

Statutory Requirements

This Plan fulfills the following requirement under Colorado Revised Statutes Section 31-12-105(1)(e)(I).

Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually.

Consistent with this requirement, the Plan describes existing conditions in the unincorporated area within three miles of Castle Pines and outlines the process by which annexation may occur, should a landowner request annexation into the City.

City Context

The City was incorporated on February 12, 2008, and today has an estimated population of 15,162 residents (American Community Survey 2024). The City encompasses approximately 9.6 square miles (or 6,140 acres) and provides services to approximately 5,119 housing units (American Community Survey 2024), consisting primarily of single-family and multi-family residential developments.

Castle Pines is located along Interstate 25 (I-25) in north-central Douglas County, south of the City of Lone Tree, and north of the Town of Castle Rock. The City is bordered generally by the Town of Parker to the east, Castle Pines Village to the southwest, Daniels Park to the west, and the Highlands Ranch Conservation Area and Rueter–Hess Reservoir to the north. The topography

includes mountain vistas, dramatic ridgelines, plateaus, hills and open grasslands that contribute to the community's scenic character and quality of life.

Douglas County was one of the fastest growing counties in Colorado between 2010 and 2020 with an estimated 2024 population of 357,978. The City is a desirable place to live because of its close proximity to the Denver metro area along with convenient access to outdoor recreation. As Castle Pines continues to grow, the City anticipates increased demand for housing, public services, infrastructure, parks, and recreational amenities, making long-range planning for potential annexation areas important to the community's future.

Methodology

The Plan is based on a GIS mapping analysis of unincorporated lands within three miles of the City's boundaries, totaling approximately 52 square miles (or 33,253 acres). It was also developed through a review of aerial imagery, City of Castle Pines and Douglas County planning documents, and consultation with City of Castle Pines staff, the Planning Commission, and City Council. An on-the-ground assessment of the area's topography and existing conditions was also conducted.

For planning purposes, the unincorporated areas beyond the current municipal boundaries and within the three-mile boundary area are divided into seven (7) sub-areas. Each sub-area was evaluated based on existing land uses, infrastructure, community services, open space, and development patterns.

No specific parcels are designated for annexation in this Plan. Instead, the analysis identifies areas that may be suitable for future urban development, are already served by existing infrastructure or may be served by nearby infrastructure, contain established residential neighborhoods, provide important open space, or represent logical future growth areas for the City.

City Annexation Policies

The City's annexation policies are designed to ensure that new development can be adequately served by public infrastructure and does not create financial or service burdens for existing residents. An annexation must meet all of the requirements of the Colorado Municipal Annexation Act and its amendments, as well as applicable and specific City of Castle Pines Municipal Code criteria.

Annexation is a legislative act under the sole discretion of the City Council. All potential annexations are evaluated for conformance with the City's Three-Mile Plan, Comprehensive Plan, Zoning and Subdivision Ordinances, and other adopted plans, policies, and regulations as may be appropriate.

Public facilities and amenities to meet the current and future needs of residents must be provided as part of any land annexation request. Public facilities include sewer and water facilities, public streets, bridges, public parks and recreation areas, school sites, fire and police station sites,

telecommunications, power, and storm drainage facilities. The City requires that any annexation request include projections for service needs for all public facilities and amenities and expected population projections as a result of the proposed annexation.

Castle Pines has developed an annexation process to meet all the requirements of the Colorado Revised Statutes including:

- Annexations to the City will not create any additional cost or undue burden on existing residents in order to provide public facilities in a newly annexed area.
- Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels.
- In cases of identical ownership of properties that are within and extend beyond the three-mile area, the City may annex the extended areas if fifty percent of the area lies within the three-mile boundary.
- The City may pursue annexation of enclave areas when determined to be in the public interest, initiating such annexations in accordance with C.R.S. Section 31-12-106.

THREE-MILE PLAN

Overview

The lands within the three-mile area outside the municipal boundaries of the City of Castle Pines encompass 52 square miles (33,253 acres). The Plan divides the lands into seven (7) sub-areas, identified as Sub-Area 1 through Sub-Area 7 (see Figure 1). The location and boundary of each sub-area is identified on the Three-Mile Plan maps (see Figure 1 and Exhibits).

Each sub-area location is categorized into:

- **Areas of Inclusion:** Properties within the City's three-mile boundary that are eligible for future annexation. Inclusion does not propose, require, or guarantee annexation.
- **Areas of Exclusion:** Consist of incorporated municipalities and other lands that are not eligible for annexation.

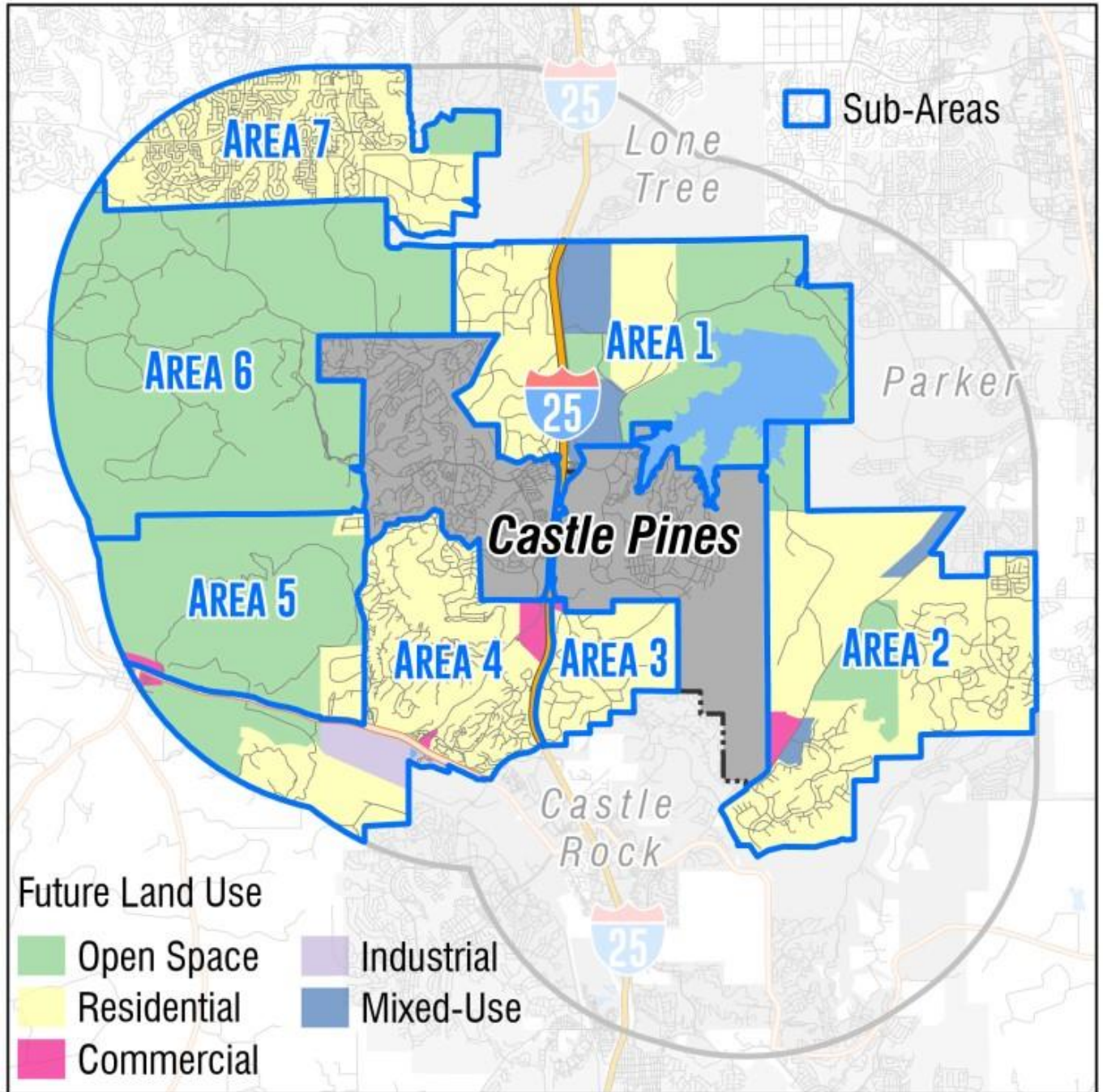
The general character of each sub-area is described and classified according to the following six (6) categories:

- Location Description
- Acreage by Land Use
- Existing Character, Current Zoning, and Future Land Use
- Infrastructure – Utilities and Transportation
- Community Services
- Open Space, Parks, and Recreation

The Three-Mile Plan includes lands that are influenced not only by the City of Castle Pines, but also by Douglas County and the neighboring municipalities of City Lone Tree, Town of Parker, and Town of Castle Rock. In some locations, different jurisdictions may have varying perspectives on future land use, infrastructure, or service provision. The City acknowledges that these differences are a natural part of regional planning and can be most effectively addressed through open communication and collaboration among affected governments.

