



LAND USE APPLICATION

PROJECT NAME: Pine Canyon

PROPERTY ADDRESS / GENERAL LOCATION: Property generally between Founders Boulevard and the BNSF railway

LEGAL DESCRIPTION: Parts of Section 1, Township 8S, Range 67W; Sections 34, 35, 36, Township 7S, Range 67W of the 6th P.M.

PROJECT DESCRIPTION: Annexation and rezoning of 535 acres of agriculturally used land for a range of planned development uses.

STATE PARCEL NO. 235136400003, 235136300002, 235135400014, 235135300015, 235135300016, 235135300019, 235134000033, 235134000011

PLEASE CHECK APPLICATION TYPE:

- | | | |
|--|--|--|
| ☐ AGREEMENT | ☐ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☒ ANNEXATION | ☐ PLAT CORRECTION | ☐ OTHER: _____ |
| ☐ CONSTRUCTION DOCUMENTS | ☐ SITE DEVELOPMENT PLAN | _____ |
| ☐ DOWNTOWN FAÇADE/VARIANCE | ☐ SITE DEVELOPMENT PLAN AMENDMENT | _____ |
| ☐ TESC (EROSION CONTROL) | ☐ SKETCH PLAN | _____ |
| ☐ LOT LINE ADJUSTMENT/VACATION | ☐ STRAIGHT ZONING | _____ |
| ☒ PLANNED DEVELOPMENT PLAN | ☐ TEMPORARY USE PERMIT | _____ |
| ☐ PLANNED DEVELOPMENT PLAN AMENDMENT | ☐ USE BY SPECIAL REVIEW | _____ |

SUMMARY DATA:

Current Zoning A-1, GI, RR

Acreage 535 acres

Current Use Agriculture

Pre-Application Meeting Date and Staff Member Name (if known)
January 21, BrieAnna Simon

Proposed Zoning PD

Proposed No. of Lots 1800

Proposed No. of Dwelling Units or Buildings (if Commercial)

Proposed Building Sq.Ft. 600,000 ☒

Additional Info. _____

PROPERTY OWNER INFORMATION:

Name JRW Family Limited Partnership LLLP

Company _____

Address 5975 E. Jamison Pl.
Centennial, CO 80112

Phone 303-587-0102

Email kuwalker@gmail.com

[Signature]
Property Owner Signature (Required)

1/14/25
Date

REPRESENTATIVE INFORMATION:

Name Kurt Walker

Company JRW Family Limited Partnership LLLP

Address 5975 E. Jamison Pl.
Centennial, CO 80112

Phone 303-587-0102

Email kuwalker@gmail.com

[Signature]
Representative Signature (Required)

1/14/25
Date

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name John Prestwich

Company PCS Group

Email john@pcsgroupco.com

Name _____

Company _____

Email _____

Achieving the Community Vision through Excellence, Dedication and Service

Project Description:

Pine Canyon is a property consisting of approximately 530 acres, located centrally in the northern portion of and surrounded by the Town of Castle Rock, and is therefore seeking annexation. The majority of the property is currently zoned Agricultural (A-1) within Douglas County, and will also seek rezoning in Castle Rock. The proposed community embraces multiple varied land uses including a maximum of 1,800 Residential units, which are anticipated to be a healthy mixture of Single Family detached and attached homes, and multi-family units. Proposed Commercial uses such as an allowance for a hotel/ resort anticipating 175 rooms, and up to 600,000 square feet of business/industrial uses. In addition to the Residential and Commercial uses, the proposal highlights a robust assortment of amenities. A third of the entire property – over 170 acres – will be reserved as Parks and Open Spaces. An interconnected network of public pedestrian and bicycle trails traverse the property and connect to regional trail systems.

State Parcel #'s:

Parcel #: 2351-363-00-002

Parcel #: 2351-364-00-003

Parcel #: 2351-354-00-014

Parcel #: 2351-353-00-015

Parcel #: 2351-353-00-019

Parcel #: 2351-353-01-001

Parcel #: 2351-340-00-033

Parcel #: 2351-340-00-011