

URBAN LAND USE

Urban development is generally characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres, although densities of a particular development within an urban area may be lower. Commercial, business, and industrial zoning, including uses within a planned development that are of a similar scale and character, are also considered to be urban. Urban land uses are directed primarily to the northern portion of the County, including the Primary Urban Area, Chatfield Urban Area, and municipalities, as well as existing Separated Urban Areas as depicted on the Land Use Map.

The Plan includes information and ideas compiled from public input and planning staff analysis conducted in the preparation of this update. The urban land use section also draws from the Metro Vision 2040 Plan, adopted by the Denver Regional Council of Governments (DRCOG) in recognition and support of regional goals and objectives for open space, freestanding communities, a balanced transportation network, urban centers, environmental quality, and senior-friendly development.

Urban development in Douglas County should consider environmental and visual resources that include wildlife, habitat, recreation, and sense of place. Balancing these values as the County grows will ensure a high quality of life for current and future citizens.



SECTION 2

GENERAL URBAN LAND USE

GOAL 2-1

IMPROVE AND ENHANCE EXISTING INFRASTRUCTURE; SUPPORT HEALTHY LIVING; REDUCE VEHICLE MILES TRAVELLED; MAINTAIN AIR QUALITY STANDARDS; AND CONSERVE OPEN SPACE.

OBJECTIVE 2-1A

DIRECT URBAN-LEVEL DEVELOPMENT TO DESIGNATED URBAN AREAS.

POLICY 2-1A.1

Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.

POLICY 2-1A.2

Prioritize the build-out of existing urban areas over approval of new urban development.

OBJECTIVE 2-1B

ENCOURAGE DEVELOPMENT THAT SUPPORTS HEALTHY COMMUNITIES.

POLICY 2-1B.1

Encourage health-promoting design through the development review process.

POLICY 2-1B.2

Support community efforts that provide healthy lifestyle choices.

OBJECTIVE 2-1C

ENSURE DEVELOPMENT IN DESIGNATED URBAN AREAS IS CONSISTENT WITH THE CMP.

POLICY 2-1C.1

Achieve consistency among land use and development regulations, the Capital Improvements Program, and this Plan through careful review and coordination during the development review process.

POLICY 2-1C.2

Determine the actual density or intensity of development at time of subdivision or site improvement plan by considering the potential environmental and visual impacts; availability of community facilities and services; and compatibility with existing, adjacent or planned uses.

POLICY 2-1C.3

Support the rezoning of urban zoned lands to be consistent with the Plan’s goals, objectives, policies, and Land Use Map.

GOAL 2-2

SUPPORT ENVIRONMENTAL SYSTEMS COMPRISED OF WATER, WILDLIFE, WILDLIFE HABITAT, RECREATION AND SENSE OF PLACE.

OBJECTIVE 2-2A

BALANCE DEVELOPMENT WITH PRESERVATION OF ENVIRONMENTAL AND VISUAL RESOURCES.

POLICY 2-2A.1

New development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats, movement corridors, and habitat linkages.

POLICY 2-2A.2

New development should support, through the provision of significant open space, the conservation of habitats, movement corridors, and habitat linkages as indicated in the study.

POLICY 2-2A.3

Any new development should include a comprehensive trail study that considers wildlife, habitat, wetlands, and local and regional connections for all users. Studies should account for off-site conditions and impacts.

GOAL 2-3

PROVIDE CONNECTED PARKS, TRAILS, AND RECREATIONAL FACILITIES APPROPRIATE TO THE SCALE OF THE DEVELOPMENT.



OBJECTIVE 2-3A

DEMONSTRATE THE PROVISION OF NEIGHBORHOOD AND COMMUNITY PARKS, TRAILS, AND RECREATIONAL FACILITIES.

POLICY 2-3A.1

Ensure new development proposals provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults.

POLICY 2-3A.2

Strongly encourage multi-use trails to connect urban residential development to parks, open spaces, schools, recreational facilities, neighborhood and community activity centers, to other neighborhoods, and to a network of public trails. Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.

POLICY 2-3A.3

Encourage the construction of recreation centers in new residential development or contributions toward the expansion of the existing facilities, to lessen the burden on existing public facilities.

POLICY 2-3A.4

Ensure that tot lots, pocket parks, and other recreational facilities are provided in urban developments.

GOAL 2-4

ESTABLISH PUBLIC SPACES OR GATHERING PLACES IN NEW AND EXISTING NEIGHBORHOODS.

OBJECTIVE 2-4A

LOCATE GATHERING PLACES AND ACTIVITY CENTERS TO SERVE AS THE HEART OF A COMMUNITY, TO PROVIDE A SENSE OF IDENTITY, AND A PLACE FOR SERVICES.

