

CRYSTAL VALLEY INTERCHANGE – EAST ANNEXATION AND ZONING

TOWN COUNCIL
MAY 5, 2026



ANNEXATION PROCESS

GENERALLY

1. Substantial Compliance Hearing
2. Eligibility Hearing
-  3. Annexation / Zoning Hearing

EXCEPTION

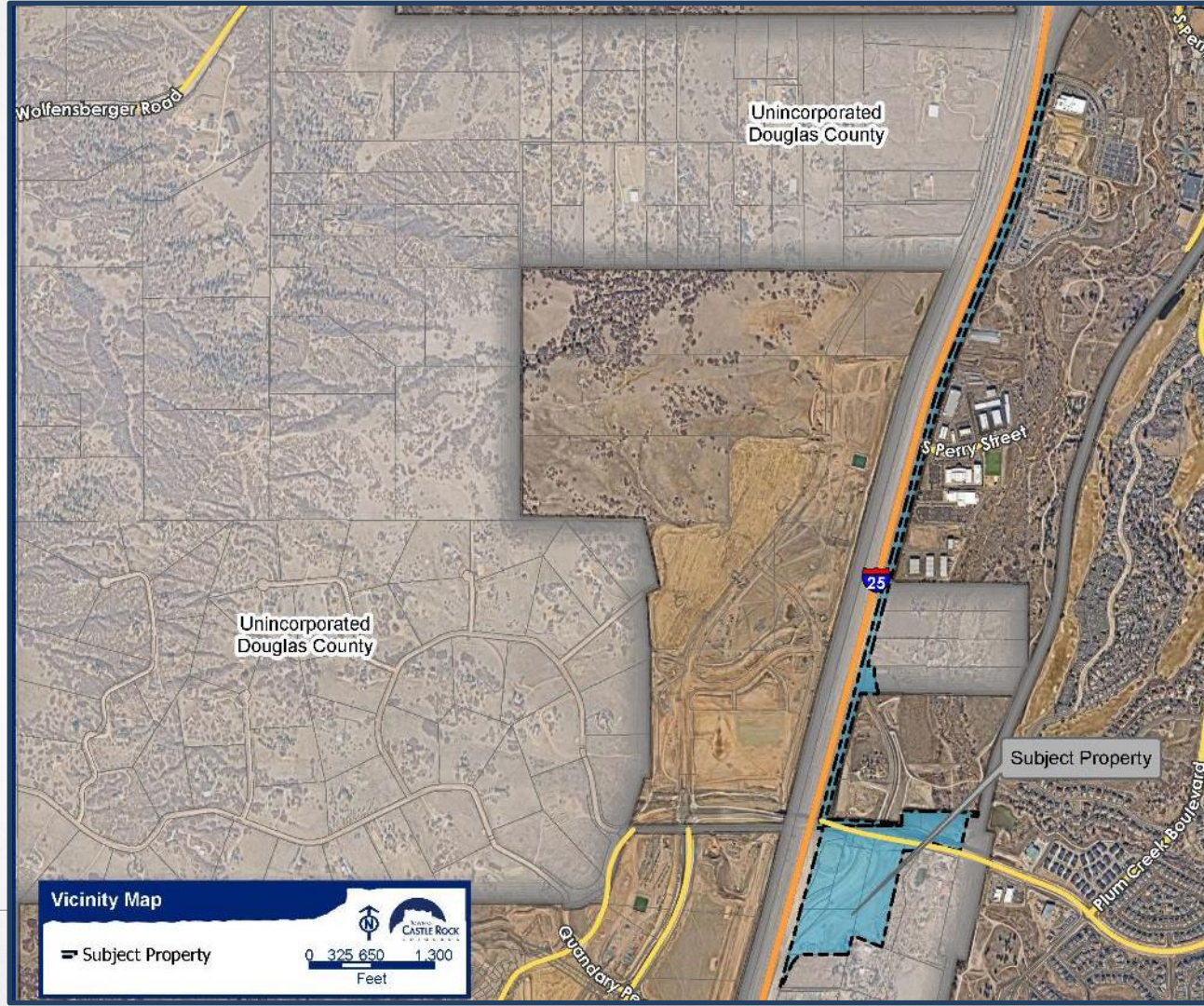
Town-owned property that is not solely public right-of-way, then

- Substantial Compliance and Eligibility hearings not required
- Town Council acts directly on the Annexation
- Planning Commission makes zoning recommendation only

VICINITY MAP

WHY ANNEX?

- Town jurisdiction over Code, Zoning and Law enforcement
- Consistency in emergency response and law enforcement
- Incorporate Town-owned property



PROPOSED ZONING

Zone District	Purpose	Permitted Uses
Public Land 1 (PL-1)	The PL-1 zone district is intended primarily for municipally owned property and public uses	• Public Right-of-Way • Public improvements such as drainage facilities and utilities

ANNEXATION ANALYSIS

- Meets the requirements for annexation prescribed in the Colorado Constitution and Title 31 of the Colorado Revised Statutes,
- Meets the requirements found in Title 20 of the Town of Castle Rock Municipal Code, and
- Meets the objectives and criteria for responsible growth and annexation established in the Town's 2030 Comprehensive Master Plan.

RECOMMENDATION

Staff recommends that Town Council approve the Crystal Valley Interchange – East Annexation, as proposed.

ZONING ANALYSIS

- Meets the objectives and criteria for responsible growth established in the 2030 Comprehensive Master Plan, and
- Meets the zoning requirements of Section 17.02.060.C of the Town of Castle Rock Municipal Code.

RECOMMENDATION

Planning Commission recommends to Town Council approval of the Public Land – 1 Zone District for the Crystal Valley Interchange – East Annexation Area.

PROPOSED MOTIONS

Annexation

“I move to approve the Annexation Ordinance, as introduced by title.”

Zoning

“I move to approve the Zoning Ordinance, as introduced by title.”

QUESTIONS?

ALTERNATIVE MOTIONS

Annexation

Option 2: Approval with Conditions

“I move to approve the Annexation Ordinance, with the following conditions:” (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], at [time].”

Zoning

Option 2: Approval with Conditions

“I move to approve the Annexation Ordinance, with the following conditions:” (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], at [time].”