The City, County, and neighboring municipalities are encouraged to work together toward a coordinated approach to land use planning and development within and adjacent to the three-mile area. By maintaining ongoing dialogue, sharing information, and fostering cooperative relationships, jurisdictions can help ensure compatible development patterns and outcomes that support both local and regional interests.

Figure 1 City of Castle Pines Three-Mile Plan Sub-Areas



Acreeage by Land Use – Three-Mile Plan

FUTURE LAND USE	ACRES
Open Space	16,398
Residential	15,251
Mixed-Use	889
Industrial	377
Commercial	338

Land Use Classifications

Open Space: The Open Space land use classification includes the community's parks, trails, natural areas, and recreational amenities. These areas range from large, undeveloped tracts of preserved open land to landscaped corridors with trails, sidewalks, and other recreational features. Parks represent the more developed portions of this category and may include playing fields, courts, picnic spaces, playgrounds, trailheads, golf courses, gathering areas, and event spaces. Collectively, open space areas serve as key community assets that connect neighborhoods to amenities, support active lifestyles, and enhance quality of life.

Residential: The Residential land use classification encompasses the community's existing and future neighborhoods. This includes a full range of housing types from large-lot single-family homes to higher-density multifamily development. Residential areas may also include small-scale supporting commercial or service uses, as well as complementary uses such as parks, civic spaces, and places of worship.

Industrial: The Industrial land use classification supports a variety of production, fabrication, assembly, warehousing, and contractor-oriented uses that typically require larger parcels, access to infrastructure, and space for outdoor storage. While some industrial uses are fully enclosed and low-impact, others may generate noise, odor, or visual impacts that require careful site planning and buffering. New industrial development should be located where adequate infrastructure exists or can be extended and should incorporate thoughtful setbacks, screening, and site design to limit conflicts with nearby residential, commercial, or civic areas.

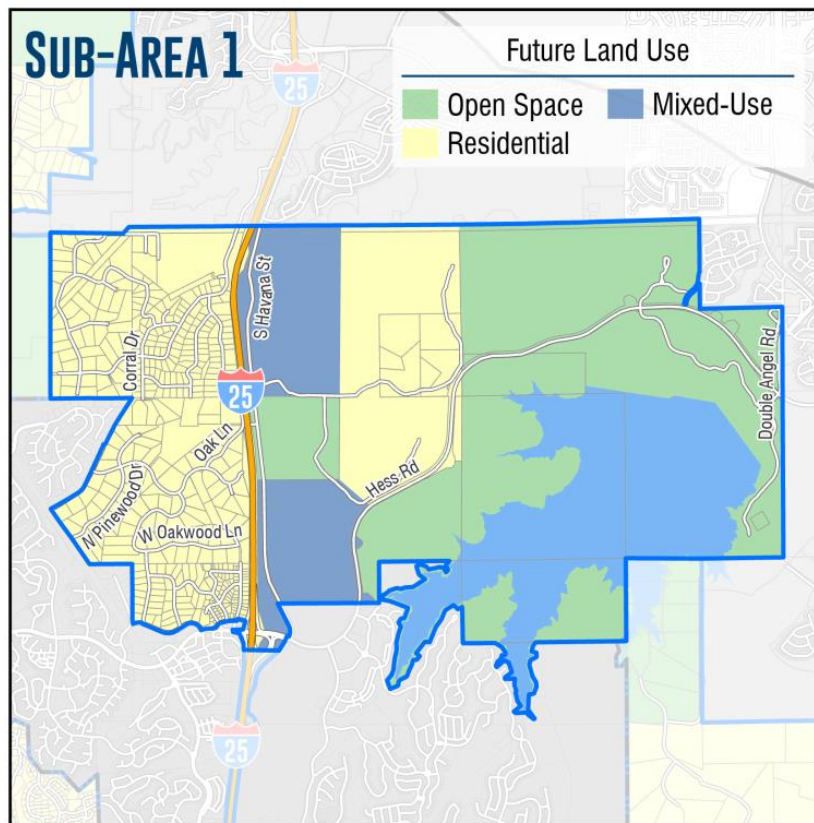
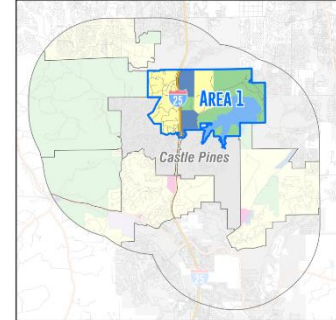
Mixed-Use: The Mixed-Use land use classification includes areas intended to support a blend of housing, small-scale commercial, office, and service uses within walkable, context-sensitive development patterns. These areas should strengthen connections between existing neighborhoods and core community services, with the mix of uses tailored to site context. Primary uses include small-scale retail and services, bakeries and cafés, mixed-use buildings with upper-story residential, and medium-density housing such as townhomes, duplexes, and apartments. Secondary uses include parks and recreation facilities, community centers, places of assembly, and lodging.

Commercial: The Commercial land use classification designates areas intended to provide community-serving goods and services. These areas support higher-intensity uses such as general retail, restaurants, lodging, professional and medical offices, automotive services, and other commercial establishments. Secondary uses may include civic facilities, upper-story residential within mixed-use buildings, small-scale light industrial uses compatible with a commercial setting, and other supporting commercial services.

SUB-AREA 1

Location Description

Sub-Area 1 is generally located northeast of the City of Castle Pines municipal boundaries and encompasses 9.9 square miles (6,332 acres). Sub-Area 1 'Areas of Inclusion' are located in whole, or in part, of Sections 25, 26, 27, 28, 33, 34, 35 and 36 of Township 6 South, Range 67 West; Sections 19, 28, 29, 30 and 31 of Township 6 South, Range 66 West; Section 4 of Township 7 South, Range 66 West; Sections 1, 2 and 3 of Township 7 South, Range 67 West. Properties located within the City of Lone Tree and the Town of Parker are deemed 'Areas of Exclusion'.



Acres by Land Use – Sub-Area 1

FUTURE LAND USE	ACRES
Open Space	3,197.7
Residential	2,353.4
Mixed-Use	712.9
Industrial	0.0
Commercial	0.0

Existing Character, Current Zoning, and Future Land Use

Existing Character: Sub-Area 1 includes a mix of developed residential neighborhoods, significant open space, and large tracts of undeveloped land north of the City of Castle Pines municipal boundary. West of I-25, the landscape is characterized by single-family residential development. East of I-25, the land is largely undeveloped and includes the Rueter-Hess Reservoir. The Rueter-Hess Reservoir is a major water resource operated by the Parker Water and Sanitation District (PWSD). The reservoir can store up to 72,000 acre-feet of water and covers approximately 1,170 acres, making it roughly one and a half times the size of Cherry Creek Reservoir (which is located approximately 10 miles north of Rueter-Hess Reservoir). Most undeveloped property in this Sub-Area consists of large areas of prairie grasses, rolling hills, and intermittent streams. Vegetation includes native grasses, scrub oak, and other indigenous plant species and wildlife. Identifiable waterways and tributaries in Sub-Area 1 include Badger Gulch, and Newlin Gulch.

Current Zoning: The Douglas County Zoning Map identifies Sub-Area 1 as predominantly Rural Residential, Estate Residential, Agricultural One, and Open Space. These zone districts accommodate low- to medium-density residential development, agricultural uses, and preservation of natural open space.

West of I-25 consists of largely Rural Residential and Estate Residential.

- Rural Residential supports large-lot residential home sites on land that has minimal agricultural value and is intended to maintain a rural atmosphere while preserving the vegetation, significant geological features, wildlife habitat/corridors, views and privacy. Density ranges from one dwelling per 9.9 acres to one dwelling per 5 acres.
- Estate Residential allows medium low-density residential development and serves as a transition between urban neighborhoods and large-lot residential (Rural Residential) or agricultural areas. Density ranges from one dwelling per 4.9 acres to one dwelling per 2.5 acres.

East of I-25, zoning is primarily Agricultural One, which accommodates a range of agricultural activities including farming, ranching, and tree farming. This zone helps to maintain a physical and visual buffer between urban areas.

Future Land Use: Future land uses in Sub-Area 1 are anticipated to include Residential, Mixed-use, and Open Space designations. These classifications are intended to maintain existing residential areas while supporting opportunities for new residential and mixed-use development.

The Mixed-use category would accommodate a range of housing types, including single-family and multi-family residential, as well as supporting commercial uses. This flexibility allows for neighborhood serving retail, services, and other compatible uses that can enhance livability and provide activity nodes within the area.