POLICY 2-4A.1

Consider existing or planned, adjoining development when designing neighborhood centers.

POLICY 2-4A.2

Plan neighborhood centers as a focal point and a gathering space for residents, including, but not limited to, the following uses:

- Elementary school
- Neighborhood park
- Small single- and mixed-use retail and residential development
- Recreation center or other public or neighborhood facility
- Open space
- Linked trails and pedestrian paths

POLICY 2-4A.3

Link neighborhood centers to residential development through a system of trails and sidewalks.

POLICY 2-4A.4

Plan neighborhood centers that are easily accessible, centrally located, and visible to the community.

POLICY 2-4A.5

Design neighborhood centers to reflect and enhance surrounding development by using high-quality design that considers compatible scale, form, color, materials, and other architectural characteristics.

POLICY 2-4A.6

Design neighborhood centers to be pedestrian oriented and supportive of a wide range of transportation choices.

GOAL 2-5

DESIGN DEVELOPMENT TO COMPLEMENT BOTH THE NATURAL AND HISTORIC LANDSCAPE.

OBJECTIVE 2-5A

MINIMIZE THE IMPACT OF DEVELOPMENT ON NATURAL AND HISTORIC RESOURCES.

POLICY 2-5A.1

Locate development away from environmentally and visually-sensitive lands, including, but not limited to, primary ridges, bluffs, and horizon lines.

POLICY 2-5A.2

Protect the integrity of urban areas by protecting, where appropriate, views to and from significant natural features.

POLICY 2-5A.3

Design drainageways to reflect or complement the natural landscape, incorporate and enhance natural vegetation, minimize hard improvements, and provide wildlife habitat and recreational amenities.

POLICY 2-5A.4

Use creative design and planning approaches to mitigate environmental and visual impacts on the natural terrain, such as bluff lines, open spaces, hogbacks, major drainageways, or other adjacent topographical features.

POLICY 2-5A.5

Encourage compact development patterns that conserve natural resources.

POLICY 2-5A.6

Encourage new development to incorporate, conserve, and re-use historic structures and cultural resources.

POLICY 2-5A.7

Minimize impacts of new development adjacent to state parks through the establishment of appropriate land uses, provision of open space, visual buffering and screening, and other techniques.

GOAL 2-6

ACHIEVE COMPATIBILITY BETWEEN RESIDENTIAL AND NONRESIDENTIAL LAND USES, IN TERMS OF LAND USE AND DESIGN.

OBJECTIVE 2-6A

LOCATE NEW RESIDENTIAL DEVELOPMENT ADJACENT TO COMPATIBLE LAND USES.

POLICY 2-6A.1

Locate residential development away from areas that exceed an outside noise level of 65 DNL.

**POLICY 2-6A.2**

Mitigate noise using setbacks, berms, and building materials. High sound walls located adjacent to the street pavement or sidewalks without landscaping or berming, that limits important views, is inconsistent with this Plan.

POLICY 2-6A.3

Locate residential development away from intensive industrial uses that emit noise, dust, fumes, odors, refuse, smoke, vapor, light, and vibration, including wastewater treatment plants, environmentally hazardous areas, or other land uses that pose a threat to public health and safety.

OBJECTIVE 2-6B

USE DESIGN TECHNIQUES AND LAND USE ELEMENTS TO PROVIDE COMPATIBILITY BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES AND CREATE A SENSE OF COMMUNITY IDENTITY.

POLICY 2-6B.1

Use natural landscape features to define development boundaries where appropriate.

POLICY 2-6B.2

Blend the existing character of adjoining developments with the design of new developments.

POLICY 2-6B.3

Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and tree plantings to screen views and provide wildlife habitat.

OBJECTIVE 2-6C

DESIGN URBAN STREETS TO PROVIDE AN AESTHETICALLY-PLEASING ENVIRONMENT WHILE MAINTAINING CONVEYANCE, CONVENIENCE, AND PUBLIC SAFETY.

POLICY 2-6C.1

Establish a street hierarchy that provides a sense of order and scale with a pattern that allows for users to find their way.

POLICY 2-6C.2

Encourage neighborhood connectivity. Connect local and collector streets, where appropriate, and minimize the use of cul-de-sacs.

POLICY 2-6C.3

Provide landscaped medians within arterial streets, where possible, to break up street expanse and provide safety islands where pedestrians can pause when crossing the streets.

**POLICY 2-6C.4**

Create interesting streetscapes along arterials and collectors using plantings, lighting, special paving, etc.

OBJECTIVE 2-6D

INTEGRATE SITE AND ARCHITECTURAL VARIETY, AND PROVIDE HOUSING CHOICES IN NEIGHBORHOOD DESIGN.

