

RESOLUTION NO. 2024-120

**A RESOLUTION APPROVING THE PRE-ANNEXATION AGREEMENT
BY AND AMONG JRW FAMILY LIMITED PARTNERSHIP LLLP AND
THE TOWN OF CASTLE ROCK, COLORADO, FOR THE PINE
CANYON PLANNED DEVELOPMENT**

WHEREAS, JRW Family Limited Partnership LLLP (“JRW”), is the fee simple owner of certain real property (the “Property”) located in unincorporated Douglas County, Colorado (the “County”); and

WHEREAS, at present, JRW is processing the following entitlements for the Property with the County (collectively, the “County Applications”):

- (i) Pine Canyon Planned Development (Case No. ZR2020 010), for the rezoning to the Planned Development zoning district and approval of a development plan pursuant to County Zoning Resolution (“DCZR”) Section 15 to allow up to 1,800 residential units and 600,000 square feet of non-residential development (the “Pine Canyon PD”);
- (ii) Special District Service Plan (Case No. SV2020 001), for the approval of the service plans for Pine Canyon Metropolitan District Nos. 1-5 and Pine Canyon Water & Sanitation District as Title 32 special districts (the “District Approval”); and
- (iii) Water Appeal for the Pine Canyon PD (Case No. MI2020 009), for the adjustment to the DCZR water demand standards for the Property pursuant to DCZR Section 1808A (the “Water Appeal”); and

WHEREAS, the Town of Castle Rock (the “Town”) opposes the County’s approval of the County Applications and desires for the Property to be annexed and developed within the Town’s jurisdiction; and

WHEREAS, JRW is willing to annex the Property to Town, provided that it can obtain substantially the same zoning in Town as provided by the Pine Canyon PD; and

WHEREAS, the County has continued the public hearing on the final decision of the County Applications to allow time for JRW and the Town to process, negotiate, and render a final decision on the annexation and entitlements of the Property in the Town in accordance with the terms of a Pre-Annexation Agreement between JRW and the Town (the “Agreement”); and

WHEREAS, JRW and the Town wish to cooperate regarding the annexation and zoning process and to facilitate final action by the Town Council on the annexation and zoning of the Property; and

WHEREAS, JRW and the Town have determined that the Agreement's terms and conditions are reasonable in connection with their respective activities to facilitate the annexation and zoning process before the Town and that such matters are intended to protect, promote and enhance the public health, safety and welfare of Town and to serve the interests of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Pre-Annexation Agreement by and among JRW Family Limited Partnership LLLP and the Town of Castle Rock, Colorado, for the Pine Canyon Planned Development is hereby approved in substantially the form presented at tonight's meeting with such technical changes, additions, modifications, deletions or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Pre-Annexation Agreement and any technical amendments thereto by and on behalf of the Town.

PASSED, APPROVED AND ADOPTED on first and final reading this 17th day of December, 2024, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services