

ORDINANCE

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

TOWN COUNCIL MEETING  
APRIL 1, 2025



# VICINITY MAP

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





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DEVELOPMENT AGREEMENT FOR CRYSTAL VALLEY RANCH  
(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.

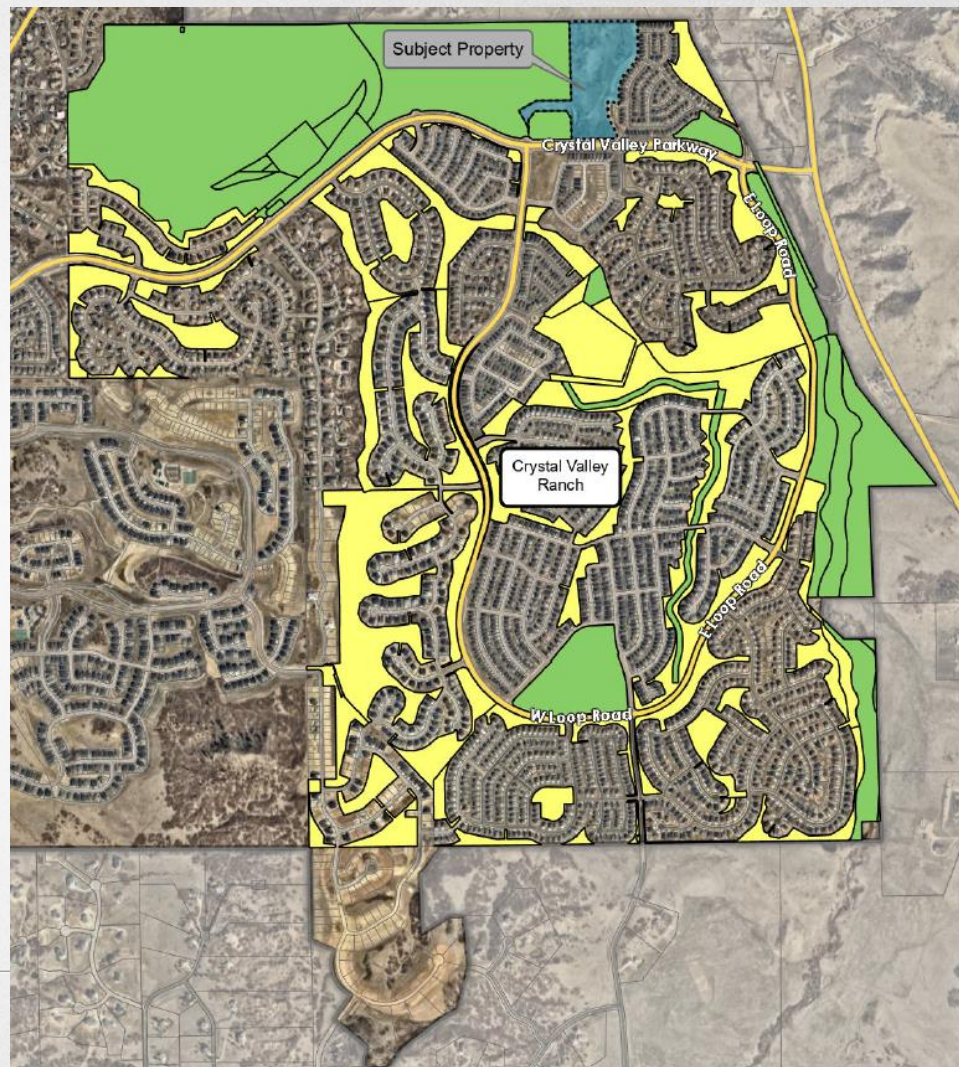
# CRYSTAL VALLEY RANCH PLD & OPEN SPACE

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

CVR PD 4<sup>TH</sup> 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%)





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## 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”
  - ☐ April 1, 2025 Ordinance for conveyance to Town Council 1<sup>st</sup> reading
  - ☐ April 15, 2025 Ordinance for conveyance to Town Council 2<sup>nd</sup> reading
  - ☐ Closing of land expected to be 30 days after 2<sup>nd</sup> reading
    - Town relocate part of disc golf course that is on this parcel
    - Agreement with DCSD and Developer to pay DCSD \$500,000 at closing as cash in lieu/substitute for school site.

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## DA REQUIREMENTS FOR RE-CONVEYANCE, CON'T:

3. Site “may be developed in accordance with the Development Plan”
  - CVR PD 4<sup>th</sup> Amendment zoning allows maximum of 3,475 units – traffic, utilities, stormwater designed for full build out.
    - Platted to date 3,104 lots
  - This parcel is PA-3A, zoned R-MF-24 which allows Multi-family, Townhomes and Single Family lots
  - Developer submitted PreApplication for 112 single family homes, consistent in size to adjacent homes to the east
  - ☐ Site Development Plan submittal, review and public hearings

# PROPOSED MOTION

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

## Alternative Motions:

*“I move to approve the Ordinance, as introduced by title, with the following changes \_\_\_\_\_.”*

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

# QUESTIONS?

