

ORDINANCE NO. 2026-001

AN ORDINANCE AMENDING THE TOWN OF CASTLE ROCK'S ZONE DISTRICT MAP BY APPROVING AMENDMENT NO. 7 TO THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

WHEREAS, on October 21, 2025, the Town Council (“Town Council”) of the Town of Castle Rock (the “Town”) adopted Resolution 2025-139 authorizing the conveyance of Lot 1, Block 2, Crystal Valley Ranch Filing 14 (the “Conveyance Parcel”), from the Town to CVR PA3A LLC (the “Developer”) and the execution of a Memorandum of Understanding concerning the development of such property between the Town and the Developer (the “MOU”); and

WHEREAS, in accordance with the MOU, the Town and the Developer are working together to bring into effect a site development plan for the Conveyance Parcel that will be consistent with the configuration described in the map attached hereto as *Exhibit A*; and

WHEREAS, the Town and the Developer have acknowledged in the MOU that this plan will require:

- i. The identification of an approximately 0.9-acre parcel located on the eastern boundary of Conveyance Parcel described in *Exhibit A* as the “the “Land Swap Area;”
- ii. The identification of an approximately 0.9-acre parcel located in Rhyolite Park immediately to the west of the Conveyance Parcel described in *Exhibit A* as the “Open Space to CVR” Area;
- iii. The exchange of the “Land Swap Area” and the “Open Space to CVR” Area between the Town and the Developer; and
- iv. The rezoning of the “Land Swap Area” and “Open Space to CVR” Area in accordance with their future uses and the granting of any related encumbrances to further such uses (e.g., to provide emergency vehicle access or temporary construction easements necessitated by the swap); and

WHEREAS, pursuant to Amendment No. 3 to the Crystal Valley Ranch Planned Development Plan (the “Crystal Valley Ranch PD Plan”) approved by Ordinance No. 2006-59 on February 27, 2007, the Conveyance Parcel was included within the R-MF-24 Use Area in Planning Area 3A, which, among other things, allows for the development of single-family attached and detached homes, townhomes and apartments; and

WHEREAS, Town Staff and the Developer are requesting that Town Council approve Amendment No. 7 to the Crystal Valley Ranch PD Plan and Zoning Regulations, which Amendment will:

- i. Rezone the “Land Swap Area” for the purpose of including such Area within the R-MF-24 Use Area in Planning Area 3A; and

ii.. Rezone the “Open Space to CVR” Area as Public Land to be dedicated to the Town; and

WHEREAS, a public hearing on Amendment No. 7 to the Crystal Valley Ranch PD Plan and Zoning Regulations was held before the Planning Commission on December 11, 2025, after which the Planning Commission voted unanimously to recommend Town Council approval; and

WHEREAS, a public hearing was conducted at tonight’s regular meeting of the Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code (“CRMC”); and

WHEREAS, based upon the testimony and evidence presented at the public hearing, the Town Council finds and determines that Amendment No. 7 to the Crystal Valley Ranch PD Plan and Zoning Regulations:

- (i) Conforms with and advance the objectives of the Town’s Vision 2030 and the Comprehensive Master Plan;
- (ii) Is consistent with the overall Crystal Valley Ranch PD Plan and Zoning Regulations;
- (iii) Satisfies the review and approval criteria for planned development plans and associated zoning regulations as set forth in CRMC Chapter 17.34;
- (iv) Satisfies the review and approval criteria for amendments to planned development plans and associated zoning regulations as set forth in CRMC Chapter 17.36;
- (v) Satisfies the applicable Skyline/Ridgeline Protection regulations as set forth in CRMC Chapter 17.48; and
- (vi) Satisfies the applicable Residential/Nonresidential Interface Regulations as set forth in CRMC Chapter 17.50.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Zoning District Map Amendment. The Town’s Zoning District Map pertaining to the “Land Swap Area” and “Open Space to CVR” Area is amended to conform to Amendment No. 7 to the Crystal Valley Ranch PD Plan.

Section 2. Planned Development Plan Approval. Amendment No. 7 to the Crystal Valley Ranch PD Plan is hereby approved in the form presented at tonight’s meeting.

Section 3. Zoning Regulations Approval. Amendment No. 7 to the Crystal Valley Ranch Zoning Regulations is hereby approved in the form presented at tonight’s meeting.

Section 4. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect the remaining provisions of this Ordinance.

Section 5. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 6th day of January, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of _____ for and _____ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 20th day of January, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Michael J. Hyman, Town Attorney

Approved as to content:

Tara Vargish, Director of Development Services

EXHIBIT A
PROPERTY SWAP MAP