The Open Space classification is intended to preserve natural features, protect environmental resources, and maintain agricultural land where appropriate. This designation supports long-term conservation goals and helps retain the area's natural character.

Infrastructure

Utilities

All future utility connections for new developments would be required to be constructed prior to or in conjunction with the start of any construction activities for new development.

Water: All lands eligible for annexation in Sub-Area 1 fall within the Central Basin – Denver Formation Water Supply Zone. The Rueter–Hess Reservoir, operated by the Parker Water and Sanitation District (PWSD), is located within Sub-Area 1 and is intended to reduce long-term reliance on groundwater supplies.

- Lands east of I-25 are generally located within the PWSD service area; however, this area is generally deficient in utilities and infrastructure.
- Properties west of I-25 in the Estate and Rural Residential areas are served by private well systems. The Beverly Hills Subdivision receives water service from the Beverly Hills Mutual Water Company.

Wastewater:

- Lands east I-25 are generally located within the Parker Water and Sanitation District service area and receive wastewater service from PWSD where infrastructure is extended.
- Properties west of I-25 in the Estate and Rural Residential areas are served by on-site individual septic systems.

Electric: Xcel and CORE Electric Cooperative (formerly IREA) provide electric services.

Natural Gas: Public Service Company of Colorado (PSCo), an Xcel Energy Company, provides natural gas.

Telecommunications: Century Link provides telecommunications services.

Transportation

Highways: I-25 is the primary north-south transportation corridor serving Castle Pines and is classified as a public regional arterial (freeway) by the Colorado Department of Transportation (CDOT). According to CDOT, an average of 150,000 vehicles per day passed the Castle Pines Parkway segment of I-25 in 2024.

Local Roads: Most roadways in Sub-Area 1 are public local roads that provide service to existing subdivisions located west of I-25. On the east of I-25, important arterials include:

- South Havana Street (I-25 Frontage Road) connects east of I-25 at Castle Pines Parkway and runs parallel along I-25, terminating to the north at Ridgeway Parkway.
- Hess Road, opened in 2011, extends northeast from the Castle Pines Parkway/I-25 interchange to South Chambers Road and Parker Road and is classified as an arterial road, providing an important east/west connection north of the Rueter-Hess Reservoir.

Transit: There is no transit service located within the City of Castle Pines or within Sub-Area 1. However, the Regional Transportation District (RTD) facilities include a park-n-ride lot located west

of Exit 188 on the frontage road. The City has also reserved four (4) acres within the Canyons Development for the potential future extension of rail service. The Castle Rock Senior Center provides transportation services to senior and disabled persons within Douglas County.

Bridges: The Castle Pines Parkway/I-25 interchange is the only bridge structure within Sub-Area 1. The Oak Hills Lane/I-25 underpass provides access between neighborhoods west of I-25 and South Havana Street.

Aviation: A majority of the properties in Sub-Area 1 fall within the Centennial Airport Review Area boundary, specifically within the Approach Surface area, however, Sub-Area 1 does not contain an aviation field, fan safety zone, or runway safety zone. The nearest airport facility is Centennial Airport, located approximately 3 miles north of Sub-Area 1, in Centennial, Colorado.

Community Services

The following community services are provided to all or a portion of Sub-Area 1 properties that are eligible for annexation into the City:

Health and Human Services

- Douglas County Health Department
- Douglas County Human Services Department

Public Safety

- Douglas County Sheriff
- Douglas County Animal Control

Fire Protection

- South Metro Fire and Rescue Authority (SMFR) Fire Services

Medical and Healthcare Services

- South Metro Fire and Rescue Authority (SMFR) Emergency Medical Services
- HCA HealthOne Sky Ridge Medical Center
- UCHHealth Highlands Ranch Medical Center
- Parker AdventHealth Hospital
- Castle Rock AdventHealth Hospital
- Numerous general medical offices

Education, Culture and Libraries

- Douglas County School District (DCSD)
- Arapahoe Community College (Parker and Castle Rock Campus)
- University of Phoenix (Lone Tree Campus)
- Lone Tree Arts Center
- Parker Arts, Cultural and Events Center
- Tri Arts Project Castle Rock

- Cherokee Ranch and Castle
- Douglas County Library District

Open Space, Parks and Recreation

West of I-25:

- No dedicated open space, parks or recreation areas.

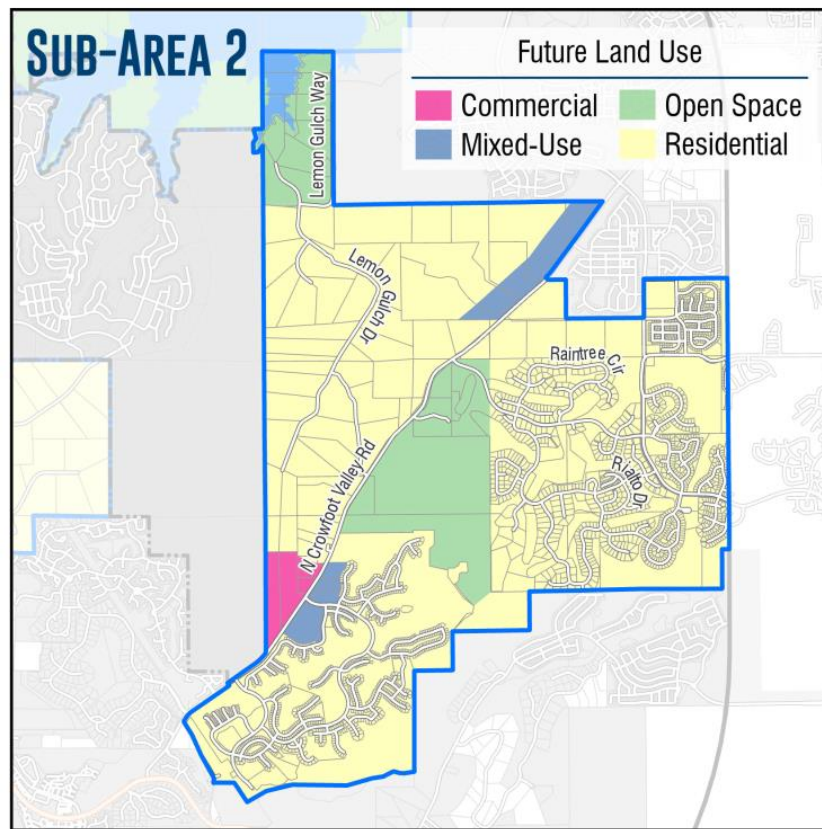
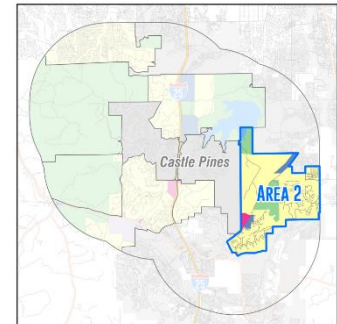
East of I-25:

- The Glendale Farm, located along the frontage road, is a dedicated open space area with a 1.6-mile multi-use loop for horses, mountain bikes, hiking, and leashed dogs. It also includes a 17-acre off-leash dog park.
- The Reuter-Hess Reservoir is open for fishing and non-motorized recreational use, including kayaking, canoeing, paddleboarding, and windsurfing. It also includes walking trails and the Incline Challenge. The entrance to the recreational area is off of Hess Road in Sub-Area 1.
- The Douglas County 2030 Parks, Trails, and Open Space Master Plan (2012) identified a proposed regional trail through areas of Sub-Area 1.

SUB-AREA 2

Location Description

Sub-Area 2 is generally located due east and southeast of the City of Castle Pines municipal boundaries and encompasses 9.1 square miles (or 5,816 acres). Sub-Area 2 ‘Areas of Inclusion’ are located in whole, or in part, of Sections 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33 of Township 7 South, Range 66 West; Sections 4, 5 and 6 of Township 8 South, Range 66 West; Section 25 of Township 7 South, Range 67 West. Properties located within the Town of Parker and Castle Rock are deemed ‘Areas of Exclusion’.



Acreeage by Land Use – Sub-Area 2

FUTURE LAND USE	ACRES
Open Space	851.8
Residential	4,696.0
Mixed-Use	175.7
Industrial	0.0
Commercial	92.7

Existing Character, Current Zoning, and Future Land Use

Existing Character: Sub-Area 2 is located directly east of the City’s current municipal boundary and includes Crowfoot Valley Road, a regional north-south thoroughfare. The area west of Crowfoot Valley Road includes low-density rural single-family residences that create a distinctly rural atmosphere and help preserve vegetation, significant geological features, wildlife habitat/corridors, views and privacy. The area east of Crowfoot Valley Road contains single-family residential neighborhoods along with pockets of undeveloped land. Sub-Area 2 features prairie grasslands, rolling hills, ravines, and intermittent streams. Vegetation consists of native grasses, scrub oak, and other indigenous plant and wildlife species. Identifiable waterways within the sub-area include Lemon Gulch, Scott Gulch, and a small portion of the Rueter-Hess Reservoir.