POLICY 2-6D.1

Encourage diversity in residential design through variation in color, facade treatment, and lot size.

POLICY 2-6D.2

Design a varied and interesting streetscape that includes the use of street trees.

POLICY 2-6D.3

Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.

POLICY 2-6D.4

Encourage house design that places the garage behind the front entrance plane of the building.

POLICY 2-6D.5

Encourage mixed residential densities to create a diversity of housing types, sizes, and price ranges.

OBJECTIVE 2-6E

ENSURE NONRESIDENTIAL DEVELOPMENT IS COMPATIBLE WITH SURROUNDING LAND USES AND THE NATURAL ENVIRONMENT.

POLICY 2-6E.1

Locate nonresidential development in the PUA, SUAs, Chatfield Urban Area, and the municipalities. Concentrate this development in nodes, clusters, or centers. Strip or isolated development is inconsistent with this Plan.

POLICY 2-6E.2

Encourage uses such as office, institutional, and open space as a transition area between residential and major commercial or industrial areas.

POLICY 2-6E.3

Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, agricultural uses, wildlife areas, and environmentally or visually-sensitive areas.

OBJECTIVE 2-6F

ENSURE RESIDENTIAL AND NONRESIDENTIAL BUILDING DESIGN, SCALE, AND ORIENTATION ARE COMPATIBLE WITH THE NATURAL AND BUILT ENVIRONMENT.

**POLICY 2-6F.1**

Design large structures to visually break up building mass.

POLICY 2-6F.2

Encourage the use of high-quality materials in the construction of buildings.

POLICY 2-6F.3

Design nonresidential development to emphasize human scale and create pedestrian and transit connections, where appropriate.

POLICY 2-6F.4

Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.

OBJECTIVE 2-6G

DESIGN LIGHTING AS AN INTEGRAL ELEMENT OF DEVELOPMENT.

POLICY 2-6G.1

Design lighting to minimize off-site illumination into residential and public-use areas, in conformance with the Douglas County Zoning Resolution.

POLICY 2-6G.2

Encourage the use of light fixtures that adhere to dark-sky practices in residential and non-residential development.

GOAL 2-7

FOSTER A BALANCED COMMUNITY AND ROBUST ECONOMY.

OBJECTIVE 2-7A

PROMOTE DEVELOPMENT PATTERNS AND COMMUNITY DESIGN THAT MEET THE NEEDS OF RESIDENTS.

POLICY 2-7A.1

Encourage a variety of housing that fits different lifestyles and needs.

POLICY 2-7A.2

Incorporate mixed-use development in new and existing communities.

POLICY 2-7A.3

Encourage redevelopment in appropriate areas of the PUA.

POLICY 2-7A.4

Encourage building and site design that provides safety and security.

POLICY 2-7A.5

Promote community gardens, farmers markets and produce stands, where appropriate, within urban areas.

OBJECTIVE 2-7B

PROMOTE THE AVAILABILITY OF COMMUNITY SERVICES.

POLICY 2-7B.1

Encourage the use of private activity bonds (PABs), in partnership with municipalities, to create opportunity for diverse housing development.

POLICY 2-7B.2

Support the Douglas County Housing Partnership's efforts to provide attainable housing.

POLICY 2-7B.3

Create opportunities for residents to access transportation and community services.

POLICY 2-7B.4

Establish partnerships to provide enhanced access to community services.

OBJECTIVE 2-7C

PROMOTE ECONOMIC DEVELOPMENT AND EMPLOYMENT OPPORTUNITIES.

POLICY 2-7C.1

Establish economic development partnerships that enable residents and businesses the opportunity to prosper.

POLICY 2-7C.2

Foster relationships with businesses to encourage their retention and expansion.

POLICY 2-7C.3

Provide incentives to foster a vibrant business environment.

POLICY 2-7B.4

Support workforce development efforts to meet the needs of area residents and businesses.

**GOAL 2-8**

CONSERVE RESOURCES.

OBJECTIVE 2-8A

MINIMIZE ENERGY USE IN RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT.

POLICY 2-8A.1

Encourage energy- and resource-efficient design in development and building construction.

POLICY 2-8A.2

Provide opportunities for solar energy utilization through subdivision and building design.

POLICY 2-8A.3

Support the development and use of renewable energy resources.

POLICY 2-8A.4

Encourage development patterns that conserve energy resources.

POLICY 2-8A.5

Encourage on-site recycling centers and the recycling of building materials.

GOAL 2-9

ENSURE DEVELOPMENT OCCURS CONCURRENTLY WITH ESSENTIAL SERVICES AND INFRASTRUCTURE.

OBJECTIVE 2-9A

ENCOURAGE URBAN DEVELOPMENT IN AREAS WITH EXISTING AND PLANNED CAPACITY IN SERVICES AND INFRASTRUCTURE.

