

DISCUSSION

CONVEYANCE OF LOT 1 BLOCK 2, CRYSTAL VALLEY RANCH FILING 14

TOWN COUNCIL MEETING
SEPTEMBER 2, 2025



VICINITY MAP

- 20+ acre lot
- North of Crystal Valley Parkway and Loop Road
- East of Rhyolite Park



CRYSTAL VALLEY RANCH DEVELOPMENT AGREEMENT

(ORDINANCE 2006-69, APPROVED FEB 7, 2007)

ARTICLE VII PUBLIC LANDS AND FACILITIES, SECTION 7.01

- Numerous open space and public land parcels required to be dedicated to Town
- Identifies this parcel as the “20.9-acre middle school site” and states:

Irrespective of the dedication to the Town of the 20.9-acre middle school site, in the event that the Douglas County School District RE-1 gives written notice to Town that it will never utilize the site for a school, then in that event the site may be developed in accordance with the Development Plan, and Town shall re-convey the site to the Owner with the same quality of title as the Town received.

CONVEYANCE REQUIREMENTS

DA REQUIREMENTS FOR RE-CONVEYANCE:

1. DCSD “gives written notice to the Town that it will never utilize the site”
 - ✓ Jan 28, 2025 DCSD School Board determined this parcel was surplus
 - ✓ Feb 3, 2025 DCSD sent letter to Town stating they would not utilize the site for a school
2. Town “shall re-convey the site to the Owner with same quality of title”
3. Site “may be developed in accordance with the Development Plan”
 - CVR PD 4th Amendment zoning allows Multi-family, Townhomes and Single Family lots on this parcel.
 - Developer submitted PreApplication for 112 single family homes, consistent in size to adjacent homes to the east

CONVEYANCE OPTIONS

Staff believes the Town has the following options:

1. Convey the property as required by the Development Agreement
2. Convey the property with additional buffer area on east between existing residential development and road connection through park. This requires land swap and rezoning of existing park property to the west.
3. Similar to #2 except northern road connection not made to existing neighborhood. This requires land swap and rezoning of existing park property to the west.

Option 1



Option 2



Option 3



PROPOSED MOTIONS

Option 1:

*“I move to direct staff to prepare an ordinance to convey this property to the developer, per **Option 1** discussed tonight, and bring it back for Council consideration on September 16, 2025.”*

Option 2:

*“I move to direct staff to prepare two ordinances: one to facilitate the **Option 2** land swap with buffer and roadway configurations and convey this property to the developer; and two, to put into place the necessary rezoning of the swapped property for Council consideration at the earliest opportunity.”*

Option 3:

*“I move to direct staff to prepare two ordinances: one to facilitate the **Option 3** land swap with buffer and roadway configurations and convey this property to the developer; and two, to put into place the necessary rezoning of the swapped property for Council consideration at the earliest opportunity.”*

DISCUSSION/ QUESTIONS?



CRYSTAL VALLEY RANCH PLD & OPEN SPACE

Green = Town Owned PLD & Open Space
Yellow = Private/HOA owned Open Space

CVR PD 4TH AMENDMENT:

Public Land Dedication & Open Space

Required	456.4 acres (30.4%) *not including this “20.9 acre parcel”
Provided	607.33 acres (40.5%)