Current Zoning: The existing Douglas County zoning in this Sub-Area consists of Agricultural One, Planned Development, Large Rural Residential, and Estate Residential districts. Properties south of Crowfoot Valley Road, east of Founders Parkway and north of the Town of Castle Rock consist of both developed and undeveloped single-family residences. Undeveloped properties southeast of Crowfoot Valley Road are platted but not yet developed property (MaCanta Subdivision), zoned Planned Development and allow for clustered single-family residential land uses surrounded by open space. The established Pradera subdivision, located along Pradera Parkway, is zoned Planned Development and allows for single-family residential development.

Future Land Use: Future land use designations within Sub-Area 2 include Open Space, Residential, and Mixed-Use. These designations are intended to preserve natural areas and ecological features while supporting and complementing existing residential development.

Crowfoot Valley Road is identified as a corridor suitable for Mixed-Use areas. These commercial opportunities are envisioned to serve and support surrounding residential neighborhoods while maintaining the area’s overall character.

Infrastructure

Utilities

All future utility connections for new developments would be required to be constructed prior to or in conjunction with the start of any construction activities for new development. Lands eligible for annexation located north of Crowfoot Valley Road in Sub-Area 2 have existing utilities and minimal infrastructure.

Water: All lands eligible for annexation in Sub-Area 2 fall within the Central Basin – Denver Formation Water Supply Zone.

- Lands north of Crowfoot Valley Road are not located within a water district and are served by individual well systems.
- The Pradera subdivision receives water service from the Pinery Water & Wastewater District.

- The MaCanta / Canyons South Subdivision is within the service boundaries of Crowfoot Valley Ranch Metropolitan District 2 and receives water service from Castle Rock Water.

Wastewater:

- Lands north of Crowfoot Valley Road are served by individual on-site septic systems.
- The Pradera subdivision receives wastewater service from the Pinery Water & Wastewater District.
- The MaCanta / Canyons South subdivision receives wastewater service through the Crowfoot Valley Ranch Metropolitan District No. 2 service area, provided by Castle Rock Water.

Electric: Properties are serviced by Xcel, CORE Electric Cooperative (formerly IREA) and Black Hills Energy Corporation.

Natural Gas: Properties are serviced by Xcel and Black Hills Energy Corporation.

Telecommunications: Century Link provides telecommunications services in whole, or in part, to the area.

Transportation

Highways: A small segment of Highway 86, extending east from Founders Parkway, is located within Sub-Area 2 and provides access to Franktown. On the far eastern edge of Sub-Area 2, Highway 83 runs north-south.

Local Roads: Most streets in Sub-Area 2 are classified as local roadways and provide access to subdivisions and residential properties.

- Crowfoot Valley Road (arterial) provides north-south connections.
- Founders Parkway (arterial) provides east-west connections.
- Pradera Parkway provides an east-west connection from Crowfoot Valley Road to Highway 83 (Parker Road).

Transit: There are no transit services located within the City of Castle Pines or within Sub-Area 2. An RTD park-n-ride facility is located just east of the Sub-Area 2 boundary at Parker Road and N Pinery Parkway. The Castle Rock Senior Center provides transportation services to senior and disabled persons within Douglas County.

Bridges: There are no major bridge crossings.

Aviation: There is no aviation field located in Sub-Area 2; however, the western portion of Sub-Area 2 falls within the Centennial Airport Review Area boundary, specifically within the Approach Surface area. A portion of the eastern lands in Sub-Area 2 fall within the Transitional Surface Area. Centennial Airport is located north of Sub-Area 2 in Centennial, Colorado.

Community Services

The following community services are provided to all or a portion of Sub-Area 2 properties that are eligible for annexation into the City:

Health and Human Services

- Douglas County Health Department
- Douglas County Human Services Department

Public Safety

- Douglas County Sheriff
- Douglas County Animal Control

Fire Protection

- South Metro Fire and Rescue Authority (SMFR) Fire Services
- Castle Rock Fire Protection District
- Franktown Fire Protection

Medical and Healthcare Services

- South Metro Fire and Rescue Authority (SMFR) Emergency Medical Services
- HCA HealthOne Sky Ridge Medical Center
- Parker AdventHealth Hospital
- Castle Rock AdventHealth Hospital
- Numerous general medical offices

Education, Culture and Libraries

- Douglas County School District (DCSD)
- Arapahoe Community College (Parker and Castle Rock Campus)
- University of Phoenix (Lone Tree Campus)
- Lone Tree Arts Center
- Parker Arts, Cultural and Events Center
- Tri Arts Project Castle Rock
- Cherokee Ranch and Castle
- Douglas County Library District

Open Space, Parks and Recreation

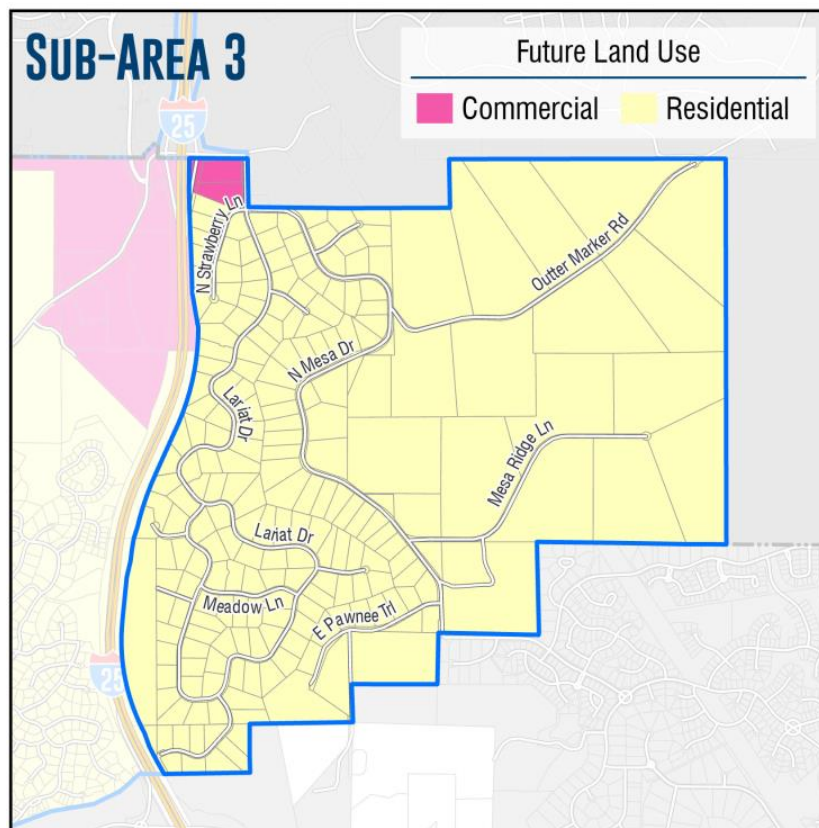
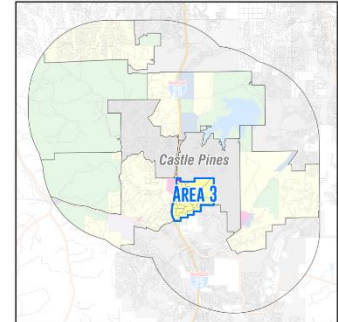
The northern boundary of Sub-Area 2 includes a small portion of the Reuter-Hess Reservoir. Currently, there is no public access to the recreational area from Sub-Area 2.

Macanta Regional Park (463.5 acres) is planned for the County lands south of Crowfoot Valley Road between Pradera to the north and the Macanta Subdivision to the south. Plans include 6 miles of trails, scenic overlooks, and nature play area. The Douglas County 2030 Parks, Trails, and Open Space Master Plan (2012) identified a proposed regional trail through this park.

SUB-AREA 3

Location Description

Sub-Area 3 is located directly south of the City’s municipal boundaries and encompasses 1.8 square miles (or 1,180 acres). Sub-Area 3 ‘Areas of Inclusion’ are located in whole, or in part, of Sections 14, 15, 22, 23, 25, 26, 27, 34, 34 and 36 of Township 7 South, Range 67 West; Sections 1, 2 and 12 of Township 8 South, Range 67 West; Section 6 of Township 8 South, Range 66 West. Properties located within the Town of Castle Rock are deemed ‘Areas of Exclusion’.