POLICY 2-9A.1

Evaluate the capacity of existing services and facilities to support development.

POLICY 2-9A.2

Ensure that new development mitigates impacts to existing services and infrastructure.

CHATFIELD URBAN AREA

VISION STATEMENT

The Chatfield Urban Area should be subject to variable development density constrained by the infrastructure that the area can support and the need to preserve its characteristic open spaces, viewsheds and wildlife corridors, but sufficient to offer the residents the benefits of a multi-faceted community that can provide the residential, commercial, medical, recreational, and educational services that they require.

GOAL 2-10

UTILIZE ENVIRONMENTAL SYSTEMS COMPRISED OF WATER, WILDLIFE AND WILDLIFE HABITAT, RECREATION, AND SENSE OF PLACE AS THE BASIS FOR COMMUNITY FORM WITHIN THE CHATFIELD URBAN AREA.

OBJECTIVE 2-10A

BALANCE, CONSERVE, AND PRESERVE SENSITIVE ENVIRONMENTAL AND VISUAL RESOURCES AS OPEN SPACE IN AREAS ADJACENT TO AND WITHIN PROPOSED URBAN AREAS.

POLICY 2-10A.1

Any new development within the Chatfield Urban Area should include a comprehensive study and inventory of valley-wide, interconnected habitats, wildlife movement corridors, and habitat linkages.

POLICY 2-10A.2

Any new development within the Chatfield Urban Area shall support, through the provision of significant open space, the conservation of those habitats, wildlife movement corridors, and habitat linkages as indicated in the study.

POLICY 2-10A.3

Any new development within the Chatfield Urban Area should include a comprehensive trail study that considers wildlife, habitat, wetlands, and local and regional connections for all users. Studies should account for off-site conditions and impacts.

POLICY 2-10A.4

Any new development within the Chatfield Urban Area shall provide appropriate trail improvements and significant open space.

GOAL 2-11

DESIGN DENSITY-APPROPRIATE DEVELOPMENT TO COMPLEMENT BOTH THE NATURAL AND HISTORIC LANDSCAPE.

OBJECTIVE 2-11A

USE DENSITY-SENSITIVE DESIGN TECHNIQUES AND LAND USE ELEMENTS TO PROVIDE COMPATIBILITY BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, CREATE A SENSE OF COMMUNITY IDENTITY, AND AVOID OVERBURDENING THE INFRASTRUCTURE THAT THE AREA CAN REASONABLY SUPPORT.

POLICY 2-11A.1

Protect the integrity of the Chatfield Basin by protecting, where appropriate, views to and from significant natural features.

POLICY 2-11A.2

Support the establishment and enhancement of community separators by creating open-space buffers, utilizing natural landforms and significant vegetative plantings to help screen views and provide wildlife habitat in the Chatfield Urban Area.

POLICY 2-11A.3

Protect the integrity of the Chatfield Basin by promoting dark-sky practices for residential and commercial development.

POLICY 2-11A.4

Encourage enhanced east-west roadway capacity between US Highway 85 and the Chatfield Basin area.

POLICY 2-11A.5

As an aid to controlling infrastructure costs within this Area, the County should promote cooperation between stakeholders for the creation of scalable infrastructure including, but not limited to, central water with sustainable sources, central sewage, road capacity, and multi-modal transportation alternatives, all designed to be capable of being expanded economically to serve the future needs of the Area.

POLICY 2-11A.6

Encourage development within this Area to offer existing and future residents the benefits of a multi-faceted community that can provide the residential, commercial, medical, recreational, and educational services that they require, while preserving the open spaces, viewsheds, and wildlife corridors characteristic of the area.

GOAL 2-12

PROVIDE DENSITY-APPROPRIATE CONNECTED PARKS, TRAILS, AND RECREATIONAL FACILITIES.

OBJECTIVE 2-12A

DEMONSTRATE ADEQUATE PROVISION OF NEIGHBORHOOD AND COMMUNITY PARKS, TRAILS, AND RECREATIONAL FACILITIES FOR THE USE OF ALL SEGMENTS OF THE POPULATION.

POLICY 2-12A.1

Within proposals for urban development in the Chatfield Urban Area, ensure that community-wide recreational opportunities are provided.

GOAL 2-13

ENSURE THE COHESIVE IMPLEMENTATION OF COMMUNITY-IDENTIFIED VALUES IN THE CHATFIELD URBAN AREA AS EXPRESSED BY THIS PLAN.

OBJECTIVE 2-13A

EVALUATE DEVELOPMENT PROPOSALS BASED ON THE KEY DETERMINANTS OF COMMUNITY CHARACTER.

