

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.

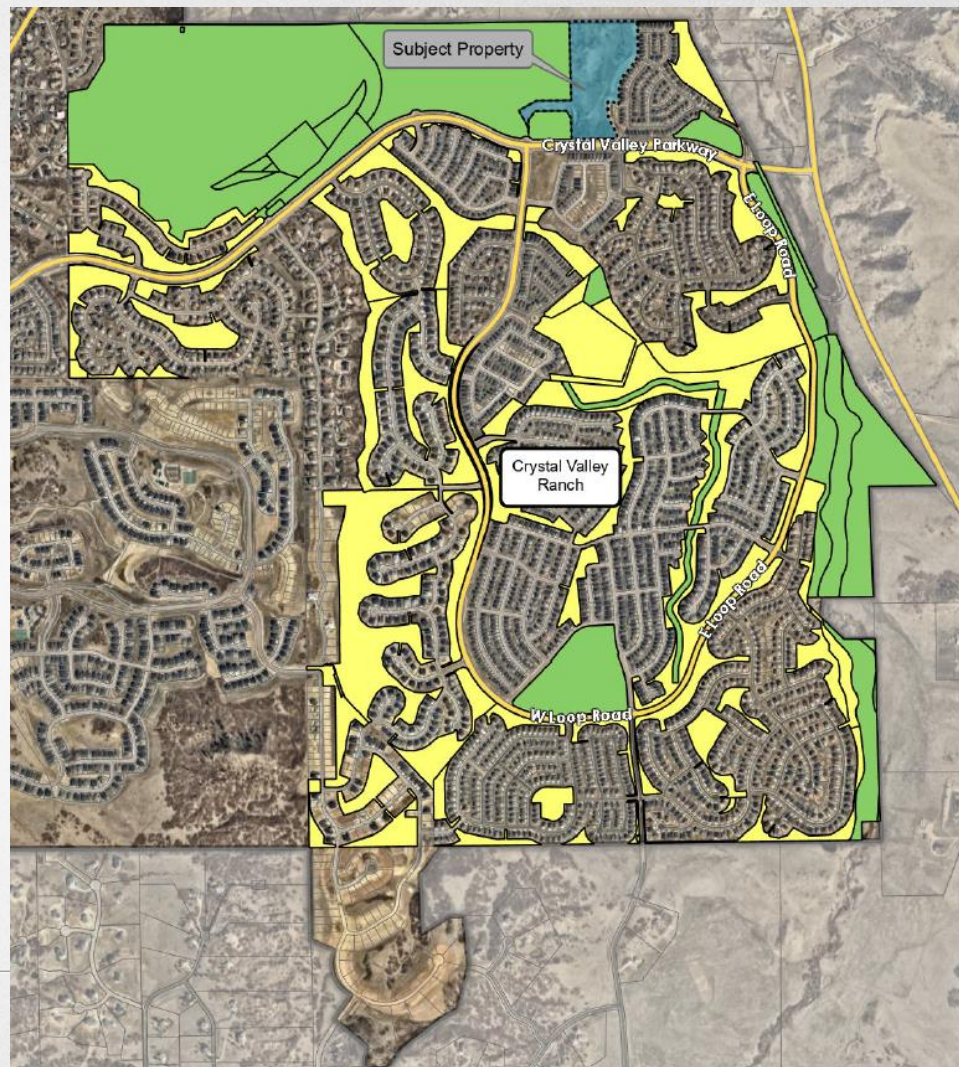
CRYSTAL VALLEY RANCH PLD & OPEN SPACE

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

CVR PD 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%)



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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 1st reading
 - ☐ April 15, 2025 Ordinance for conveyance to Town Council 2nd reading
 - ☐ Closing of land expected to be 30 days after 2nd 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 4th 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?