Acreege by Land Use – Sub-Area 3

FUTURE LAND USE	ACRES
Open Space	0.0
Residential	1,169.2
Mixed-Use	0.0
Industrial	0.0
Commercial	11.2

Existing Character, Current Zoning, and Future Land Use

Existing Character: Sub-Area 3 is located directly south of the City of Castle Pines municipal boundary and lies east of I-25. This sub-area is composed of the Happy Canyon Subdivision, which features established single-family residential development. The Happy Canyon Subdivision also includes large rural residential lots, some of which support agricultural activities. The topography within this area varies from rolling hills with pine vegetation to open prairie landscapes with native grasses.

Current Zoning: Sub-Area 3 includes the Estate Residential, Agricultural One, and Open Space zone districts. The Happy Canyon Subdivision, located within this area, consists of single-family residences on lots ranging in size from 2.3 acres to 4.5 acres, as well as parcels up to 35 acres. These large-lot home sites are intended to support agricultural uses and maintain a rural atmosphere. Agricultural One property within this area is typically used for a combination of residential and agricultural purposes, reinforcing the area's low-density, rural development pattern.

Future Land Use: Sub-Area 3 is identified primarily for residential use on the Future Land Use Map. This designation supports the continued character of the area, which consists of rolling estate residential neighborhoods and rural residential lots. A small commercial node is identified near the intersection of I-25 and Happy Canyon Road to allow for commercial activity that can serve and support the surrounding residential communities.

Infrastructure

Utilities

All future utility connections for new developments would be required to be constructed prior to or in conjunction with the start of any construction activities for new development.

Water: All lands eligible for annexation in Sub-Area 3 fall within the Central Basin – Denver Formation Water Supply Zone.

- Properties within the Happy Canyon Subdivision are not located within a water district and are served by individual well systems. Infrastructure in this area is limited.
- The Silver Heights subdivision receives water service from the Silver Heights Water and Sanitation District.

Wastewater:

- Properties within the Happy Canyon Subdivision are served by individual on-site septic systems.
- The Silver Heights subdivision receives wastewater service from the Silver Heights Water and Sanitation District.

Electricity: Properties are serviced by Xcel, CORE Electric Cooperative (formerly IREA) and Black Hills Energy Corporation. Public Service Company of Colorado (PSCo) has a utility easement in the northern portion of Sub-Area 3 to accommodate existing utility transmission lines.

Natural Gas: Properties are serviced by Xcel and Black Hills Energy Corporation.

Telecommunications: Century Link provides telecommunications services to all or portions of the area.

Transportation

Highways: I-25 is the primary north–south transportation corridor through Sub-Area 3. It provides regional access to Castle Pines, Lone Tree, and Castle Rock.

Local Roads: Local roadways in Sub-Area 3 provide access to residential subdivisions.

Transit: There is no transit service located within the City or within Sub-Area 3. The Castle Rock Senior Center provides transportation services to senior and disabled persons within Douglas County.

Bridges: Smaller bridges provide local and collector roads access over I-25. The intersection of I-25 and Happy Canyon Road is proposed for improvements beginning in 2027. If funding is available, the project will include replacement of the existing bridge, which CDOT has identified as needing repairs.

Aviation: There is no aviation field located in Sub-Area 3; however, the northern portion of Sub-Area 3 falls within the Centennial Airport Review Area boundary, specifically within the Approach Surface area. Centennial Airport is located north of Sub-Area 3 in Centennial, Colorado.

Community Services

The following community services are provided to all or a portion of Sub-Area 3 properties that are eligible for annexation into the City:

Health and Human Services

- Douglas County Health Department
- Douglas County Human Services Department

Public Safety

- Douglas County Sheriff
- Douglas County Animal Control

Fire Protection

- South Metro Fire and Rescue Authority (SMFR) Fire Services
- Castle Rock Fire Protection District

Medical and Healthcare Services

- South Metro Fire and Rescue Authority (SMFR) Emergency Medical Services
- HCA HealthOne Sky Ridge Medical Center
- Parker AdventHealth Hospital
- Castle Rock AdventHealth Hospital
- Numerous general medical offices

Education, Culture and Libraries

- Douglas County School District (DCSD)
- Arapahoe Community College (Parker and Castle Rock Campus)
- University of Phoenix (Lone Tree Campus)
- Lone Tree Arts Center
- Parker Arts, Cultural and Events Center
- Tri Arts Project Castle Rock
- Cherokee Ranch and Castle
- Douglas County Library District

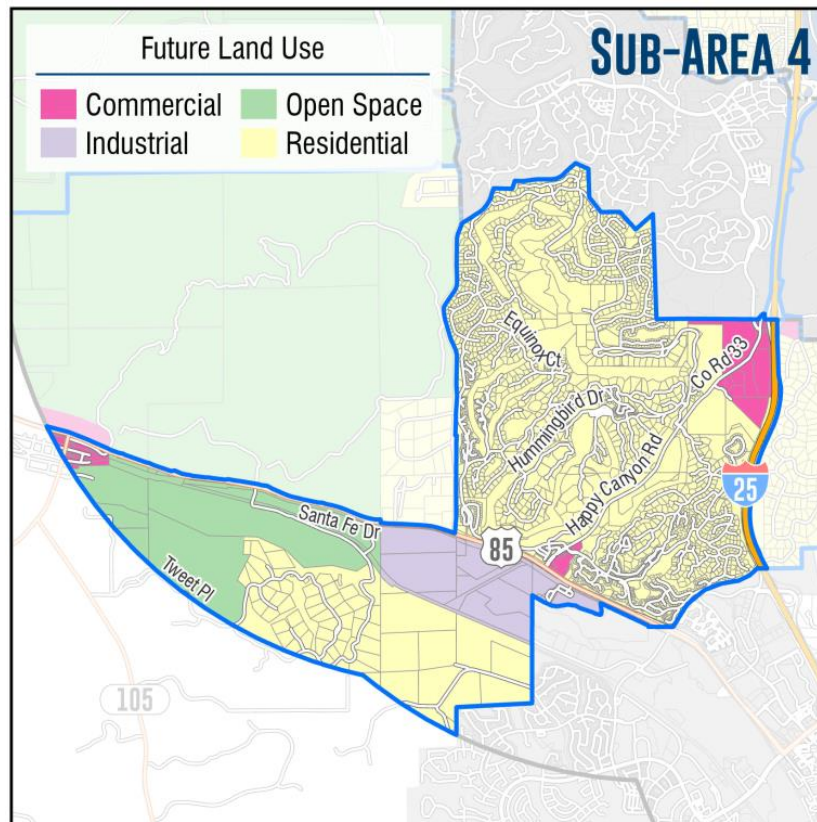
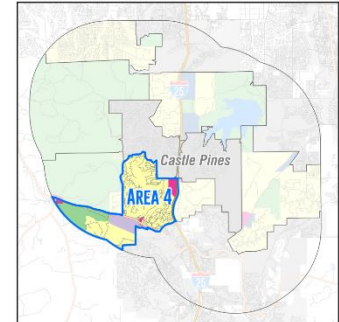
Open Space, Parks, Recreation

No dedicated open spaces, parks, or recreational areas were identified in Sub-Area 3.

SUB-AREA 4

Location Description

Sub-Area 4 is generally located south of the City of Castle Pines municipal boundaries and encompasses 7.4 square miles (or 4,716 acres). Sub-Area 4 'Areas of Inclusion' are located in whole, or in part, of Sections 8, 9, 15, 16, 17, 19, 20, 21, 22, 28, 29 and 30 of Township 7 South, Range 67 West; Sections 13, 14 and 24 of Township 7 South, Range 68 West.



Acreeage by Land Use – Sub-Area 4

FUTURE LAND USE	ACRES
Open Space	659.8
Residential	3,480.5
Mixed-Use	0.0
Industrial	376.6
Commercial	199.4

Existing Character, Current Zoning, and Future Land Use

Existing Character: Sub-Area 4 encompasses a large area south of the City’s municipal boundary and west of I-25, extending south beyond Highway 85 and including a small portion of Sedalia. A significant portion of the sub-area includes Castle Pines Village, which consists primarily of residential development with a small commercial area.

South of Highway 85, the area transitions to large-lot single-family residential properties, railroad corridors, and extensive tracts of vacant land. The Plum Creek Wastewater Treatment Plant is also in this sub-area. Sub-Area 4 contains areas of high wildlife habitat value. East Plum Creek flows through the area, contributing to its ecological diversity and natural character.