**POLICY 2-13A.1**

Any land use proposal within the Chatfield Urban Area shall provide for cohesive development of the built environment by demonstrating and facilitating coordination of the mix, location, and character of land use, transportation, and utilities, as well as development phasing.

POLICY 2-13A.2

Any land use proposal within the Chatfield Urban Area shall respect community-identified values through integration of natural system elements including, but not limited to, wildlife corridors and habitat areas, land character, sense of place, and significant community view corridors.

POLICY 2-13A.3

Ensure community-identified values are addressed so development meets the needs of the Chatfield Urban Area and surrounding communities.

POLICY 2-13A.4

Encourage participation of all stakeholders in the identification and implementation of community-identified values.

PRIMARY URBAN AREA

The Primary Urban Area (PUA) on the Land Use Map is classified for urban uses because it demonstrates the following attributes:

- Access to shopping, facilities, and services.
- Proximity to existing and developing major employment centers.
- Access to major transportation corridors.
- Land generally suited for urban development in terms of its environmental conditions.
- Investments in existing infrastructure.

Key reasons for directing growth to this area are to minimize investments in public and private infrastructure, thereby maintaining taxes at reasonable levels, and to minimize sprawl, thereby preserving valued open lands.

A major focus of this Plan is to create compact, urban form in the PUA, and build new residential development in mixed-use Community Activity Centers. In unincorporated Douglas County, Community Activity Centers have been planned for the Highlands Ranch Town Center and the Lincoln Station Transit-Oriented Development. Such centers are encouraged elsewhere in the PUA where opportunities occur for infill and redevelopment.

GOAL 2-14

ESTABLISH VIBRANT COMMUNITY ACTIVITY CENTERS.

OBJECTIVE 2-14A

ENCOURAGE ECONOMIC DEVELOPMENT OPPORTUNITIES BY PROMOTING HIGHER DENSITIES AND A MIX OF USE IN ACTIVITY CENTERS.

POLICY 2-14A.1

Design activity centers as high-intensity, compact centers with amenities to generate vibrancy and vitality.

POLICY 2-14A.2

Encourage construction of the principal community amenity, such as a central park or plaza early in the development process.



POLICY 2-14A.3

Encourage the redevelopment of large commercial centers into community activity centers.

OBJECTIVE 2-14B

DESIGN PEDESTRIAN-ORIENTED ACTIVITY CENTERS.

POLICY 2-14B.1

Orient buildings close to each other and to the street.

POLICY 2-14B.2

Provide pedestrian-scale amenities.

POLICY 2-14B.3

Reduce the visual impact of parking areas.

POLICY 2-14B.4

Address the visual impacts and scale of retail and commercial development through design that supports a pedestrian-oriented environment and encourages alternatives to “strip” and “big box” development.

OBJECTIVE 2-14C

PROMOTE A MULTIMODAL TRANSPORTATION NETWORK THAT PROVIDES ACCESS TO MAJOR COLLECTORS AND ARTERIAL HIGHWAYS, TRANSIT, SIDEWALKS, AND TRAILS AND LINKS ACTIVITY CENTERS.

POLICY 2-14C.1

Design streets to reduce travel speeds and include wide or detached sidewalks and safe pedestrian crossings.

POLICY 2-14C.2

Locate activity centers on primary transit corridors, integrate them into the regional transportation system, and provide bicycle parking and storage facilities.

POLICY 2-14C.3

Encourage circulator bus service, through RTD or private van shuttles, in activity centers.

POLICY 2-14C.4

Link activity centers to other community uses and neighborhoods via bicycle lanes adjoining roadways and a pedestrian and bicycle trail system, where appropriate.

POLICY 2-14C.5

Support the creation of corridors for public transit and light rail.

SEPARATED URBAN AREAS

Douglas County's 1986 Master Plan recognized previously-zoned, isolated, urban developments called Separated Urban Areas (SUAs). These areas include Roxborough, Castle Pines Village and The Pinery. These developments are located outside of the Primary Urban Area and were previously zoned for urban development as early as the 1970s.

Previous master plans recognized the SUAs as distinct land planning areas and established policies broadly covering these areas. The unique character, locations, and varying levels of service have resulted in different development patterns and issues for each of the SUAs. This Plan recognizes both the differences and similarities, and therefore proposes a set of common land use objectives, as well as individually crafted policies for each SUA.

Expansion of these areas is generally not supported; however, in some cases limited expansion may be supported based on a compelling public benefit, such as supporting the fiscal health of special districts and lowering overall indebtedness and tax rates for residents. In addition, limited expansion may be supported when a transfer of development credits offers a benefit to the County, including enhancement of community-separation buffers or the elimination of inappropriate zoning.

