RESOLUTION

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

TOWN COUNCIL MEETING
OCTOBER 21, 2025

Town of
CASTLE ROCK
COLORADO

VICINITY MAP

- 20+ acre lot

- North of Crystal Valley Parkway and Loop Road

- East of Rhyolite Park

CONVEYANCE AND DEVELOPMENT OPTIONS

- Development Agreement identifies this "20.9-acre middle school site" separately from other required PLD, and provides the path to re-convey it back to the developer
- Douglas County School District provided Town notice it would not be used for a school
- Options for future development discussed at Sept. 2, 2025 hearing:

Option 1

Option 2

Option 3

MEMORANDUM OF UNDERSTANDING

Town staff and Developer propose a Memorandum of Understanding that:

- Identifies development option that provides increased buffer on the east

- Reduces public road connections

- Provides access to Rhyolite Park

- Town to rezone land on the west by March 1, 2026

- Acknowledges Developer provided $754,000 toward future roadway improvements, Town may utilize this for a future roundabout at West Loop Road and Rhyolite Park

Site Plan B (aka Option 3)

LEGEND

- SINGLE FAMILY HOUSING (11.4 AC)
- CVR TO ToCR PARKS (1.41 AC)
- BUFFER AREA
- LAND SWAP AREA (0.9 AC)
- OPEN SPACE TO CVR (0.9 AC)

LOT COUNT: 112

RECOMMENDATION

Staff recommends Council approval of the proposed resolution that:

- Conveys the existing parcel back to the developer, per the terms of the Development Agreement, and

- Approves the Memorandum of Understanding with the developer to:
  - Identifies development option that provides increased buffer on the east
  - Reduces public road connections
  - Provides access to Rhyolite Park
  - Town to rezone land on the west by March 1, 2026
  - Acknowledges Developer provided $754,000 toward future roadway improvements, Town may utilize this for a future roundabout at West Loop Road and Rhyolite Park

PROPOSED MOTION

"I move to approve the Resolution as introduced by Title."

ALTERNATIVE MOTIONS

Approve with Conditions:
"I move to approve the Resolution as introduced by title, with the following changes _____."

Continue hearing to another date:
"I move to continue this public hearing to _____(date)_____, to allow for further information to be provided on _____."

QUESTIONS?