Current Zoning: Sub-Area 4 contains a diverse range of zone districts including Agricultural One, Rural Residential, Planned Development, Business, Light Industrial, Sedalia Community District, Sedalia Downtown District and Sedalia Highway Commercial District. The Sedalia specific zone districts, located in the westernmost portion of the sub-area, are unique to the community of Sedalia. The majority of Sub-Area 4 is zoned Planned Development which contains the Castle Pines Village Subdivision. Castle Pines Village is a master planned subdivision and permits a mix of land uses including residential, business, commercial, recreational and open space. Some properties directly south of the City and within this sub-area are zoned Agricultural One. This area contains one single-family residence, and the remainder of the area is largely undeveloped. Properties south of Santa Fe Road (Highway 85) are primarily zoned Agricultural One.

Future Land Use: Future land uses identified within Sub-Area 4 include Commercial, Residential, Open Space, Industrial, and Mixed-Use designations. These classifications are intended to reinforce the existing residential areas while guiding compatible development and preservation efforts throughout the sub-area.

- The Commercial designations are intended to complement existing commercial uses and allow for additional neighborhood-serving and supporting commercial opportunities.
- Areas designated Industrial are located south of Highway 85 and along the railroad corridor. These locations are intended to support the Plum Creek Wastewater Treatment Plant and provide opportunities for additional employment and light industrial uses that are appropriate for this portion of the sub-area.
- The Open Space designations preserve the natural character of the area and complement the large residential lots south of the railroad by maintaining scenic resources, ecological corridors, and natural landforms.
- A Mixed-Use designation is applied within Sedalia to help preserve the community’s established development pattern.

Infrastructure

Utilities

All future utility connections for new developments would be required to be constructed prior to or in conjunction with the start of any construction activities for new development.

Water: Sub-Area 4 is located within the Central Basin – Denver Formation Water Supply Zone.

- The Castle Pines Village Metro District provides water service to Castle Pines Village.
- The Solitude Metropolitan District provides water service to a limited number of residential properties south of Highway 85.
- The remaining agriculture properties in Sub-Area 4 are not located within a water district and are served by individual well systems.

Wastewater:

- Plum Creek Wastewater Authority provides wastewater treatment services within Castle Pines Village.
- The Solitude Metropolitan District provides wastewater service to residential properties south of Highway 85.
- The remaining agricultural properties in Sub-Area 4 are not located within a wastewater district and are served by individual on-site septic systems.

Electric: Xcel and CORE Electric Cooperative (formerly IREA) provide electric services.

Natural Gas: Xcel provides natural gas.

Telecommunications: Century Link provides telecommunications services to all or portions of the area.

Transportation

Highways: I-25, located along the eastern edge of Sub-Area 4, is the primary north–south transportation corridor. I-25 provides regional access to Happy Canyon Road via an interchange within Sub-Area 4. U.S. Highway 85 (Santa Fe Drive) is also located within Sub-Area 4, is classified as an arterial roadway.

Local Roads: Happy Canyon Road (arterial) provides frequent neighborhood access and serves as a key connector between I-25 and U.S. 85 within Sub-Area 4. There are approximately 130 private collector streets within Sub-Area 4, generally located in Castle Pines Village, which provide internal neighborhood circulation.

Bridges: The Happy Canyon Road / I-25 interchange bridge is the only major bridge located within Sub-Area 4.

Rail: Two major railroad lines, Burlington Northern Santa Fe, and the Union Pacific Railroad, both run parallel to US85 on the south and west sides. These rail corridors contain high train traffic and are projected to remain a major freight corridor.

Aviation: There is no aviation field located in Sub-Area 4; however, the eastern portion of Sub-Area 4 falls within the Centennial Airport Review Area boundary, specifically within the Transitional Surface area. Centennial Airport is located north of Sub-Area 4 in Centennial, Colorado.

Community Services

The following community services are provided to all or a portion of Sub-Area 4 properties that are eligible for annexation into the City:

Health and Human Services

- Douglas County Health Department
- Douglas County Human Services Department

Public Safety

- Douglas County Sheriff
- Douglas County Animal Control

Fire Protection

- South Metro Fire and Rescue Authority (SMFR) Fire Services
- West Douglas County Fire Protection District
- Castle Rock Fire Protection District

Medical and Healthcare Services

- South Metro Fire and Rescue Authority (SMFR) Emergency Medical Services
- HCA HealthOne Sky Ridge Medical Center
- UHealth Highlands Ranch Medical Center
- Parker AdventHealth Hospital
- Castle Rock AdventHealth Hospital
- Numerous general medical offices

Education, Culture and Libraries

- Douglas County School District (DCSD)
- Arapahoe Community College (Parker and Castle Rock Campus)
- University of Phoenix (Lone Tree Campus)
- Lone Tree Arts Center
- Parker Arts, Cultural and Events Center
- Tri Arts Project Castle Rock
- Cherokee Ranch and Castle
- Douglas County Library District

Open Space, Parks, Recreation

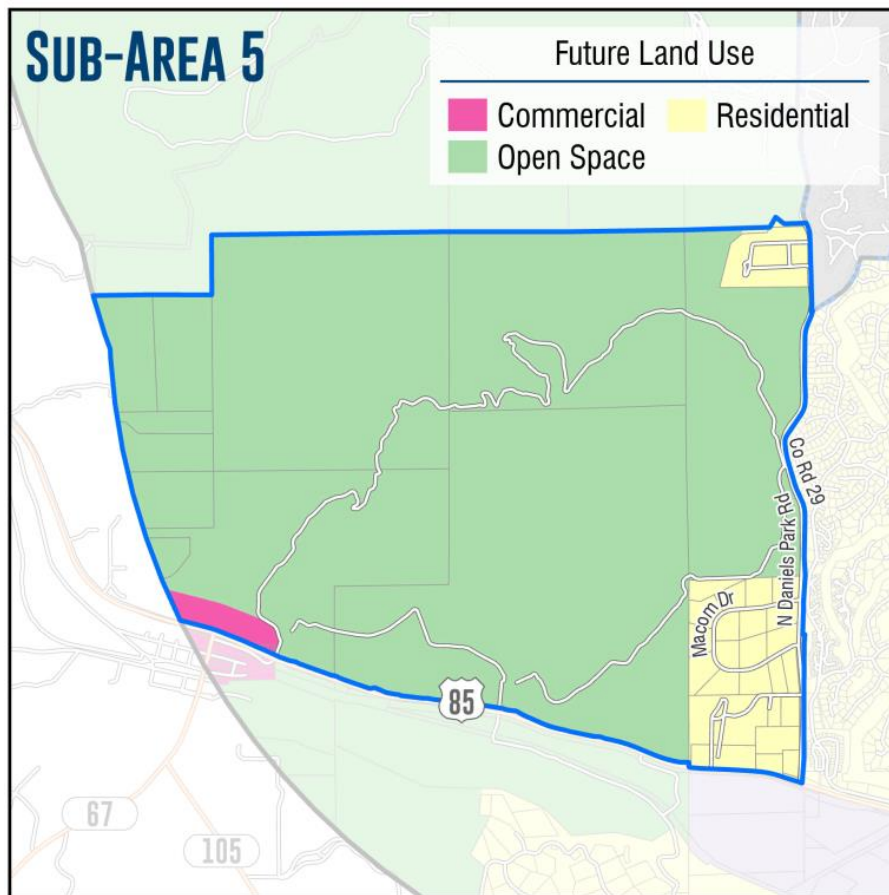
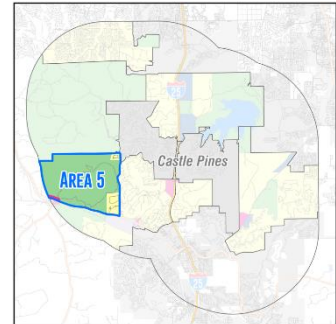
No dedicated open spaces, parks, or recreational areas were identified in Sub-Area 4.

The Douglas County 2030 Parks, Trails, and Open Space Master Plan (2012) identified a proposed regional trail located along the Highway 85 in Sub-Area 4, with a north-south trail connection running along the border between Sub-Areas 4 and 5.

SUB-AREA 5

Location Description

Sub-Area 5 is generally located southwest of the City of Castle Pines municipal boundaries and encompasses 5.7 square miles (or 3,647 acres). Sub-Area 5 'Areas of Inclusion' are located in whole, or in part, of Sections 7, 8, 17, 19 and 20 of Township 7 South, Range 67 West; Sections 11, 12, 13 and 14 of Township 7 South, Range 68 West.



Acreege by Land Use – Sub-Area 5

FUTURE LAND USE	ACRES
Open Space	3,293.4
Residential	319.5
Mixed-Use	0.0
Industrial	0.0
Commercial	34.7

Existing Character, Current Zoning, and Future Land Use

Existing Character: Sub-Area 5 is generally located southwest of the City, west of Daniels Park Road, north of Highway 85 and south of the Backcountry Wilderness Area. The landscape features a diverse range of landforms, from steep grades to rolling hills. The majority of Sub-Area 5 consists of the Cherokee Ranch and Castle Foundation Property. Douglas County purchased a conservation easement on the ranch over a ten-year period, ensuring its long-term preservation. This sub-area contains ponderosa pines, junipers, and Douglas firs, along with high value wildlife habitat. Species commonly found in the area include deer, elk, bear, mountain lion, bobcat, coyote and fox.