CASTLE PINES VILLAGE SUA**PHYSICAL CHARACTERISTICS**

Castle Pines Village encompasses upland Ponderosa Pine and shrublands. Significant changes in elevation occur, giving rise to dramatic cliffs and rock outcroppings.

DEVELOPMENT ISSUES

With the incorporation of the City of Castle Pines in 2008, the renamed Castle Pines Village SUA has taken on a more compact form, primarily encompassing the community of Castle Pines Village, as well as adjoining agricultural-zoned lands to the east.

The Castle Pines Village SUA enjoys permanently established community separation buffers. Protected open space abutting Castle Pines Village include Cherokee Ranch to the west, and agriculture and estate-lot development to the east. Highway 85 and the East Plum Creek riparian corridor to the south serve as a physical boundary. Urban uses have been established within the City of Castle Pines on its northern and eastern boundaries.

THE PINERY SUA**PHYSICAL CHARACTERISTICS**

The Pinery SUA has three distinct natural areas: (1) the eastern portion, at the edge of the "Black Forest" characterized by significant stands of Ponderosa Pine; (2) the central area comprising the Cherry Creek valley; and (3) the western area, characterized by shrubland, grassland, and undulating terrain rising to the bluffs of the High Plateau region.

DEVELOPMENT ISSUES

Primary development issues relate to lands surrounding and adjacent to The Pinery. Approval of any additional dwelling units on adjacent lands must consider the goal of maintaining community separation surrounding The Pinery.

Concerns raised by residents have included maintaining the community character,

enhancing the community-separator buffer, protecting views of the bluffs and Rocky Mountains, preserving wildlife habitat, and ensuring new development is compatible with the character of the original Pinery.

The Pinery Water and Wastewater District is concerned about wellhead protection for its alluvial wells in the vicinity of Cherry Creek, and established a groundwater protection zone where future development should be sensitive to potential impacts on water quality.

ROXBOROUGH SUA

PHYSICAL CHARACTERISTICS

Located immediately adjacent to the foothills and lying on both sides of the hogback, Roxborough enjoys one of the most stunning landscapes in the County.

The portion on the eastern side of the hogback is characterized by grazed prairie grass and limited riparian vegetation along Little Willow Creek. The western side lies between the hogback and the mountain sides of Pike National Forest, featuring substantial red rock outcroppings.

DEVELOPMENT ISSUES

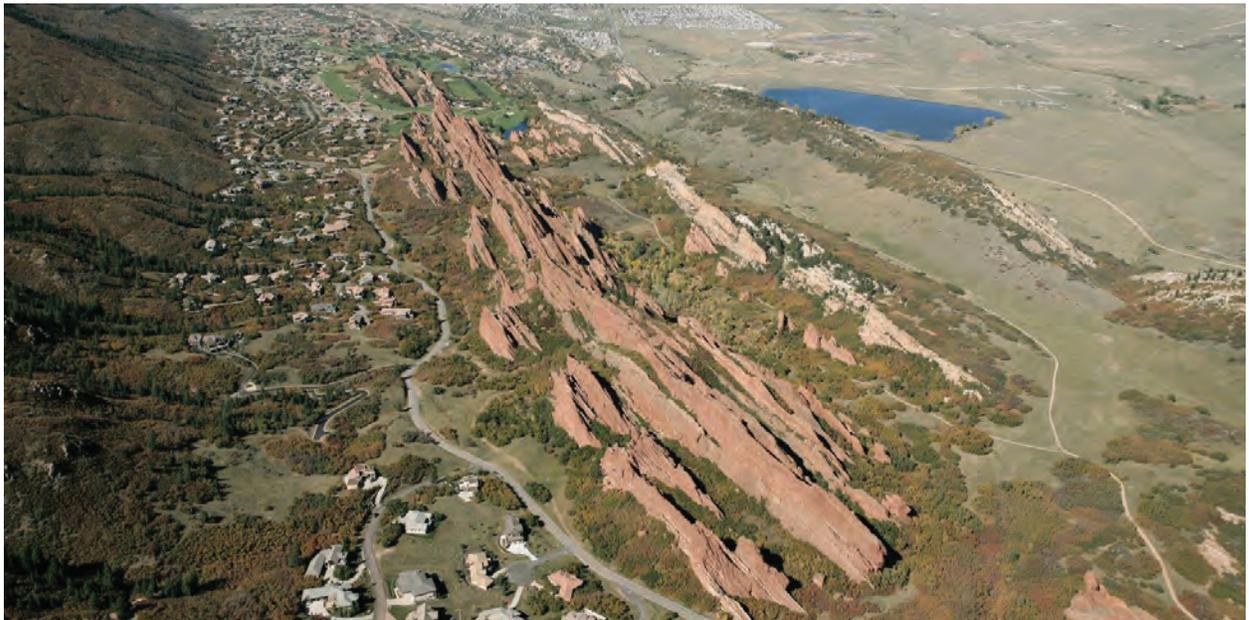
The Roxborough Park Metropolitan District was established in 1972 to provide fire

protection services, water, and sanitation services to the area. In 1999, fire protection services moved from the Roxborough Park Metropolitan District's jurisdiction to the West Metro Fire Protection Department. Subsequently, the District changed its name to the Roxborough Water and Sanitation District (RWSD).