Development within Sub-Area 5 is minimal, with only two residential subdivisions.

Current Zoning: Sub-Area 5 is predominantly zoned Agricultural One, however, the land is within a conservation easement, which restricts its use and ensures that it is not used for agricultural production. The two residential developments are zoned Rural Residential.

Future Land Use: Future land use designations within Sub-Area 5 include Open Space and Residential. These designations reflect the existing residential development pattern while preserving the open space protected through the conservation easement. The future land use framework reinforces long-term conservation and maintains the sub-area's natural character.

Infrastructure

Utilities

All future utility connections for new developments would be required to be constructed prior to or in conjunction with the start of any construction activities for new development.

Water: Sub-Area 5 is located within the Central Basin – Denver Formation Water Supply Zone.

- Sedalia Water and Sanitation District provides water service to the westernmost part of Sub-Area 5.
- Rural residential properties in the southeast corner of Sub-Area 5 are served by individual well systems.

Wastewater:

- Sedalia Water and Sanitation District provides wastewater service to the westernmost part of Sub-Area 5.
- Rural residential properties in the southeast corner of Sub-Area 5 are served by individual on-site septic systems.

Electricity: Xcel and CORE Electric Cooperative (formerly IREA) provide electric services.

Natural Gas: Xcel provides natural gas services.

Telecommunications: Century Link provides telecommunications services in to all or a portion of the rural residential properties.

Transportation

Highways: Sub-Area 5 is bordered on the south by U.S. Highway 85. According to CDOT, an average of 23,000 vehicles per day passed this segment of US 85 in 2024.

Local Roads: Daniels Park Road borders Sub-Area 5 on the east. Local collector streets provide service to the residential subdivisions. Cherokee Ranch is accessed by private roads.

Bridges: No bridges were identified in Sub-Area 5.

Rail: Two major railroad lines, Burlington Northern Santa Fe, and the Union Pacific Railroad, both run parallel to US85 on the south and west sides. These rail corridors contain high train traffic and are projected to remain a major freight corridor.

Aviation: There is no aviation field located in Sub-Area 5.

Community Services

The following community services are provided to all or a portion of Sub-Area 5 properties that are eligible for annexation into the City:

Health and Human Services

- Douglas County Health Department
- Douglas County Human Services Department

Public Safety

- Douglas County Sheriff
- Douglas County Animal Control

Fire Protection

- West Douglas County Fire Protection District

Medical and Healthcare Services

- HCA HealthOne Sky Ridge Medical Center
- UCHHealth Highlands Ranch Medical Center
- Parker AdventHealth Hospital
- Castle Rock AdventHealth Hospital

Education, Culture and Libraries

- Douglas County School District (DCSD)
- Arapahoe Community College (Parker and Castle Rock Campus)
- University of Phoenix (Lone Tree Campus)

- Lone Tree Arts Center
- Parker Arts, Cultural and Events Center
- Tri Arts Project Castle Rock
- Cherokee Ranch and Ranch and Castle
- Douglas County Library District

Open Space, Parks, Recreation

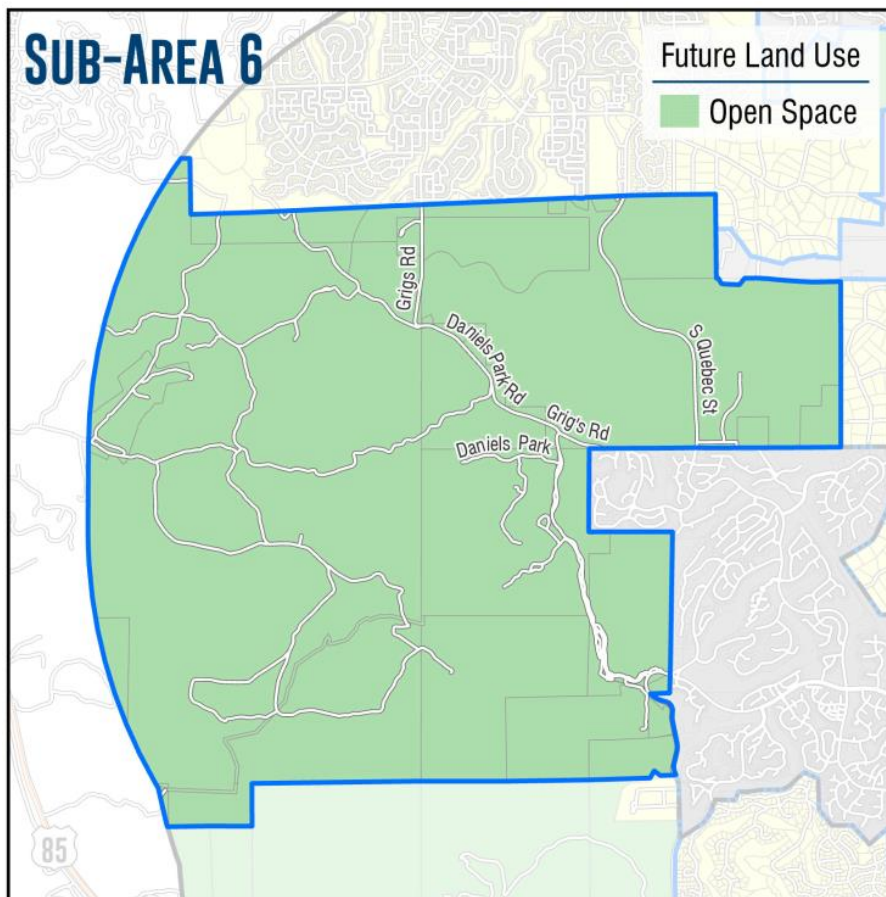
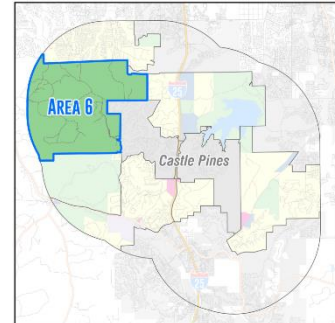
Cherokee Ranch is held in a permanent conservation easement to preserve and protect wildlife habitat, agricultural heritage and the historic attributes of the Cherokee Ranch and Castle (3,400 acres). The private owner partnered with Douglas County in 1996 to establish the easement. It is private property and open to the public only via pre-booked tickets for scheduled events, guided tours, or other programs.

The Douglas County 2030 Parks, Trails, and Open Space Master Plan (2012) identified a north-south regional trail running along the border between Sub-Areas 5 and 4 to connect to a proposed regional trail along Highway 85.

SUB-AREA 6

Location Description

Sub-Area 6 is generally located west of the City of Castle Pines municipal boundaries and encompasses 12.8 square miles (or 8,164 acres). Sub-Area 6 'Areas of Inclusion' are located in whole, or in part, of Sections 19, 20, 29 and 30 of Township 6 South, Range 67 West; Sections 23, 24, 25, 26, 35 and 36 of Township 6 South, Range 68 West; Sections 1, 2 and 11 of Township 7 South, Range 68 West; Sections 5 and 6 of Township 7 South, Range 67 West.



Acreeage by Land Use – Sub-Area 6

FUTURE LAND USE	ACRES
Open Space	8,164.1
Residential	0.0
Mixed-Use	0.0
Industrial	0.0
Commercial	0.0

Existing Character, Current Zoning, and Future Land Use

Existing Character: Sub-Area 6 is located west of the City and is characterized by mountainous terrain with steep grades and rolling hills. This sub-area contains three distinct properties: 1) Highland Ranch Open Space (Backcountry Wilderness Area), 2) Daniels Park and 3) The Sanctuary Golf Course. Sub-Area 6 contains high-value wildlife habitats supporting deer, elk, bear, mountain lion, bobcat, coyote, and fox. Identifiable waterways in the area include Highland Gulch and Big Dry Creek.

Current Zoning: The Sanctuary Golf Course is zoned Agricultural One and is used for private recreational purposes. The Backcountry Wilderness Area is dedicated to open space and allows for limited community and recreational land uses. Daniels Park is also zoned Agricultural One and is owned and maintained by the City and County of Denver.

Future Land Use: Open Space is the only future land use designation within Sub-Area 6. This designation is intended to preserve the existing outdoor recreational amenities, ecological resources, and natural landscapes throughout the area.

Infrastructure

Utilities

Sub-Area 6 falls within the Central Basin – Denver Formation Water Supply Zone.

Sub-Area 6 is not developed and is deficient of utilities.

Transportation

Highways: There are no highways within Sub-Area 6.

Local Roads: Daniels Park Road and Monarch Boulevard, both classified as collector roadways, provide access to Sub-Area 6. Griggs Road is classified as a rural roadway. The remainder of roadways within Sub-Area 6 are classified as private or “trail”.

Transit: There are no transit services available within Sub-Area 6.

Aviation: There is no aviation field located in this area.

Community Services

Sub-Area 6 is dedicated to open space uses and contains no residential properties; therefore, it does not require on-site social and community services. However, the following community services serve all or portions of Sub-Area 6:

Public Safety

- Douglas County Sheriff
- Douglas County Animal Control

Fire Protection

- South Metro Fire Rescue Authority
- Littleton Fire Protection District

Open Space, Parks, Recreation

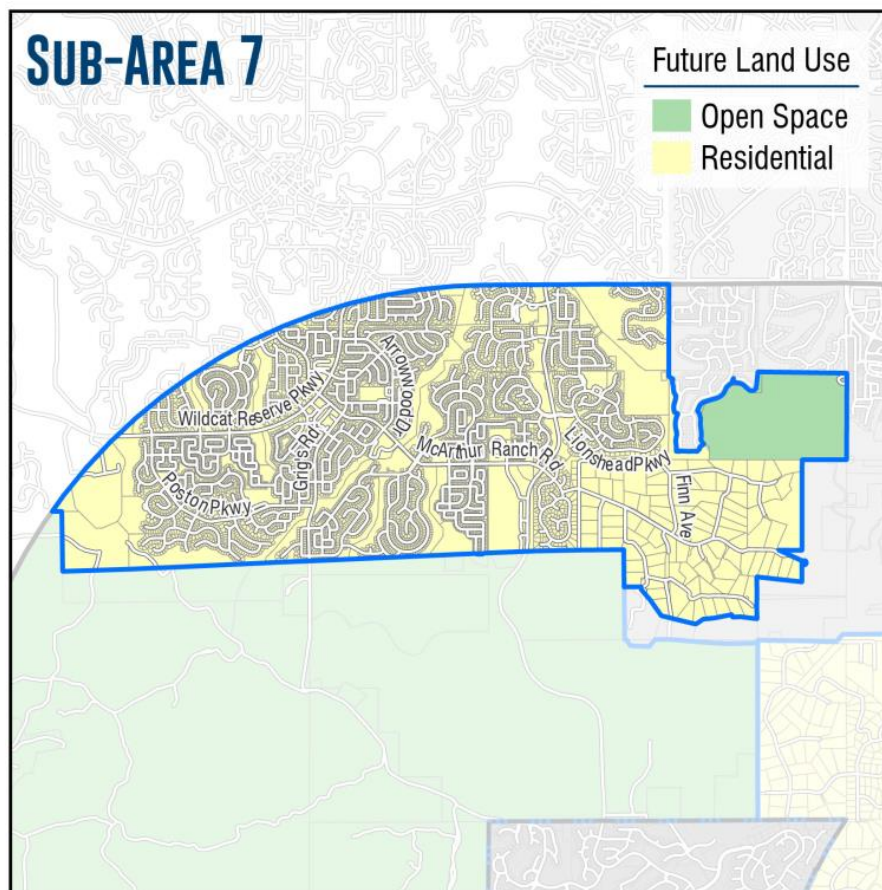
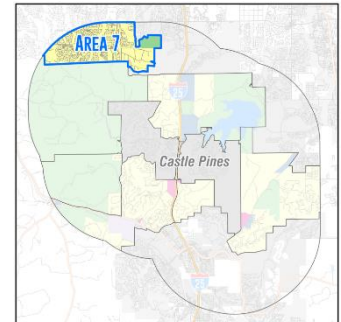
Sub-Area 6 contains:

- Backcountry Wilderness Area of Highlands Ranch is a 8,200-acre conservation property that protects wildlife habitat. It is open to the public with over 25 miles of trails, in addition to offering educational programs.
- Daniels Park is one of the City of Denver's Mountain Parks in Douglas County offering a series of hiking trails.
- Wildcat Regional Park (220-acres) is located in the northeast portion of the Backcountry Wilderness Area. Douglas County's conceptual design for the open space include an extensive trail system.
- Sanctuary Golf Course is a private golf course in Sub-Area 6.

SUB-AREA 7

Location Description

Sub-Area 7 is located north of the City of Castle Pines municipal boundaries and encompasses 5.4 square miles (or 3,464 acres). Sub-Area 7 'Areas of Inclusion' are located in whole, or in part, of Sections 16, 17, 18, 19, 20 and 21 of Township 6 South, Range 67 West; Sections 13, 23 and 24 of Township 6 South, Range 68 West. Properties located within the City of Lone Tree are deemed 'Areas of Exclusion'.



Acreeage by Land Use – Sub-Area 7

FUTURE LAND USE	ACRES
Open Space	231.9
Residential	3,232.7
Mixed-Use	0.0
Industrial	0.0
Commercial	0.0

Existing Character, Current Zoning, and Future Land Use

Existing Character: Sub-Area 7 does not abut the City of Castle Pines and is only connected to Sub-Area 6, making it a less likely area for future municipal expansion. This sub-area includes a portion of unincorporated Highlands Ranch and is primarily developed with low- to mid-density single-family residential neighborhoods. The area also contains community parks, a public school, and natural areas associated with Bluffs Regional Park.

Current Zoning: Sub-Area 7 includes Estate Residential, Rural Residential, Large Rural Residential, and Planned Development zone districts. These districts reflect the variety of single-family residential development patterns in the area.

Future Land Use: Future land use designations within Sub-Area 7 include Residential and Open Space. These designations align with the existing development pattern and support the continued preservation of natural areas, particularly within and around the regional park and adjacent open space corridors.

Infrastructure

Sub-Area 7 has existing provisions for utilities and infrastructure. The residential developments of Highlands Ranch and McArthur Ranch were approved in the mid-1970's and have been developed in a phased manner. Adequate and aging infrastructure is in place to support these communities.

Utilities

Water:

- Multiple Metropolitan Districts provide water services to Sub-Area 7 including Highlands Ranch Water and Sanitation District and Southgate Water and Sanitation District.
- The McArthur Ranch subdivision is the only residential subdivision not serviced by a public water district and relies on individual well systems.

Wastewater:

- Multiple Metropolitan Districts provide wastewater services to Sub-Area 7 including Highlands Ranch Water and Sanitation District and Southgate Water and Sanitation District.
- McArthur Ranch is not served by a public wastewater and relies on individual on-site septic systems.

Electric: Xcel serves Sub-Area 7.

Natural Gas: Xcel serves Sub-Area 7.

Telecommunications: Century Link serves all or portions of Sub-Area 7.

Transportation

Highways: There are no highways within Sub-Area 7.

Local Roads: Sub-Area 7 is made up of a series of local roads connecting neighborhoods. Monarch Boulevard (collector) connects Sub-Area 7 to the City of Castle Pines. At its intersection with McArthur Ranch Road (collector), Monarch Boulevard becomes South Quebec Street (arterial).

Transit: There is no fixed-route public transit service within Sub-Area 7. Transit access is limited to regional services located along nearby arterial corridors outside the sub-area. Specialized transportation services for seniors and people with disabilities may be available through Douglas County providers.

Bridges: No major bridges are located within Sub-Area 7.

Aviation: There is no aviation field location in this area.

Community Services

The following community services are provided to all or a portion of Sub-Area 7 properties that are eligible for annexation into the City:

Health and Human Services

- Douglas County Health Department
- Douglas County Human Services Department

Public Safety

- Douglas County Sheriff
- Douglas County Animal Control

Fire Protection

- Highlands Ranch Metro District
- South Metro Fire and Rescue Authority (SMFR) Fire Services

Medical and Healthcare Services

- Littleton Adventist Hospital
- South Metro Fire and Rescue Authority (SMFR) Emergency Medical Services
- HCA HealthOne Sky Ridge Medical Center
- UCHHealth Highlands Ranch Medical Center
- Parker AdventHealth Hospital
- Numerous general medical offices

Education, Culture and Libraries

- Douglas County School District
- Arapahoe Community College (Parker and Castle Rock Campus)

- University of Phoenix (Lone Tree Campus)
- Lone Tree Arts Center
- Parker Arts, Cultural and Events Center
- Cherokee Ranch and Castle
- Douglas County Library District
- Rocky Heights Middle School
- Rock Canyon High School

Open Space, Parks, Recreation

Sub-Area 7 contains several community parks, recreation and open space areas; however, a majority of the trail systems are reserved for residents of Highlands Ranch.

Parks identified in Sub-Area 7 include Bluffs Regional Park with multi-use trails and multiple viewpoints.