The Roxborough Village Metropolitan District (RVMD) is a separate district that provides the basic infrastructure improvements necessary to serve the Roxborough Village portion of the Roxborough Separated Urban Area. The inclusion of the Chatfield Farms Planned Development into RVMD in 1999 represented a significant benefit to the area.

In late 2010, RWSD executed an agreement with the City of Aurora to provide the Roxborough community with a permanent surface water supply which will provide adequate water for the RWSD's total build out; thus, addressing one of the previous concerns of the community. RWSD currently serves the entire Roxborough Separated Urban Area (Village and Park) with approximately 3,400 residential customers including a small commercial base.

Since the permanent water supply was received from the City of Aurora, RWSD provided connections to Plum Valley Heights,



Chatfield Acres, Chatfield East, and the Titan Road Industrial Park. These communities have created the Plum Valley Heights Subdistrict, a financing subdistrict of RWSD. In partnership with the Douglas County Water Alternatives Program, RWSD has helped provide clean, renewable drinking water to approximately 300 homes and businesses in the Northwest part of the County that previously relied on groundwater.

A major complication for development for the area is swelling soils and heaving bedrock. Inadequate mitigation of hazardous soils damaged home foundations and infrastructure in Roxborough Village. A technique of “over excavation” is required for all new development in areas to mitigate for swelling soils.

Additional concerns raised by residents include:

- Water supplies for the region.
- Sufficiency and timing of improvements of the transportation network.
- Safety and capacity of Waterton Road.
- Preservation of open space and wildlife habitat.

STRUCTURE OF THIS SECTION

This section is organized by subject matter. General policies regarding the integrity of the SUAs, access, the built and natural environment, and community separators have been developed for all SUAs. Policies regarding specific SUAs have been identified with the name of the appropriate SUA following the policy number.

GOAL 2-15

PRESERVE THE INTEGRITY OF THE SEPARATED URBAN AREAS.

OBJECTIVE 2-15A

SUPPORT THE LOGICAL BUILD-OUT OF SUAs.

POLICY 2-15A.1

Timing of development should be concurrent with capital improvement plans of the County and of special districts, where improvements are needed.

POLICY 2-15A.2

The creation and designation of new SUAs is inconsistent with this Plan.

POLICY 2-15A.3

Expansion of SUAs is not supported by this Plan, unless compelling public benefit is provided that outweighs potential impacts.

OBJECTIVE 2-15B

DEVELOP COMMUNITIES WITH ADEQUATE PUBLIC FACILITIES AND SERVICES.

POLICY 2-15B.1

Support funding methods to acquire and improve needed public facilities and services.

POLICY 2-15B.2

Ensure development or redevelopment enhances existing community services such as utilities, fire protection, schools and water supply.

POLICY 2-15B.3

Support efforts to ensure the fiscal health of special districts.

POLICY 2-15B.4

Support special district facility and infrastructure upgrades needed to build-out the SUAs.

POLICY 2-15B.5

Encourage the construction of roads, connectivity to adjacent neighborhoods, and emergency service access.

POLICY 2-15B.6

Encourage the construction of additional local and regional trails, sidewalks, and parks, where appropriate, to increase pedestrian safety and active and passive recreational opportunities.

POLICY 2-15B.7

Encourage wildfire mitigation measures by the County, the fire protection district, and individual property owners.

POLICY 2-15B.8

Support regional transportation services.

POLICY 2-15B.9

Encourage public or private transportation services, potentially including a public transportation district, within the SUAs.

POLICY 2-15B.10 (PINERY SUA)

Support efforts of the Pinery Water and Wastewater District to continue providing a safe and reliable water supply, particularly with respect to the protection of alluvial groundwater.

POLICY 2-15B.11 (ROXBOROUGH SUA)

Improve the safety and capacity of Waterton Road through cooperative efforts with Jefferson County, Denver Water Board, Colorado Department of Transportation, and area property owners.

OBJECTIVE 2-15C

DEVELOP IN A MANNER THAT COMPLEMENTS AND ENHANCES THE CHARACTER OF THE BUILT AND NATURAL ENVIRONMENT.

POLICY 2-15C.1

Develop in a manner that complements and enhances the existing development pattern of adjoining neighborhoods, including density, scale, and landscaping.

POLICY 2-15C.2

Identify, adequately protect, and buffer significant open space and natural areas in, and adjacent to, new developments.

POLICY 2-15C.3

Encourage environmental and viewshed protection through development review.

POLICY 2-15C.4

Include the use of environment-enhancing features in development.

POLICY 2-15C.5

Provide wildlife movement corridors within new development where appropriate.

POLICY 2-15C.6 (CASTLE PINES VILLAGE SUA)

Encourage tree plantings on lots adjoining existing development and major road viewshed corridors.

POLICY 2-15C.7 (CASTLE PINES VILLAGE SUA)

Design commercial development at a small village scale using natural materials and extensive building articulation. Incorporate appropriate tree plantings adjacent to residential development.

POLICY 2-15C.8 (PINERY SUA)

Minimize visual impacts and preserve the integrity of the High Plateau bluffs in the development of land on the west side of Cherry Creek.

POLICY 2-15C.9 (ROXBOROUGH SUA)

New development adjacent to the SUA boundaries must be consistent with County objectives regarding preservation of the Mountain Backdrop, must serve as a logical extension of development, and must clearly provide a fiscal benefit to either or both of the Roxborough special districts.

OBJECTIVE 2-15D

ESTABLISH COMMUNITY SEPARATORS SURROUNDING ALL SUAs WITH COMPATIBLE AND APPROPRIATE LAND USES.

POLICY 2-15D.1

Encourage coordination with other jurisdictions that may influence land development decisions within areas adjacent to the SUAs.

POLICY 2-15D.2

Approve only low-intensity land uses such as open space, agriculture, recreation, and residential development in areas adjacent to SUAs, in accordance with Nonurban Area policies in Section 3, and any intergovernmental agreements with municipalities and the County.

POLICY 2-15D.3

Encourage the provision of open space within and surrounding the SUAs to provide a framework of separation.

POLICY 2-15D.4

Incorporate the development of parks and the purchase of open space in accordance with the goals and policies of the County Parks, Trails & Open Space Master Plan and the County Transportation Master Plan.





MUNICIPAL PLANNING AREAS

Municipal development plays a key role in the evolving landscape of Douglas County. The impact of municipalities on the natural and built environment, on adjoining communities, and on the provision of services can have far-reaching consequences. Similarly, development in the unincorporated County can have the same impacts.

Municipal influence areas are planning areas established by the municipality's master plans. Municipal influence areas often surround, or are adjacent to, a municipality's municipal planning area. While municipal development is not planned for these areas, they are considered important to jurisdictions because of the potential impact development could have from an economic, visual, environmental, urban service, or water quality perspective.

The following goal, objectives, and policies are intended to guide development decisions by the County for proposed land uses within the unincorporated lands located in designated municipal planning and influence areas. Policies affecting unincorporated residents are also established to provide direction to municipalities.

These policies serve as a framework for a cooperative relationship between jurisdictions.

GOAL 2-16

ENCOURAGE COORDINATED COMPREHENSIVE MASTER PLANS BETWEEN THE COUNTY AND MUNICIPALITIES.

OBJECTIVE 2-16A

MUTUALLY AGREE UPON MAJOR LAND USE PLANNING CONCEPTS.

POLICY 2-16A.1

Coordinate with municipalities to address major land use issues such as annexation and adjacent development.

POLICY 2-16A.2

Maintain open communication, build relationships, and address areas of mutual concern between the County and municipalities.

OBJECTIVE 2-16B

ENSURE DEVELOPMENT INSIDE MUNICIPAL PLANNING AREAS (MPAs) IS CONSISTENT WITH THE DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN.

POLICY 2-16B.1

Support the annexation of existing, unincorporated planned developments within MPAs.



POLICY 2-16B.2

Protect the municipal sales-tax base by encouraging owners of undeveloped, unincorporated lands within MPAs to petition municipalities for annexation and development.

POLICY 2-16B.3

Municipal annexations by non-Douglas County-based municipalities that may adversely impact the fiscal viability of special districts, municipalities, or planned communities, or that do not conform to Nonurban designations and uses, are inconsistent with this Plan.

POLICY 2-16B.4

Support annexation of a total community into a municipality to give residents a greater say in land use issues affecting their community. Annexations of only commercial development, leaving the residential component under County jurisdiction, are inconsistent with this Plan.

POLICY 2-16B.5

Mitigate potential land use impacts of new unincorporated development adjacent to municipalities. Encourage municipalities to mitigate land use impacts on adjacent unincorporated Douglas County development.

POLICY 2-16B.6

Land use applications for development on unincorporated lands within the MPAs shall be consistent with the goals, objectives, and policies of this Section 2, Urban Land Use.